

NOAS  
BRANDON L. PHILLIPS, ESQ  
Nevada Bar No. 12264  
BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC  
1455 E. Tropicana Avenue Ste. 750  
Las Vegas, NV 89119  
(702) 795-0097, (702) 795-0098 fax  
blp@abetterlegalpractice.com  
*Attorney for Plaintiffs*

Electronically Filed  
Jun 29 2022 09:43 a.m.  
Elizabeth A. Brown  
Clerk of Supreme Court

**EIGHTH JUDICIAL DISTRICT COURT**

**CLARK COUNTY, NEVADA**

ADVENTURES INTERNATIONAL, LLC,  
a Nevada limited liability company; and  
ITCO, Corporation, a Nevada corporation.

CASE NO. A-22-851990-C

Plaintiff,

DEPT. NO. 9

v.

SG VEGAS OWNER, LLC, a Delaware  
limited liability company; DOES I through  
X, inclusive, and ROE BUSINESS  
ENTITIES XI through XX, inclusive,

Defendants.

**NOTICE OF APPEAL**

Please take notice that Plaintiff, Adventures International, LLC (hereinafter referred to as "Defendant") by and through its attorney, BRANDON L. PHILLIPS, ESQ., of the law firm of BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC hereby appeals to the Supreme Court of Nevada and/or the Appeals Court of the State of Nevada from:

1. STIPULATION AND ORDER (Exhibit 1 – Order);

2. Minute Order denying Plaintiffs' Request for TRO. (Order pending).

Dated this 29<sup>h</sup> day of June, 2022.

BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC

/s/ Brandon L. Phillips

BRANDON L. PHILLIPS, ESQ

Nevada Bar No. 12264

BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC

1455 E. Tropicana Avenue Ste. 750

Las Vegas, NV 89119

(702) 795-0097, (702) 795-0098 fax

blp@abetterlegalpractice.com

*Attorney for Plaintiffs*

1 **PROOF OF SERVICE**

2 This is to certify that on the 28<sup>th</sup> day of June, 2022, I caused to be served **PLAINTIFF,**  
3 **ADVENTURES INTERNATIONAL, LLC'S NOTICE OF APPEAL**, by the method  
4 indicated below, and addressed to the following:

5 **Document Served: Notice of Appeal**

6 **Person(s) Served:**

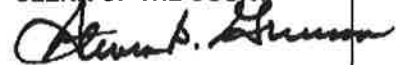
7 Charles E. Gianelloni, Esq.  
8 Nevada Bar No. 12747  
9 Aleem A. Dhalla, Esq.  
10 Nevada Bar No. 14188  
11 SNELL & WILMER L.L.P.  
12 3883 Howard Hughes Parkway, Suite 1100  
13 Las Vegas, Nevada 89169  
14 Telephone: 702.784.5200 Facsimile: 702.784.5252  
15 Email: cgianelloni@swlaw.com and adhalla@swlaw.com

16 ☐ Via Facsimile:  
17 ☐ Mail  
18 ☐ Personal Delivery  
19 ☒ Electronic Notice  
20  
21  
22  
23  
24  
25  
26  
27  
28

/s/ Brandon L. Phillips  
An employee of BRANDON L. PHILLIPS,  
ATTORNEY AT LAW, PLLC

“EXHIBIT1”

“EXHIBIT1”



1 Charles E. Gianelloni, Esq.  
Nevada Bar No. 12747  
2 Aleem A. Dhalla, Esq.  
Nevada Bar No. 14188  
3 SNELL & WILMER L.L.P.  
3883 Howard Hughes Parkway, Suite 1100  
4 Las Vegas, Nevada 89169  
Telephone: 702.784.5200  
5 Facsimile: 702.784.5252  
Email: [cgianelloni@swlaw.com](mailto:cgianelloni@swlaw.com)  
6 [adhalla@swlaw.com](mailto:adhalla@swlaw.com)

7 *Attorneys for Plaintiff SG Vegas Owner LLC*

8 **DISTRICT COURT**

9 **CLARK COUNTY, NEVADA**

10 ADVENTURES INTERNATIONAL, LLC, a  
11 Nevada limited liability company; and ITCO,  
12 Corporation, a Nevada corporation,

13 Plaintiffs,

14 vs.

15 SG VEGAS OWNER, LLC, a Delaware  
16 limited liability company; DOES I through X,  
inclusive, and ROE BUSINESS ENTITIES XI  
through XX, inclusive,

17 Defendants.

18 SG VEGAS OWNER, LLC, a Delaware  
19 limited liability company,

20 Counter-Plaintiff,

21 ADVENTURES INTERNATIONAL, LLC, a  
22 Nevada limited liability company; and ITCO,  
Corporation, a Nevada corporation,

23 Counter-Defendants.

Case No.: A-22-851990-C

Dept No.: 9

**NOTICE OF ENTRY OF  
STIPULATION AND ORDER ISSUING  
TEMPORARY WRIT OF  
RESTITUTION**

Snell & Wilmer

LLP  
LAW OFFICES  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, Nevada 89169  
702.784.5200

1 PLEASE TAKE NOTICE that a *Stipulation and Order Issuing Temporary Writ of*  
2 *Restitution* was entered in the above-captioned matter on June 27, 2022, a copy of which is attached  
3 hereto.

4 Dated: June 27, 2022.

SNELL & WILMER L.L.P.

5  
6 By: /s/ Aleem A. Dhalla

Charles E. Gianelloni, Esq.

Aleem A. Dhalla, Esq.

3883 Howard Hughes Parkway, Suite 1100

Las Vegas, Nevada 89169

7  
8  
9 *Attorneys for Plaintiff SG Vegas Owner*  
10 *LLC*  
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**CERTIFICATE OF SERVICE**

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen (18) years, and I am not a party to, nor interested in, this action. On the date below, I caused to be served a true and correct copy of the foregoing **NOTICE OF ENTRY STIPULATION AND ORDER ISSUING TEMPORARY WRIT OF RESTITUTION** upon the following by the method indicated:

\_\_\_\_\_ **BY E-MAIL:** Pursuant to EDCR Rule 7.26(a), by transmitting via e-mail the document(s) listed above to the e-mail addresses set forth below and/or included on the Court's Service List for the above-referenced case.

\_\_\_\_\_ **BY U.S. MAIL:** Pursuant to EDCR Rule 7.26(a), by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Las Vegas, Nevada addressed as set forth below.

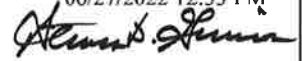
  X   **BY ELECTRONIC FILING & ELECTRONIC SERVICE:** Pursuant to NRCP 5(b) and Administrative Order 14-2, by submitting to the above-entitled Court for electronic filing and service upon the Court's e-service list for the above-referenced case.

Brandon L. Phillips, Esq.  
BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC  
1455 E. Tropicana Ave., Suite 750  
Las Vegas, Nevada 89119  
Telephone: 702-795-0097  
Facsimile: 702-795-0098  
Email: [blp@abetterlegalpractice.com](mailto:blp@abetterlegalpractice.com)  
*Attorneys for Adventures International, LLC and ITCO, Corporation*

Dated: June 27, 2022

/s/ D'Andrea Dunn

\_\_\_\_\_  
An Employee of Snell & Wilmer L.L.P.

  
CLERK OF THE COURT

1 Charles E. Gianelloni, Esq.  
Nevada Bar No. 12747  
2 Aleem A. Dhalla, Esq.  
Nevada Bar No. 14188  
3 SNELL & WILMER L.L.P.  
3883 Howard Hughes Parkway, Suite 1100  
4 Las Vegas, Nevada 89169  
Telephone: 702.784.5200  
5 Facsimile: 702.784.5252  
Email: [cgianelloni@swlaw.com](mailto:cgianelloni@swlaw.com)  
6 [adhalla@swlaw.com](mailto:adhalla@swlaw.com)  
7 *Attorneys for Defendant/Counter-Plaintiff SG Vegas*  
8 *Owner, LLC*

9 **DISTRICT COURT**

10 **CLARK COUNTY, NEVADA**

11 ADVENTURES INTERNATIONAL, LLC, a  
Nevada limited liability company; and ITCO,  
12 Corporation, a Nevada corporation,

13 Plaintiffs,

14 vs.

15 SG VEGAS OWNER, LLC, a Delaware  
limited liability company; DOES I through X,  
16 inclusive, and ROE BUSINESS ENTITIES XI  
through XX, inclusive,

17 Defendants.

18 SG VEGAS OWNER, LLC, a Delaware  
19 limited liability company,

20 Counter-Plaintiff,

21 ADVENTURES INTERNATIONAL, LLC, a  
Nevada limited liability company; and ITCO,  
22 Corporation, a Nevada corporation,

23 Counter-Defendants.

Case No.: A-22-851990-C

Dept No.: 9

**STIPULATION AND ORDER ISSUING  
TEMPORARY WRIT OF  
RESTITUTION**

24 **STIPULATION**

25 SG Vegas Owner, LLC (“SG Vegas” or “Landlord”) and Adventures International, LLC’s  
26 (“Adventures”) and ITCO, Corporation’s (“ITCO” and collectively with Adventures, “Tenants”)  
27 with good cause appearing, hereby stipulate as follow:  
28



1  
2 1. On June 16, 2022, Landlord filed its Verified Counterclaim against Tenants.  
3 Concurrently, pursuant to NRS 40.300, Landlord sought an order to show cause why Landlord  
4 should not be granted a temporary writ of restitution returning it possession of the Properties<sup>1</sup>.

