



STATE OF RHODE ISLAND JUDICIARY

DISTRICT COURT

JUDGMENT

Plaintiff ZJBV Properties, LLC v. Defendant Beneath The Garden, LLC; David Silva	Civil Action File Number 6CA-2024-01844
	Attorney for the Plaintiff or the Plaintiff CARL LEVIN
J. Joseph Garrahy Judicial Complex 6th Division District Court One Dorrance Plaza Providence RI 02903 (401) 458-5400	Attorney for the Defendant or the Defendant Beneath The Garden, LLC; David Silva
	Address for the Defendant 28 Market Street Warren RI 02885

This action came before the court and the issues having been duly heard and a decision having been duly rendered.

IT IS ORDERED AND ADJUDGED THAT,

Judgment for: Plaintiff Defendant

Counterclaim After Trial Summary Judgment Oral Proof of Claim
 Written Proof of Claim By Default For Possession
 Agreement For Payment Stipulation
 Servicemembers Civil Relief Act Affidavit Filed

Damages \$ _____ Costs \$ _____ Interest \$ _____
 Attorney's Fee \$ _____ Statutory Interest \$ _____
 Total Judgment \$ 42,008.67

Dismissed:

By Plaintiff By Defendant By Judicial Officer With Prejudice Without Prejudice

ENTER: /s/ <u>[Signature]</u> Chief Judge/Associate Judge/Magistrate Date: <u>3/21/24</u>	BY ORDER OF: /s/ Waleada Shepard Clerk
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STATE OF RHODE ISLAND
PROVIDENCE, SC

DISTRICT COURT
SIXTH DIVISION

ZJBV PROPERTIES, LLC

V.

Case No.: 6CA-2024-01844

BENEATH THE GARDEN, LLC,
& DAVID SILVA


JUDGMENT STIPULATION

1. Judgment shall enter for Plaintiff and against Defendants, jointly, and severally, for possession of the Property identified in the Complaint, which includes the Building and the Parking Lot.
2. Judgment shall enter for Plaintiff and against Defendants, jointly, and severally, for \$42,008.65 ("Judgment Amount") which is broken down as follows:

a)	February rent	\$15,500.00
b)	February late fee	\$1,550.00
c)	March rent	\$15,500.00
d)	March late fee	\$1,550.00
e)	First quarter taxes	\$3,687.13
f)	Previous eviction attorneys' fees	\$1,221.52
g)	Current eviction attorneys' fees	\$3,000.00
	Total	\$42,008.65
3. Execution for possession and the Judgment Amount shall issue forthwith and will be held in escrow by Plaintiff's counsel.
4. The Execution for possession and the Judgment Amount may be served on April 11, 2024 if the Judgment Amount is not paid in full by 5:00 p.m. on April 10, 2024. Time is of the essence for this payment.

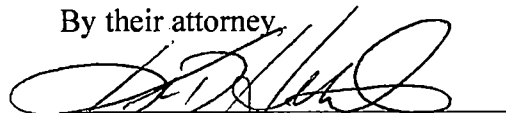
5. Notwithstanding paragraph 3, the Execution for possession and the Judgment Amount may be served on April 2, 2024 if \$19,187.13 (April rent of \$15,500.00, second quarter taxes of \$3,687.13) is not paid in full by 5:00 p.m. on April 1, 2024. Time is of the essence for this payment.
6. All payments made hereunder shall be by wire transfer to Plaintiff.
7. Defendants shall be liable, jointly and severally, for any costs incurred by Plaintiff to enforce any provision of this Judgment Stipulation.
8. Defendants waive their right to appeal this Judgment Stipulation to the Superior Court.
9. This Judgment Stipulation may not be amended, modified or terminated, in whole or in part, except by an instrument in writing duly executed by the parties hereof.

Plaintiff,
ZJBV Properties, LLC,
By its attorney,



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Defendants,
Beneath the Garden, LLC &
David Silva
By their attorney,



Kevin Heitke, Esq. #
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3/21/24