5 2. The Court granted the order to show cause, setting the matter for hearing on June  
6 22, 2022. At the hearing, the Court requested the parties confer on a stipulated order granting  
7 Landlord relief, subject to the timeline set forth below.

8 3. On or before June 24, 2022, Adventures shall remove all personal property, vacate,  
9 and return keys for all spaces associated with the following Leases (all Leases except the Unit 101  
10 Lease):

- 11 • Unit 100 Lease: 3743 S. Las Vegas Blvd., Unit 100, Las Vegas, NV 89109
- 12 • Smokey's Bistro: 3743 S. Las Vegas Blvd., Unit 104A, Las Vegas, NV 89109
- 13 • Smokey's Lounge: 3743 S. Las Vegas Blvd., Unit 105, Las Vegas, NV 89109
- 14 • Unit 233 Lease: 3743 S. Las Vegas Blvd., Unit 233, Las Vegas, NV 89109
- 15 • Kiosk Lease: 3743 S. Las Vegas Blvd., Kiosk C0AF, Las Vegas, NV 89109
- 16 • Mosaic Lease: 3765 S. Las Vegas Blvd. #3765G, Las Vegas, NV 89109
- 17 • Red Palms Lease: 3763 S. Las Vegas Blvd., Unit 3763B, Las Vegas, NV 89109
- 18 • Trailer Space: 3755 S. Las Vegas Blvd. (Trailer Space), Las Vegas, NV 89109

19 4. To the extent Adventures requires additional time after June 24, 2022 to remove  
20 personal property from any of the spaces identified in Paragraph 3, Landlord agrees to provide  
21 access during business hours through June 30, 2022.

22 5. On or before June 24, 2022, Adventures shall pay the past due rents (excluding  
23 holdover rent) through June for the Unit 101 Lease, totaling, \$58,346.15.

24 6. Adventures shall pay Landlord one-half month's rent for July 2022 for the Unit 101  
25 Lease for the property located at 3743 S. Las Vegas Blvd., Unit 101, Las Vegas, NV 89109, totaling  
26 \$12,500.00 on or before July 1, 2022.

27  
28 <sup>1</sup> All capitalized terms not specifically defined here have the same meaning as in Landlord's June 16, 2022 Verified Counterclaim.

7. If Adventures meets the conditions above, Adventures may continue to occupy the space provided for in the Unit 101 Lease through July 15, 2022.

8. ITCO shall pay Landlord the past due rent for the properties under the following ITCO Leases totaling \$331.61 or before June 24, 2022:

- Ginseng BBQ Lease: 3765 S. Las Vegas Blvd., Unit 3765B, Las Vegas, NV 89109
- Ginseng Signage Lease: 3765 S. Las Vegas Blvd., Unit 3765B (Signage), Las Vegas, NV 89109

9. Additionally, ITCO's rent is calculated as a percentage of sales. Therefore, it shall pay rent for June 2022 on or before July 5, 2022.

10. ITCO shall pay Landlord estimated one-half month's rent for July 2022 for the Ginseng BBQ Lease on or before July 5, 2022. The amount of the estimated payment shall be based on June 2022 sales figures.

11. If ITCO meets the conditions above, ITCO may continue to occupy the space provided for in the Ginseng BBQ Lease through July 15, 2022.

12. If ITCO's estimated payment described in Paragraph 10 is less than what is required based on actual sales figures for July, then ITCO shall make a true-up payment to Landlord on or before July 22, 2022 for the different between the estimated and actual percentage rent. Or, if necessary, Landlord will reimburse ITCO for an overpayment.

13. For the Leases identified in Paragraphs 6 and 8 above, Tenants shall remove all personal property, vacate, and return keys for all spaces provided for under those Leases on or before July 15, 2022.

14. Landlord is entitled to a temporary writ of restitution pursuant to NRS 40.300, effective (1) June 25, 2022 on the properties identified in Paragraph 3 above, and (2) July 16, 2022 for the properties identified in Paragraphs 6 and 8 above.

15. The parties agree that the bond requirement under NRS 40.300 is waived. However, Landlord agrees to post a bond in the amount of \$100 to the extent such a bond is required under NRS 40.300(3)(c).

16. Through this stipulation, the parties do not waive any of their rights and defenses pursuant the Leases and their amendments, at law or in equity, including, but not limited to, Adventures' argument regarding when it relinquished possession of Red Palms and Landlord's argument that Tenants have been in holdover since June 1, 2022.

Dated: June 24, 2022

Dated: June 24, 2022

SNELL & WILMER L.L.P.

BRANDON L. PHILLIPS, ATTORNEY AT  
LAW, PLLC

By: /s/ Aleem A. Dhalla  
Charles E. Gianelloni, Esq.  
Aleem A. Dhalla, Esq.  
3883 Howard Hughes Pkwy, Suite 1100  
Las Vegas, Nevada 89169

By: /s/ Brandon L. Phillips  
Brandon L. Phillips, Esq.  
1455 E. Tropicana Ave., Suite 750  
Las Vegas, Nevada 89119

*Attorneys for SG Vegas Owner, LLC*

*Attorneys for Adventures International,  
LLC and ITCO, Corporation*

### **ORDER ISSUING TEMPORARY WRIT OF RESTITUTION**

WHEREAS, on June 16, 2022, Landlord filed its Verified Counterclaim for unlawful detainer ("Counterclaim") against Adventures International, LLC and ITCO, Corporation, and on June 16, 2022, filed its *Ex Parte* Application for An Order to Show Cause Why a Temporary Writ of Restitution Should Not Be Issued ("Application") with the Court;

WHEREAS, on June 22, 2022, the Court held a hearing on the Application and Tenants had an opportunity to oppose the issuance of the temporary writ of restitution.

WHEREAS, the Court has reviewed the Counterclaim, the Application, the exhibits attached thereto, and the Stipulation immediately preceding this Order, and good cause has been shown on whether a Temporary Writ of Restitution should issue;

IT IS ORDERED, ADJUDGED AND DECREED that the Stipulation is GRANTED in its entirety.

TO: CONSTABLE OF THE CITY OF LAS VEGAS, STATE OF NEVADA, GREETINGS:

**YOU ARE THEREFORE COMMANDED** to take with you the force of the City, if necessary, and cause said Tenants, subtenants, and occupants to be immediately removed from the

below-listed premises no earlier than **June 25, 2022 at 12:01 a.m.** and allow the Landlord to have peaceable restitution of the same.

- Unit 100 Lease: 3743 S. Las Vegas Blvd., Unit 100, Las Vegas, NV 89109
- Smokey's Bistro: 3743 S. Las Vegas Blvd., Unit 104A, Las Vegas, NV 89109
- Smokey's Lounge: 3743 S. Las Vegas Blvd., Unit 105, Las Vegas, NV 89109
- Unit 233 Lease: 3743 S. Las Vegas Blvd., Unit 233, Las Vegas, NV 89109
- Kiosk Lease: 3743 S. Las Vegas Blvd., Kiosk C0AF, Las Vegas, NV 89109
- Mosaic Lease: 3765 S. Las Vegas Blvd. #3765G, Las Vegas, NV 89109
- Red Palms Lease: 3763 S. Las Vegas Blvd., Unit 3763B, Las Vegas, NV 89109
- Trailer Space: 3755 S. Las Vegas Blvd. (Trailer Space), Las Vegas, NV 89109

**YOU ARE FURTHER COMMANDED** to take with you the force of the City, if necessary, and cause said Tenants, subtenants, and occupants to be immediately removed from the below-listed premises no earlier than **July 16, 2022 at 12:01 a.m.** and allow the Landlord to have peaceable restitution of the same.

- Unit 101 Lease: 3743 S. Las Vegas Blvd., Unit 101, Las Vegas, NV 89109
- Ginseng BBQ Lease: 3765 S. Las Vegas Blvd., Unit 3765B, Las Vegas, NV 89109
- Ginseng Signage Lease: 3765 S. Las Vegas Blvd., Unit 3765B (Signage), Las Vegas, NV 89109

**IT IS SO ORDERED.**

Dated this 27th day of June, 2022

*Mark Gibbons*

VAO

Respectfully submitted by:

SNELL & WILMER L.L.P.

/s/ Charles E. Gianelloni  
Charles E. Gianelloni, Esq.  
Nevada Bar No. 12747  
Aleem A. Dhalla, Esq.  
Nevada Bar No. 14188  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, Nevada 89169  
Attorneys for SG Vegas Owner LLC

Approved as to form and content by:

**6CA 950 8583 2EA6**

**Mark Gibbons**  
Brandon L. Phillips, Attorney at Law, PLLC  
**District Court Judge**

/s/ Brandon L. Phillips  
Brandon L. Phillips, Esq.  
Nevada Bar No. 12264  
1455 E. Tropicana Avenue, Ste. 750  
Las Vegas, NV 89119  
Attorney for Adventures International, LLC's  
and ITCO, Corporation

**From:** Brandon Phillips <blp@abetterlegalpractice.com>  
**Sent:** Friday, June 24, 2022 4:12 PM  
**To:** Dhalla, Aleem; Gianelloni, Charles  
**Cc:** Maria Hernandez; Dunn, D'Andrea  
**Subject:** RE: SG Vegas\_Adventures & ITCO - Draft Order re Writ  
**Attachments:** SG Vegas-Adventures\_SAO re Writ 4862-3144-7078\_5.docx

[EXTERNAL] [blp@abetterlegalpractice.com](mailto:blp@abetterlegalpractice.com)

---

Dear All,

I have accepted the changes and attached a clean version for your final review. If no changes, you can affix my e-signature. My assistant is bringing over a check around 4:30pm to your office for Adventures. I believe ITCO was dropping off a check either yesterday or today.

Thank you,

**BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC**

Brandon L. Phillips, Esq.  
1455 E. Tropicana Ave., Suite 750  
Las Vegas, Nevada 89119  
Phone: 702-795-0097  
Facsimile: 702-795-0098  
Email: [blp@abetterlegalpractice.com](mailto:blp@abetterlegalpractice.com)

**NOTICES:** This message, including attachments, is confidential and may contain information protected by the attorney-client privilege or work product doctrine. If you are not the addressee, any disclosure, copying, distribution, or use of the contents of this message are prohibited. If you have received this email in error, please destroy this communication and notify my office immediately.

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**From:** Dhalla, Aleem <adhalla@swlaw.com>  
**Sent:** Friday, June 24, 2022 12:24 PM  
**To:** Brandon Phillips <blp@abetterlegalpractice.com>; Gianelloni, Charles <cgianelloni@swlaw.com>  
**Cc:** Maria Hernandez <mhernandez@abetterlegalpractice.com>; Dunn, D'Andrea <ddunn@swlaw.com>  
**Subject:** RE: SG Vegas\_Adventures & ITCO - Draft Order re Writ

Hi Brandon,

Good changes. I've incorporated your redlines (just making it consistent with how we've defined the parties). See attached.

Also, regarding ITCO rent, I suggest we just make both due on July 5. I think that is a good compromise to get closer to what the judge stated and the practical need for the tenant to calculate and pay.

1 **CSERV**

2  
3 DISTRICT COURT  
CLARK COUNTY, NEVADA

4  
5  
6 Adventures International, LLC,  
Plaintiff(s)

CASE NO: A-22-851990-C

7 vs.

DEPT. NO. Department 9

8  
9 SG Vegas Owner, LLC,  
Defendant(s)

10  
11 **AUTOMATED CERTIFICATE OF SERVICE**

12  
13 This automated certificate of service was generated by the Eighth Judicial District  
14 Court. The foregoing Order was served via the court's electronic eFile system to all  
recipients registered for e-Service on the above entitled case as listed below:

15 Service Date: 6/27/2022

16 Sonja Dugan sdugan@swlaw.com

17 Charles Gianelloni cgianelloni@swlaw.com

18 Jill Math jmath@swlaw.com

19 Docket Docket docket\_las@swlaw.com

20 Aleem Dhalla adhalla@swlaw.com

21 D'Andrea Dunn ddunn@swlaw.com

22 Brandon Phillips blp@abetterlegalpractice.com

23 Maria Hernandez mhernandez@abetterlegalpractice.com

24 Brandon Phillips blp@abetterlegalpractice.com

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**CASE SUMMARY****CASE NO. A-22-851990-C**

**Adventures International, LLC, Plaintiff(s)**  
**vs.**  
**SG Vegas Owner, LLC, Defendant(s)**

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§

Location: **Department 9**  
 Judicial Officer: **Vacant, DC 9**  
 Filed on: **05/02/2022**  
 Cross-Reference Case Number: **A851990**

**CASE INFORMATION**Case Type: **Other Contract**

Case Status: **05/02/2022 Open**




**DATE****CASE ASSIGNMENT****Current Case Assignment**

Case Number A-22-851990-C  
 Court Department 9  
 Date Assigned 05/02/2022  
 Judicial Officer Vacant, DC 9

**PARTY INFORMATION**














<b>Plaintiff</b>	<b>Adventures International, LLC</b>	<i>Lead Attorneys</i> <b>Phillips, Brandon L</b> <i>Retained</i> 702-795-0097(W)
	<b>Itco, Corporation</b>	<b>Phillips, Brandon L</b> <i>Retained</i> 702-795-0097(W)
<b>Defendant</b>	<b>SG Vegas Owner, LLC</b>	<b>Gianelloni, Charles E</b> <i>Retained</i>
<b>Counter Claimant</b>	<b>SG Vegas Owner, LLC</b>	<b>Gianelloni, Charles E</b> <i>Retained</i>
<b>Counter Defendant</b>	<b>Adventures International, LLC</b>	<b>Phillips, Brandon L</b> <i>Retained</i> 702-795-0097(W)

**DATE****EVENTS & ORDERS OF THE COURT****INDEX****EVENTS**

05/02/2022	 Initial Appearance Fee Disclosure Filed By: Counter Defendant Adventures International, LLC; Plaintiff Itco, Corporation <i>[1] Initial Appearance Fee Disclosure</i>
05/02/2022	 Complaint Filed By: Counter Defendant Adventures International, LLC; Plaintiff Itco, Corporation <i>[2] Complaint</i>
05/26/2022	 Exhibits Filed By: Counter Defendant Adventures International, LLC <i>[3] Exhibit 1</i>

**CASE SUMMARY**

**CASE NO. A-22-851990-C**

05/27/2022	 Temporary Restraining Order <i>[4] Ex Parte Application for a Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time</i>
05/27/2022	 Summons Electronically Issued - Service Pending Party: Counter Defendant Adventures International, LLC <i>[5] Summons</i>
05/31/2022	 Clerk's Notice of Hearing <i>[6] Notice of Hearing</i>
05/31/2022	 Opposition Filed By: Counter Claimant SG Vegas Owner, LLC <i>[7] Opposition to Plaintiffs' Application for Temporary Restraining Order and Motion for Preliminary Injunction on Order Shortening Time</i>
05/31/2022	 Initial Appearance Fee Disclosure Filed By: Counter Claimant SG Vegas Owner, LLC <i>[8] Initial Appearance Fee Disclosure</i>
06/03/2022	 Reply Filed By: Counter Defendant Adventures International, LLC <i>[9] Plaintiffs Reply in Support of Request for A Temporary Restraining Order</i>
06/16/2022	 Answer and Counterclaim Filed By: Counter Defendant Adventures International, LLC <i>[10] SG Vegas's Answer to Complaint and Verified Counterclaim</i>
06/16/2022	 Appendix Filed By: Counter Defendant Adventures International, LLC <i>[11] Appendix of Exhibits to SG Vegas's Answer to Complaint and Verified Counterclaim Volume I</i>
06/16/2022	 Appendix Filed By: Counter Defendant Adventures International, LLC <i>[12] Appendix of Exhibits to SG Vegas's Answer to Complaint and Verified Counterclaim Volume II</i>
06/17/2022	 Ex Parte Application Party: Counter Claimant SG Vegas Owner, LLC <i>[13] Ex Parte Application for Order to Show Cause Why Temporary Writ of Restitution Should Not Be Issued on OST</i>
06/17/2022	 Clerk's Notice of Hearing <i>[14] Notice of Hearing</i>
06/17/2022	 Order Filed By: Counter Claimant SG Vegas Owner, LLC <i>[15] Order to Show Cause Why Temporary Writ of Restitution Should Not Be Issued and Order Granting OST</i>
06/17/2022	 Notice of Entry of Order Filed By: Counter Claimant SG Vegas Owner, LLC



# CASE SUMMARY

CASE NO. A-22-851990-C

[16] Notice of Entry of Order to Show Cause Why Temporary Writ of Restitution Should Not Be Issued and Order Granting OST

06/21/2022



Opposition

Filed By: Counter Defendant Adventures International, LLC; Plaintiff Itco, Corporation  
[17] Plaintiffs' Opposition to Defendant's Motion for an Order to Show Cause Why a Temporary Writ of Restitution Should Not Issue

06/27/2022



Order

[18] Stipulation and Order Issuing Temporary Writ of Restitution

06/27/2022



Notice of Entry of Stipulation and Order

Filed By: Counter Claimant SG Vegas Owner, LLC  
[19] Notice of Entry of Stipulation and Order Issuing Temporary Writ of Restitution

06/28/2022



Status Report

Filed By: Counter Claimant SG Vegas Owner, LLC  
[20] Status Report

06/29/2022



Notice of Appeal

Filed By: Counter Defendant Adventures International, LLC  
[21] Plaintiff Adventure International, LLC's Notice of Appeal

## HEARINGS

06/01/2022



**Motion** (10:00 AM) (Judicial Officer: Cherry, Michael A.)

06/01/2022, 06/08/2022

Ex Parte Application for A Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time

Matter Continued; Ex Parte Application for A Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time

Matter Heard; Ex Parte Application for A Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time

Journal Entry Details:

Mr. Phillips stated parties were trying to get the matter resolved, however the Defendant rejected the offer, and requested to move forward with the TRO. COURT STATED they will issue a written Order.;

Matter Continued; Ex Parte Application for A Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time

Matter Heard; Ex Parte Application for A Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time

Journal Entry Details:

Aleem Dhallwa Esq. and Charles Gianelloni Esq. present on behalf of Defendant. Mr. Phillips indicated parties are trying to negotiate the matter and requested a continuance. COURT ORDERED, matter CONTINUED. CONTINUED TO: 6/8/2022 9:00 A.M.;;

06/10/2022



**Minute Order** (3:00 AM) (Judicial Officer: Cherry, Michael A.)

Ex Parte Application for A Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time

Denied; Ex Parte Application for A Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time


Journal Entry Details:

Pending before the Court is Plaintiff's Ex Parte Application for a Temporary Restraining Order and Application for Preliminary Injunction and Order Shortening Time. This matter initially came before the Court on June 1, 2022. During that hearing, Plaintiff's Counsel Brandon Phillips indicated parties were trying to negotiate the matter and requested a continuance. The Court granted a continuance. Because of the specific facts of this case, together with Plaintiff's counsel request, the Court granted Plaintiff's counsel to file a reply to Defendant's Opposition to Plaintiff's Application for Temporary Restraining Order and Motion for Preliminary Injunction on Order Shortening Time. On June 3, 2022, Plaintiff's counsel filed a written reply to Defendant's Opposition. This matter came before the Court on

EIGHTH JUDICIAL DISTRICT COURT

**CASE SUMMARY**

**CASE NO. A-22-851990-C**

06/22/2022	<p><i>June 8, 2022, for a second time, and the parties informed the Court that their clients had reached no agreement between their clients. Having reviewed the pleadings, the Court hereby DENIES Plaintiff's Ex Parte Application for a Temporary Restraining Order and Application for Preliminary Injunction and Order Shortening Time. Defense Counsel to prepare an order with these findings. CLERK'S NOTE: The above minute order has been electronically served to parties via e-mail and/or Odyssey File &amp; Serve. // cbm 06-10-2022 ;</i></p>	
06/29/2022	<p> <b>Motion for Order to Show Cause (9:00 AM)</b> (Judicial Officer: Gibbons, Mark)  <i>Ex Parte Application for Order to Show Cause Why Temporary Writ of Restitution Should Not Be Issued on OST</i>  Matter Heard; Ex Parte Application for Order to Show Cause Why Temporary Writ of Restitution Should Not Be Issued on OST  Journal Entry Details:  <i>COURT STATED the rent is their concerns as the remaining rent is 486407.65. Mr. Dhalla argued if the rent is paid then everything else would be moot. Mr. Phillips argued they did not provide additional reports on the rent, pointing out that Plaintiff Itco is current on their rent, and the only dispute is with Plaintiff Adventures International. Mr. Phillips stated Adventures International has 8-10 locations in this portion of the Las Vegas Strip, however some of the businesses closed, and they had an agreement to not continue paying rent, pointing out that they paid \$70,000.00 and then they would leave. Mr. Phillips further argued they have not received any contact during the early months of the year that rent was still owed. Mr. Phillips stated they are ready to tender the rent as to where the Court orders them to pay it, with the agreement the vendors can stay up until a certain point, and the Defendant has not agreed. COURT ORDERED, rent needs to be paid as it is legally obligated to, and to tender the rent through the month of June by Friday June 24, 2022; if they are not paid then the Temporary Writ of Restitution will be granted. Mr. Dhalla stated a termination noticed was sent to all of the tenants in this property on March 15, 2022, and in April of 2022 a Notice of Default was sent to Adventures International, and requested the tenants be out of the location by the end of June. Mr. Phillips requested the eviction date be set in July as July 4th is a busy weekend. COURT ORDERED, tenants should be removed from the premises by Midnight July 15, 2022; and rent should be paid for half the month of July. Upon Court's inquiry, Mr. Phillips stated pursuant to the negotiations today they would be willing to waive the bond. COURT FURTHER ORDERED, status check SET: 6/29/2022 9:00 A.M. STATUS CHECK: TEMPORARY WRIT OF RESTITUTION;</i></p> <p><b>Status Check (9:00 AM)</b> (Judicial Officer: Gibbons, Mark)  <i>Status Check: Temporary Writ of Restitution</i></p>	

DATE	FINANCIAL INFORMATION	
	<p><b>Counter Claimant</b> SG Vegas Owner, LLC</p> <p>Total Charges 223.00</p> <p>Total Payments and Credits 223.00</p> <p><b>Balance Due as of 6/29/2022 0.00</b></p> <p><b>Counter Defendant</b> Adventures International, LLC</p> <p>Total Charges 324.00</p> <p>Total Payments and Credits 324.00</p> <p><b>Balance Due as of 6/29/2022 0.00</b></p>	

## DISTRICT COURT CIVIL COVER SHEET

County, Nevada

CASE NO: A-22-851990-C  
Department 9

Case No.

(Assigned by Clerk's Office)

**I. Party Information** (provide both home and mailing addresses if different)

Plaintiff(s) (name/address/phone): Adventures International, LLC and Itco, Corporation 1455 E. Tropicana Ave., Suite 750 Las Vegas, NV 89119 702-795-0097	Defendant(s) (name/address/phone): SG Vegas Owner, LLC
Attorney (name/address/phone): Brandon L. Phillips, Esq. 1455 E. Tropicana Ave., Suite 750 Las Vegas, NV 89119 702-795-0097	Attorney (name/address/phone):

**II. Nature of Controversy** (please select the one most applicable filing type below)**Civil Case Filing Types**

<b>Real Property</b> <b>Landlord/Tenant</b> <input type="checkbox"/> Unlawful Detainer <input type="checkbox"/> Other Landlord/Tenant <b>Title to Property</b> <input type="checkbox"/> Judicial Foreclosure <input type="checkbox"/> Other Title to Property <b>Other Real Property</b> <input type="checkbox"/> Condemnation/Eminent Domain <input type="checkbox"/> Other Real Property	<b>Negligence</b> <input type="checkbox"/> Auto <input type="checkbox"/> Premises Liability <input type="checkbox"/> Other Negligence <b>Malpractice</b> <input type="checkbox"/> Medical/Dental <input type="checkbox"/> Legal <input type="checkbox"/> Accounting <input type="checkbox"/> Other Malpractice	<b>Torts</b> <b>Other Torts</b> <input type="checkbox"/> Product Liability <input type="checkbox"/> Intentional Misconduct <input type="checkbox"/> Employment Tort <input type="checkbox"/> Insurance Tort <input type="checkbox"/> Other Tort
<b>Probate</b> <b>Probate</b> (select case type and estate value) <input type="checkbox"/> Summary Administration <input type="checkbox"/> General Administration <input type="checkbox"/> Special Administration <input type="checkbox"/> Set Aside <input type="checkbox"/> Trust/Conservatorship <input type="checkbox"/> Other Probate <b>Estate Value</b> <input type="checkbox"/> Over \$200,000 <input type="checkbox"/> Between \$100,000 and \$200,000 <input type="checkbox"/> Under \$100,000 or Unknown <input type="checkbox"/> Under \$2,500	<b>Construction Defect &amp; Contract</b> <b>Construction Defect</b> <input type="checkbox"/> Chapter 40 <input type="checkbox"/> Other Construction Defect <b>Contract Case</b> <input type="checkbox"/> Uniform Commercial Code <input type="checkbox"/> Building and Construction <input type="checkbox"/> Insurance Carrier <input type="checkbox"/> Commercial Instrument <input type="checkbox"/> Collection of Accounts <input type="checkbox"/> Employment Contract <input checked="" type="checkbox"/> Other Contract	<b>Judicial Review/Appeal</b> <b>Judicial Review</b> <input type="checkbox"/> Foreclosure Mediation Case <input type="checkbox"/> Petition to Seal Records <input type="checkbox"/> Mental Competency <b>Nevada State Agency Appeal</b> <input type="checkbox"/> Department of Motor Vehicle <input type="checkbox"/> Worker's Compensation <input type="checkbox"/> Other Nevada State Agency <b>Appeal Other</b> <input type="checkbox"/> Appeal from Lower Court <input type="checkbox"/> Other Judicial Review/Appeal
<b>Civil Writ</b> <b>Civil Writ</b> <input type="checkbox"/> Writ of Habeas Corpus <input type="checkbox"/> Writ of Mandamus <input type="checkbox"/> Writ of Quo Warrant <input type="checkbox"/> Writ of Prohibition <input type="checkbox"/> Other Civil Writ		<b>Other Civil Filing</b> <b>Other Civil Filing</b> <input type="checkbox"/> Compromise of Minor's Claim <input type="checkbox"/> Foreign Judgment <input type="checkbox"/> Other Civil Matters

Business Court filings should be filed using the Business Court civil coversheet.

5/02/2022

Date

Signature of initiating party or representative

See other side for family-related case filings.

Charles E. Gianelloni, Esq.  
Nevada Bar No. 12747  
Aleem A. Dhalla, Esq.  
Nevada Bar No. 14188  
SNELL & WILMER L.L.P.  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, Nevada 89169  
Telephone: 702.784.5200  
Facsimile: 702.784.5252  
Email: [cgianelloni@swlaw.com](mailto:cgianelloni@swlaw.com)  
[adhalla@swlaw.com](mailto:adhalla@swlaw.com)

*Attorneys for Defendant/Counter-Plaintiff SG Vegas  
Owner, LLC*

**DISTRICT COURT**  
**CLARK COUNTY, NEVADA**

ADVENTURES INTERNATIONAL, LLC, a  
Nevada limited liability company; and ITCO,  
Corporation, a Nevada corporation,

Plaintiffs,

vs.

SG VEGAS OWNER, LLC, a Delaware  
limited liability company; DOES I through X,  
inclusive, and ROE BUSINESS ENTITIES XI  
through XX, inclusive,

Defendants.

SG VEGAS OWNER, LLC, a Delaware  
limited liability company,

Counter-Plaintiff,

ADVENTURES INTERNATIONAL, LLC, a  
Nevada limited liability company; and ITCO,  
Corporation, a Nevada corporation,

Counter-Defendants.

Case No.: A-22-851990-C

Dept No.: 9

**STIPULATION AND ORDER ISSUING  
TEMPORARY WRIT OF  
RESTITUTION**

**STIPULATION**

SG Vegas Owner, LLC (“SG Vegas” or “Landlord”) and Adventures International, LLC’s  
 (“Adventures”) and ITCO, Corporation’s (“ITCO” and collectively with Adventures, “Tenants”)  
with good cause appearing, hereby stipulate as follow:

1  
2 1. On June 16, 2022, Landlord filed its Verified Counterclaim against Tenants.  
3 Concurrently, pursuant to NRS 40.300, Landlord sought an order to show cause why Landlord  
4 should not be granted a temporary writ of restitution returning it possession of the Properties<sup>1</sup>.

5 2. The Court granted the order to show cause, setting the matter for hearing on June  
6 22, 2022. At the hearing, the Court requested the parties confer on a stipulated order granting  
7 Landlord relief, subject to the timeline set forth below.

8 3. On or before June 24, 2022, Adventures shall remove all personal property, vacate,  
9 and return keys for all spaces associated with the following Leases (all Leases except the Unit 101  
10 Lease):

- 11 • Unit 100 Lease: 3743 S. Las Vegas Blvd., Unit 100, Las Vegas, NV 89109
- 12 • Smokey's Bistro: 3743 S. Las Vegas Blvd., Unit 104A, Las Vegas, NV 89109
- 13 • Smokey's Lounge: 3743 S. Las Vegas Blvd., Unit 105, Las Vegas, NV 89109
- 14 • Unit 233 Lease: 3743 S. Las Vegas Blvd., Unit 233, Las Vegas, NV 89109
- 15 • Kiosk Lease: 3743 S. Las Vegas Blvd., Kiosk C0AF, Las Vegas, NV 89109
- 16 • Mosaic Lease: 3765 S. Las Vegas Blvd. #3765G, Las Vegas, NV 89109
- 17 • Red Palms Lease: 3763 S. Las Vegas Blvd., Unit 3763B, Las Vegas, NV 89109
- 18 • Trailer Space: 3755 S. Las Vegas Blvd. (Trailer Space), Las Vegas, NV 89109

19 4. To the extent Adventures requires additional time after June 24, 2022 to remove  
20 personal property from any of the spaces identified in Paragraph 3, Landlord agrees to provide  
21 access during business hours through June 30, 2022.

22 5. On or before June 24, 2022, Adventures shall pay the past due rents (excluding  
23 holdover rent) through June for the Unit 101 Lease, totaling, \$58,346.15.

24 6. Adventures shall pay Landlord one-half month's rent for July 2022 for the Unit 101  
25 Lease for the property located at 3743 S. Las Vegas Blvd., Unit 101, Las Vegas, NV 89109, totaling  
26 \$12,500.00 on or before July 1, 2022.

27  
28 <sup>1</sup> All capitalized terms not specifically defined here have the same meaning as in Landlord's June 16, 2022 Verified Counterclaim.

1           7.       If Adventures meets the conditions above, Adventures may continue to occupy the  
2 space provided for in the Unit 101 Lease through July 15, 2022.

3           8.       ITCO shall pay Landlord the past due rent for the properties under the following  
4 ITCO Leases totaling \$331.61 or before June 24, 2022:

- 5               •   Ginseng BBQ Lease: 3765 S. Las Vegas Blvd., Unit 3765B, Las Vegas, NV  
6               89109
- 7               •   Ginseng Signage Lease: 3765 S. Las Vegas Blvd., Unit 3765B (Signage), Las  
8               Vegas, NV 89109

9           9.       Additionally, ITCO's rent is calculated as a percentage of sales. Therefore, it shall  
10 pay rent for June 2022 on or before July 5, 2022.

11          10.       ITCO shall pay Landlord estimated one-half month's rent for July 2022 for the  
12 Ginseng BBQ Lease on or before July 5, 2022. The amount of the estimated payment shall be  
13 based on June 2022 sales figures.

14          11.       If ITCO meets the conditions above, ITCO may continue to occupy the space  
15 provided for in the Ginseng BBQ Lease through July 15, 2022.

16          12.       If ITCO's estimated payment described in Paragraph 10 is less than what is required  
17 based on actual sales figures for July, then ITCO shall make a true-up payment to Landlord on or  
18 before July 22, 2022 for the different between the estimated and actual percentage rent. Or, if  
19 necessary, Landlord will reimburse ITCO for an overpayment.

20          13.       For the Leases identified in Paragraphs 6 and 8 above, Tenants shall remove all  
21 personal property, vacate, and return keys for all spaces provided for under those Leases on or  
22 before July 15, 2022.

23          14.       Landlord is entitled to a temporary writ of restitution pursuant to NRS 40.300,  
24 effective (1) June 25, 2022 on the properties identified in Paragraph 3 above, and (2) July 16, 2022  
25 for the properties identified in Paragraphs 6 and 8 above.

26          15.       The parties agree that the bond requirement under NRS 40.300 is waived. However,  
27 Landlord agrees to post a bond in the amount of \$100 to the extent such a bond is required under  
28 NRS 40.300(3)(c).

16. Through this stipulation, the parties do not waive any of their rights and defenses pursuant the Leases and their amendments, at law or in equity, including, but not limited to, Adventures' argument regarding when it relinquished possession of Red Palms and Landlord's argument that Tenants have been in holdover since June 1, 2022.

Dated: June 24, 2022

Dated: June 24, 2022

SNELL & WILMER L.L.P.

BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC

By: /s/ Aleem A. Dhalla  
Charles E. Gianelloni, Esq.  
Aleem A. Dhalla, Esq.  
3883 Howard Hughes Pkwy, Suite 1100  
Las Vegas, Nevada 89169

By: /s/ Brandon L. Phillips  
Brandon L. Phillips, Esq.  
1455 E. Tropicana Ave., Suite 750  
Las Vegas, Nevada 89119

*Attorneys for SG Vegas Owner, LLC*

*Attorneys for Adventures International, LLC and ITCO, Corporation*

### **ORDER ISSUING TEMPORARY WRIT OF RESTITUTION**

WHEREAS, on June 16, 2022, Landlord filed its Verified Counterclaim for unlawful detainer ("Counterclaim") against Adventures International, LLC and ITCO, Corporation, and on June 16, 2022, filed its *Ex Parte* Application for An Order to Show Cause Why a Temporary Writ of Restitution Should Not Be Issued ("Application") with the Court;

WHEREAS, on June 22, 2022, the Court held a hearing on the Application and Tenants had an opportunity to oppose the issuance of the temporary writ of restitution.

WHEREAS, the Court has reviewed the Counterclaim, the Application, the exhibits attached thereto, and the Stipulation immediately preceding this Order, and good cause has been shown on whether a Temporary Writ of Restitution should issue;

IT IS ORDERED, ADJUDGED AND DECREED that the Stipulation is GRANTED in its entirety.

TO: CONSTABLE OF THE CITY OF LAS VEGAS, STATE OF NEVADA, GREETINGS:

**YOU ARE THEREFORE COMMANDED** to take with you the force of the City, if necessary, and cause said Tenants, subtenants, and occupants to be immediately removed from the

below-listed premises no earlier than **June 25, 2022 at 12:01 a.m.** and allow the Landlord to have peaceable restitution of the same.

- Unit 100 Lease: 3743 S. Las Vegas Blvd., Unit 100, Las Vegas, NV 89109
- Smokey's Bistro: 3743 S. Las Vegas Blvd., Unit 104A, Las Vegas, NV 89109
- Smokey's Lounge: 3743 S. Las Vegas Blvd., Unit 105, Las Vegas, NV 89109
- Unit 233 Lease: 3743 S. Las Vegas Blvd., Unit 233, Las Vegas, NV 89109
- Kiosk Lease: 3743 S. Las Vegas Blvd., Kiosk C0AF, Las Vegas, NV 89109
- Mosaic Lease: 3765 S. Las Vegas Blvd. #3765G, Las Vegas, NV 89109
- Red Palms Lease: 3763 S. Las Vegas Blvd., Unit 3763B, Las Vegas, NV 89109
- Trailer Space: 3755 S. Las Vegas Blvd. (Trailer Space), Las Vegas, NV 89109

**YOU ARE FURTHER COMMANDED** to take with you the force of the City, if necessary, and cause said Tenants, subtenants, and occupants to be immediately removed from the below-listed premises no earlier than **July 16, 2022 at 12:01 a.m.** and allow the Landlord to have peaceable restitution of the same.

- Unit 101 Lease: 3743 S. Las Vegas Blvd., Unit 101, Las Vegas, NV 89109
- Ginseng BBQ Lease: 3765 S. Las Vegas Blvd., Unit 3765B, Las Vegas, NV 89109
- Ginseng Signage Lease: 3765 S. Las Vegas Blvd., Unit 3765B (Signage), Las Vegas, NV 89109

**IT IS SO ORDERED.**

**Dated this 27th day of June, 2022**



VAO

Respectfully submitted by:

SNELL & WILMER L.L.P.

/s/ Charles E. Gianelloni  
Charles E. Gianelloni, Esq.  
Nevada Bar No. 12747  
Aleem A. Dhalla, Esq.  
Nevada Bar No. 14188  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, Nevada 89169  
Attorneys for SG Vegas Owner LLC

Approved as to form and content by:

**6CA 950 8583 2EA6**

**Mark Gibbons**  
Brandon L. Phillips, Attorney at Law, PLLC  
**District Court Judge**

/s/ Brandon L. Phillips  
Brandon L. Phillips, Esq.  
Nevada Bar No. 12264  
1455 E. Tropicana Avenue, Ste. 750  
Las Vegas, NV 89119  
Attorney for Adventures International, LLC's  
and ITCO, Corporation



**From:** Brandon Phillips <blp@abetterlegalpractice.com>  
**Sent:** Friday, June 24, 2022 4:12 PM  
**To:** Dhalla, Aleem; Gianelloni, Charles  
**Cc:** Maria Hernandez; Dunn, D'Andrea  
**Subject:** RE: SG Vegas\_Adventures & ITCO - Draft Order re Writ  
**Attachments:** SG Vegas-Adventures\_SAO re Writ 4862-3144-7078\_5.docx

**[EXTERNAL]** [blp@abetterlegalpractice.com](mailto:blp@abetterlegalpractice.com)

---

Dear All,

I have accepted the changes and attached a clean version for your final review. If no changes, you can affix my e-signature. My assistant is bringing over a check around 4:30pm to your office for Adventures. I believe ITCO was dropping off a check either yesterday or today.

Thank you,

**BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC**

Brandon L. Phillips, Esq.  
1455 E. Tropicana Ave., Suite 750  
Las Vegas, Nevada 89119  
Phone: 702-795-0097  
Facsimile: 702-795-0098  
Email: [blp@abetterlegalpractice.com](mailto:blp@abetterlegalpractice.com)

**NOTICES:** This message, including attachments, is confidential and may contain information protected by the attorney-client privilege or work product doctrine. If you are not the addressee, any disclosure, copying, distribution, or use of the contents of this message are prohibited. If you have received this email in error, please destroy this communication and notify my office immediately.

---

**From:** Dhalla, Aleem <adhalla@swlaw.com>  
**Sent:** Friday, June 24, 2022 12:24 PM  
**To:** Brandon Phillips <blp@abetterlegalpractice.com>; Gianelloni, Charles <cgianelloni@swlaw.com>  
**Cc:** Maria Hernandez <mhernandez@abetterlegalpractice.com>; Dunn, D'Andrea <ddunn@swlaw.com>  
**Subject:** RE: SG Vegas\_Adventures & ITCO - Draft Order re Writ

Hi Brandon,

Good changes. I've incorporated your redlines (just making it consistent with how we've defined the parties). See attached.

Also, regarding ITCO rent, I suggest we just make both due on July 5. I think that is a good compromise to get closer to what the judge stated and the practical need for the tenant to calculate and pay.

1 **CSERV**

2  
3 DISTRICT COURT  
CLARK COUNTY, NEVADA

4  
5  
6 Adventures International, LLC,  
Plaintiff(s)

CASE NO: A-22-851990-C

7 vs.

DEPT. NO. Department 9

8  
9 SG Vegas Owner, LLC,  
Defendant(s)

10  
11 **AUTOMATED CERTIFICATE OF SERVICE**

12  
13 This automated certificate of service was generated by the Eighth Judicial District  
14 Court. The foregoing Order was served via the court's electronic eFile system to all  
recipients registered for e-Service on the above entitled case as listed below:

15 Service Date: 6/27/2022

16 Sonja Dugan sdugan@swlaw.com

17 Charles Gianelloni cgianelloni@swlaw.com

18 Jill Math jmath@swlaw.com

19 Docket Docket docket\_las@swlaw.com

20 Aleem Dhalla adhalla@swlaw.com

21 D'Andrea Dunn ddunn@swlaw.com

22 Brandon Phillips blp@abetterlegalpractice.com

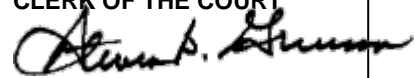
23 Maria Hernandez mhernandez@abetterlegalpractice.com

24  
25 Brandon Phillips blp@abetterlegalpractice.com

26

27

28



Charles E. Gianelloni, Esq.  
Nevada Bar No. 12747  
Aleem A. Dhalla, Esq.  
Nevada Bar No. 14188  
SNELL & WILMER L.L.P.  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, Nevada 89169  
Telephone: 702.784.5200  
Facsimile: 702.784.5252  
Email: [cgianelloni@swlaw.com](mailto:cgianelloni@swlaw.com)  
[adhalla@swlaw.com](mailto:adhalla@swlaw.com)

*Attorneys for Plaintiff SG Vegas Owner LLC*

**DISTRICT COURT**

**CLARK COUNTY, NEVADA**

ADVENTURES INTERNATIONAL, LLC, a  
Nevada limited liability company; and ITCO,  
Corporation, a Nevada corporation,

Plaintiffs,

vs.

SG VEGAS OWNER, LLC, a Delaware  
limited liability company; DOES I through X,  
inclusive, and ROE BUSINESS ENTITIES XI  
through XX, inclusive,

Defendants.

SG VEGAS OWNER, LLC, a Delaware  
limited liability company,

Counter-Plaintiff,

ADVENTURES INTERNATIONAL, LLC, a  
Nevada limited liability company; and ITCO,  
Corporation, a Nevada corporation,

Counter-Defendants.

Case No.: A-22-851990-C

Dept No.: 9

**NOTICE OF ENTRY OF  
STIPULATION AND ORDER ISSUING  
TEMPORARY WRIT OF  
RESTITUTION**

1 PLEASE TAKE NOTICE that a *Stipulation and Order Issuing Temporary Writ of*  
2 *Restitution* was entered in the above-captioned matter on June 27, 2022, a copy of which is attached  
3 hereto.

4 Dated: June 27, 2022.

SNELL & WILMER L.L.P.

5  
6 By: /s/ Aleem A. Dhalla  
Charles E. Gianelloni, Esq.  
Aleem A. Dhalla, Esq.  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, Nevada 89169

7  
8  
9 *Attorneys for Plaintiff SG Vegas Owner*  
10 *LLC*

**CERTIFICATE OF SERVICE**

I, the undersigned, declare under penalty of perjury, that I am over the age of eighteen (18) years, and I am not a party to, nor interested in, this action. On the date below, I caused to be served a true and correct copy of the foregoing **NOTICE OF ENTRY STIPULATION AND ORDER ISSUING TEMPORARY WRIT OF RESTITUTION** upon the following by the method indicated:

\_\_\_\_\_ **BY E-MAIL:** Pursuant to EDCR Rule 7.26(a), by transmitting via e-mail the document(s) listed above to the e-mail addresses set forth below and/or included on the Court's Service List for the above-referenced case.

\_\_\_\_\_ **BY U.S. MAIL:** Pursuant to EDCR Rule 7.26(a), by placing the document(s) listed above in a sealed envelope with postage thereon fully prepaid, in the United States mail at Las Vegas, Nevada addressed as set forth below.

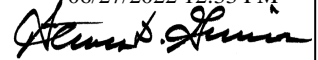
  X   **BY ELECTRONIC FILING & ELECTRONIC SERVICE:** Pursuant to NRCF 5(b) and Administrative Order 14-2, by submitting to the above-entitled Court for electronic filing and service upon the Court's e-service list for the above-referenced case.

Brandon L. Phillips, Esq.  
BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC  
1455 E. Tropicana Ave., Suite 750  
Las Vegas, Nevada 89119  
Telephone: 702-795-0097  
Facsimile: 702-795-0098  
Email: [blp@abetterlegalpractice.com](mailto:blp@abetterlegalpractice.com)  
*Attorneys for Adventures International, LLC and ITCO, Corporation*

Dated: June 27, 2022

/s/ D'Andrea Dunn

\_\_\_\_\_  
An Employee of Snell & Wilmer L.L.P.

  
CLERK OF THE COURT

Charles E. Gianelloni, Esq.  
Nevada Bar No. 12747  
Aleem A. Dhalla, Esq.  
Nevada Bar No. 14188  
SNELL & WILMER L.L.P.  
3883 Howard Hughes Parkway, Suite 1100  
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Telephone: 702.784.5200  
Facsimile: 702.784.5252  
Email: [cgianelloni@swlaw.com](mailto:cgianelloni@swlaw.com)  
[adhalla@swlaw.com](mailto:adhalla@swlaw.com)

*Attorneys for Defendant/Counter-Plaintiff SG Vegas  
Owner, LLC*

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**CLARK COUNTY, NEVADA**

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Nevada limited liability company; and ITCO,  
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Case No.: A-22-851990-C

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22 5. On or before June 24, 2022, Adventures shall pay the past due rents (excluding  
23 holdover rent) through June for the Unit 101 Lease, totaling, \$58,346.15.

24 6. Adventures shall pay Landlord one-half month's rent for July 2022 for the Unit 101  
25 Lease for the property located at 3743 S. Las Vegas Blvd., Unit 101, Las Vegas, NV 89109, totaling  
26 \$12,500.00 on or before July 1, 2022.

27  
28 <sup>1</sup> All capitalized terms not specifically defined here have the same meaning as in Landlord's June 16, 2022 Verified Counterclaim.

1           7.       If Adventures meets the conditions above, Adventures may continue to occupy the  
2 space provided for in the Unit 101 Lease through July 15, 2022.

3           8.       ITCO shall pay Landlord the past due rent for the properties under the following  
4 ITCO Leases totaling \$331.61 or before June 24, 2022:

- 5               •   Ginseng BBQ Lease: 3765 S. Las Vegas Blvd., Unit 3765B, Las Vegas, NV  
6               89109
- 7               •   Ginseng Signage Lease: 3765 S. Las Vegas Blvd., Unit 3765B (Signage), Las  
8               Vegas, NV 89109

9           9.       Additionally, ITCO's rent is calculated as a percentage of sales. Therefore, it shall  
10 pay rent for June 2022 on or before July 5, 2022.

11          10.       ITCO shall pay Landlord estimated one-half month's rent for July 2022 for the  
12 Ginseng BBQ Lease on or before July 5, 2022. The amount of the estimated payment shall be  
13 based on June 2022 sales figures.

14          11.       If ITCO meets the conditions above, ITCO may continue to occupy the space  
15 provided for in the Ginseng BBQ Lease through July 15, 2022.

16          12.       If ITCO's estimated payment described in Paragraph 10 is less than what is required  
17 based on actual sales figures for July, then ITCO shall make a true-up payment to Landlord on or  
18 before July 22, 2022 for the different between the estimated and actual percentage rent. Or, if  
19 necessary, Landlord will reimburse ITCO for an overpayment.

20          13.       For the Leases identified in Paragraphs 6 and 8 above, Tenants shall remove all  
21 personal property, vacate, and return keys for all spaces provided for under those Leases on or  
22 before July 15, 2022.

23          14.       Landlord is entitled to a temporary writ of restitution pursuant to NRS 40.300,  
24 effective (1) June 25, 2022 on the properties identified in Paragraph 3 above, and (2) July 16, 2022  
25 for the properties identified in Paragraphs 6 and 8 above.

26          15.       The parties agree that the bond requirement under NRS 40.300 is waived. However,  
27 Landlord agrees to post a bond in the amount of \$100 to the extent such a bond is required under  
28 NRS 40.300(3)(c).



16. Through this stipulation, the parties do not waive any of their rights and defenses pursuant the Leases and their amendments, at law or in equity, including, but not limited to, Adventures' argument regarding when it relinquished possession of Red Palms and Landlord's argument that Tenants have been in holdover since June 1, 2022.

Dated: June 24, 2022

Dated: June 24, 2022

SNELL & WILMER L.L.P.

BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC

By: /s/ Aleem A. Dhalla  
Charles E. Gianelloni, Esq.  
Aleem A. Dhalla, Esq.  
3883 Howard Hughes Pkwy, Suite 1100  
Las Vegas, Nevada 89169

By: /s/ Brandon L. Phillips  
Brandon L. Phillips, Esq.  
1455 E. Tropicana Ave., Suite 750  
Las Vegas, Nevada 89119

*Attorneys for SG Vegas Owner, LLC*

*Attorneys for Adventures International, LLC and ITCO, Corporation*

### **ORDER ISSUING TEMPORARY WRIT OF RESTITUTION**

WHEREAS, on June 16, 2022, Landlord filed its Verified Counterclaim for unlawful detainer ("Counterclaim") against Adventures International, LLC and ITCO, Corporation, and on June 16, 2022, filed its *Ex Parte* Application for An Order to Show Cause Why a Temporary Writ of Restitution Should Not Be Issued ("Application") with the Court;

WHEREAS, on June 22, 2022, the Court held a hearing on the Application and Tenants had an opportunity to oppose the issuance of the temporary writ of restitution.

WHEREAS, the Court has reviewed the Counterclaim, the Application, the exhibits attached thereto, and the Stipulation immediately preceding this Order, and good cause has been shown on whether a Temporary Writ of Restitution should issue;

IT IS ORDERED, ADJUDGED AND DECREED that the Stipulation is GRANTED in its entirety.

TO: CONSTABLE OF THE CITY OF LAS VEGAS, STATE OF NEVADA, GREETINGS:

**YOU ARE THEREFORE COMMANDED** to take with you the force of the City, if necessary, and cause said Tenants, subtenants, and occupants to be immediately removed from the

below-listed premises no earlier than **June 25, 2022 at 12:01 a.m.** and allow the Landlord to have peaceable restitution of the same.

- Unit 100 Lease: 3743 S. Las Vegas Blvd., Unit 100, Las Vegas, NV 89109
- Smokey's Bistro: 3743 S. Las Vegas Blvd., Unit 104A, Las Vegas, NV 89109
- Smokey's Lounge: 3743 S. Las Vegas Blvd., Unit 105, Las Vegas, NV 89109
- Unit 233 Lease: 3743 S. Las Vegas Blvd., Unit 233, Las Vegas, NV 89109
- Kiosk Lease: 3743 S. Las Vegas Blvd., Kiosk C0AF, Las Vegas, NV 89109
- Mosaic Lease: 3765 S. Las Vegas Blvd. #3765G, Las Vegas, NV 89109
- Red Palms Lease: 3763 S. Las Vegas Blvd., Unit 3763B, Las Vegas, NV 89109
- Trailer Space: 3755 S. Las Vegas Blvd. (Trailer Space), Las Vegas, NV 89109

**YOU ARE FURTHER COMMANDED** to take with you the force of the City, if necessary, and cause said Tenants, subtenants, and occupants to be immediately removed from the below-listed premises no earlier than **July 16, 2022 at 12:01 a.m.** and allow the Landlord to have peaceable restitution of the same.

- Unit 101 Lease: 3743 S. Las Vegas Blvd., Unit 101, Las Vegas, NV 89109
- Ginseng BBQ Lease: 3765 S. Las Vegas Blvd., Unit 3765B, Las Vegas, NV 89109
- Ginseng Signage Lease: 3765 S. Las Vegas Blvd., Unit 3765B (Signage), Las Vegas, NV 89109

**IT IS SO ORDERED.**

**Dated this 27th day of June, 2022**



VAO

Respectfully submitted by:

SNELL & WILMER L.L.P.

/s/ Charles E. Gianelloni  
Charles E. Gianelloni, Esq.  
Nevada Bar No. 12747  
Aleem A. Dhalla, Esq.  
Nevada Bar No. 14188  
3883 Howard Hughes Parkway, Suite 1100  
Las Vegas, Nevada 89169  
Attorneys for SG Vegas Owner LLC

Approved as to form and content by:

**6CA 950 8583 2EA6**

**Mark Gibbons**  
Brandon L. Phillips, Attorney at Law, PLLC  
**District Court Judge**

/s/ Brandon L. Phillips  
Brandon L. Phillips, Esq.  
Nevada Bar No. 12264  
1455 E. Tropicana Avenue, Ste. 750  
Las Vegas, NV 89119  
Attorney for Adventures International, LLC's  
and ITCO, Corporation

**From:** Brandon Phillips <blp@abetterlegalpractice.com>  
**Sent:** Friday, June 24, 2022 4:12 PM  
**To:** Dhalla, Aleem; Gianelloni, Charles  
**Cc:** Maria Hernandez; Dunn, D'Andrea  
**Subject:** RE: SG Vegas\_Adventures & ITCO - Draft Order re Writ  
**Attachments:** SG Vegas-Adventures\_SAO re Writ 4862-3144-7078\_5.docx

**[EXTERNAL]** [blp@abetterlegalpractice.com](mailto:blp@abetterlegalpractice.com)

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Dear All,

I have accepted the changes and attached a clean version for your final review. If no changes, you can affix my e-signature. My assistant is bringing over a check around 4:30pm to your office for Adventures. I believe ITCO was dropping off a check either yesterday or today.

Thank you,

**BRANDON L. PHILLIPS, ATTORNEY AT LAW, PLLC**

Brandon L. Phillips, Esq.  
1455 E. Tropicana Ave., Suite 750  
Las Vegas, Nevada 89119  
Phone: 702-795-0097  
Facsimile: 702-795-0098  
Email: [blp@abetterlegalpractice.com](mailto:blp@abetterlegalpractice.com)

**NOTICES:** This message, including attachments, is confidential and may contain information protected by the attorney-client privilege or work product doctrine. If you are not the addressee, any disclosure, copying, distribution, or use of the contents of this message are prohibited. If you have received this email in error, please destroy this communication and notify my office immediately.

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**From:** Dhalla, Aleem <adhalla@swlaw.com>  
**Sent:** Friday, June 24, 2022 12:24 PM  
**To:** Brandon Phillips <blp@abetterlegalpractice.com>; Gianelloni, Charles <cgianelloni@swlaw.com>  
**Cc:** Maria Hernandez <mhernandez@abetterlegalpractice.com>; Dunn, D'Andrea <ddunn@swlaw.com>  
**Subject:** RE: SG Vegas\_Adventures & ITCO - Draft Order re Writ

Hi Brandon,

Good changes. I've incorporated your redlines (just making it consistent with how we've defined the parties). See attached.

Also, regarding ITCO rent, I suggest we just make both due on July 5. I think that is a good compromise to get closer to what the judge stated and the practical need for the tenant to calculate and pay.

1 **CSERV**

2  
3 DISTRICT COURT  
CLARK COUNTY, NEVADA

4  
5  
6 Adventures International, LLC,  
Plaintiff(s)

CASE NO: A-22-851990-C

7 vs.

DEPT. NO. Department 9

8  
9 SG Vegas Owner, LLC,  
Defendant(s)

10  
11 **AUTOMATED CERTIFICATE OF SERVICE**

12  
13 This automated certificate of service was generated by the Eighth Judicial District  
14 Court. The foregoing Order was served via the court's electronic eFile system to all  
recipients registered for e-Service on the above entitled case as listed below:

15 Service Date: 6/27/2022

16 Sonja Dugan sdugan@swlaw.com

17 Charles Gianelloni cgianelloni@swlaw.com

18 Jill Math jmath@swlaw.com

19 Docket Docket docket\_las@swlaw.com

20 Aleem Dhalla adhalla@swlaw.com

21 D'Andrea Dunn ddunn@swlaw.com

22 Brandon Phillips blp@abetterlegalpractice.com

23 Maria Hernandez mhernandez@abetterlegalpractice.com

24 Brandon Phillips blp@abetterlegalpractice.com

25

26

27

28

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Contract**

**COURT MINUTES**

**June 01, 2022**

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A-22-851990-C      Adventures International, LLC, Plaintiff(s)  
vs.  
SG Vegas Owner, LLC, Defendant(s)

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<b>June 01, 2022</b>	<b>10:00 AM</b>	<b>Motion</b>	<b>Ex Parte Application for A Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time</b>
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**HEARD BY:** Cherry, Michael A.

**COURTROOM:** RJC Courtroom 11B

**COURT CLERK:** Kory Schlitz

**RECORDER:** Gina Villani

**REPORTER:**

**PARTIES**

**PRESENT:**      Phillips, Brandon L      Attorney

**JOURNAL ENTRIES**

- Aleem Dhallwa Esq. and Charles Gianelloni Esq. present on behalf of Defendant.

Mr. Phillips indicated parties are trying to negotiate the matter and requested a continuance. COURT ORDERED, matter CONTINUED.

CONTINUED TO: 6/8/2022 9:00 A.M..

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Contract**

**COURT MINUTES**

**June 08, 2022**

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A-22-851990-C	Adventures International, LLC, Plaintiff(s) vs. SG Vegas Owner, LLC, Defendant(s)
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**June 08, 2022**

**9:00 AM**

**Motion**

**Ex Parte Application  
for A Temporary  
Restraining Order  
and Application for  
Preliminary  
Injunction on Order  
Shortening Time**

**HEARD BY:** Cherry, Michael A.

**COURTROOM:** RJC Courtroom 11B

**COURT CLERK:** Kory Schlitz

**RECORDER:** Gina Villani

**REPORTER:**

**PARTIES**

<b>PRESENT:</b>	Dhalla, Aleem A.	Attorney
	Gianelloni, Charles E	Attorney
	Phillips, Brandon L	Attorney

**JOURNAL ENTRIES**

- Mr. Phillips stated parties were trying to get the matter resolved, however the Defendant rejected the offer, and requested to move forward with the TRO. COURT STATED they will issue a written Order.

**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Contract****COURT MINUTES****June 10, 2022**

A-22-851990-C      Adventures International, LLC, Plaintiff(s)  
    vs.  
    SG Vegas Owner, LLC, Defendant(s)

<b>June 10, 2022</b>	<b>3:00 AM</b>	<b>Minute Order</b>	<b>Ex Parte Application for A Temporary Restraining Order and Application for Preliminary Injunction on Order Shortening Time</b>
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**HEARD BY:** Vacant, DC 9; Cherry, Michael A.    **COURTROOM:** Chambers

**COURT CLERK:** Carina Bracamontez-Munguia

**RECORDER:**

**REPORTER:**

**PARTIES  
PRESENT:**

**JOURNAL ENTRIES**

- Pending before the Court is Plaintiff s Ex Parte Application for a Temporary Restraining Order and Application for Preliminary Injunction and Order Shortening Time. This matter initially came before the Court on June 1, 2022. During that hearing, Plaintiff s Counsel Brandon Phillips indicated parties were trying to negotiate the matter and requested a continuance. The Court granted a continuance. Because of the specific facts of this case, together with Plaintiff s counsel request, the Court granted Plaintiff s counsel to file a reply to Defendant s Opposition to Plaintiff s Application for Temporary Restraining Order and Motion for Preliminary Injunction on Order Shortening Time. On June 3, 2022, Plaintiff s counsel filed a written reply to Defendant s Opposition. This matter came before the Court on June 8, 2022, for a second time, and the parties informed the Court that their clients had reached no agreement between their clients.

Having reviewed the pleadings, the Court hereby DENIES Plaintiff s Ex Parte Application for a

Temporary Restraining Order and Application for Preliminary Injunction and Order Shortening Time. Defense Counsel to prepare an order with these findings.

CLERK'S NOTE: The above minute order has been electronically served to parties via e-mail and/or Odyssey File & Serve. // cbm 06-10-2022



**DISTRICT COURT  
CLARK COUNTY, NEVADA**

**Other Contract****COURT MINUTES****June 22, 2022**

A-22-851990-C      Adventures International, LLC, Plaintiff(s)  
    vs.  
    SG Vegas Owner, LLC, Defendant(s)

<b>June 22, 2022</b>	<b>9:00 AM</b>	<b>Motion for Order to Show Cause</b>	<b>Ex Parte Application for Order to Show Cause Why Temporary Writ of Restitution Should Not Be Issued on OST</b>
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**HEARD BY:** Gibbons, Mark**COURTROOM:** RJC Courtroom 11B**COURT CLERK:** Kory Schlitz**RECORDER:** Gina Villani**REPORTER:****PARTIES**

<b>PRESENT:</b>	Dhalla, Aleem A.	Attorney
	Phillips, Brandon L	Attorney

**JOURNAL ENTRIES**

- COURT STATED the rent is their concerns as the remaining rent is 486407.65. Mr. Dhalla argued if the rent is paid then everything else would be moot. Mr. Phillips argued they did not provide additional reports on the rent, pointing out that Plaintiff Itco is current on their rent, and the only dispute is with Plaintiff Adventures International. Mr. Phillips stated Adventures International has 8-10 locations in this portion of the Las Vegas Strip, however some of the businesses closed, and they had an agreement to not continue paying rent, pointing out that they paid \$70,000.00 and then they would leave. Mr. Phillips further argued they have not received any contact during the early months of the year that rent was still owed. Mr. Phillips stated they are ready to tender the rent as to where the Court orders them to pay it, with the agreement the vendors can stay up until a certain point, and the Defendant has not agreed. COURT ORDERED, rent needs to be paid as it is legally obligated to, and to tender the rent through the month of June by Friday June 24, 2022; if they are not paid then the

Temporary Writ of Restitution will be granted. Mr. Dhalla stated a termination noticed was sent to all of the tenants in this property on March 15, 2022, and in April of 2022 a Notice of Default was sent to Adventures International, and requested the tenants be out of the location by the end of June. Mr. Phillips requested the eviction date be set in July as July 4th is a busy weekend. COURT ORDERED, tenants should be removed from the premises by Midnight July 15, 2022; and rent should be paid for half the month of July. Upon Court's inquiry, Mr. Phillips stated pursuant to the negotiations today they would be willing to waive the bond. COURT FURTHER ORDERED, status check SET.

6/29/2022 9:00 A.M. STATUS CHECK: TEMPORARY WRIT OF RESTITUTION



EIGHTH JUDICIAL DISTRICT COURT CLERK'S OFFICE  
**NOTICE OF DEFICIENCY**  
ON APPEAL TO NEVADA SUPREME COURT

**BRANDON L. PHILLIPS, ESQ.**  
**1455 E. TROPICANA AVE., STE. 750**  
**LAS VEGAS, NV 89119**

**DATE: June 29, 2022**  
**CASE: A-22-851990-C**

**RE CASE:** ADVENTURES INTERNATIONAL, LLC; ITCO, CORPORATION vs. SG VEGAS OWNER, LLC

NOTICE OF APPEAL FILED: June 29, 2022

**YOUR APPEAL HAS BEEN SENT TO THE SUPREME COURT.**

PLEASE NOTE: DOCUMENTS **NOT** TRANSMITTED HAVE BEEN MARKED:

- ☒ \$250 – Supreme Court Filing Fee (Make Check Payable to the Supreme Court)\*\*
  - If the \$250 Supreme Court Filing Fee was not submitted along with the original Notice of Appeal, it must be mailed directly to the Supreme Court. The Supreme Court Filing Fee will not be forwarded by this office if submitted after the Notice of Appeal has been filed.
- ☐ \$24 – District Court Filing Fee (Make Check Payable to the District Court)\*\*
- ☒ \$500 – Cost Bond on Appeal (Make Check Payable to the District Court)\*\*
  - NRAP 7: Bond For Costs On Appeal in Civil Cases
  - *Previously paid Bonds are not transferable between appeals without an order of the District Court.*
- ☒ Case Appeal Statement
  - NRAP 3 (a)(1), Form 2
- ☒ Order *re: June 10, 2022 Hearing*
- ☒ Notice of Entry of Order *re: June 10, 2022 Hearing*

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**NEVADA RULES OF APPELLATE PROCEDURE 3 (a) (3) states:**

"The district court clerk must file appellant's notice of appeal despite perceived deficiencies in the notice, including the failure to pay the district court or Supreme Court filing fee. The district court clerk shall apprise appellant of the deficiencies in writing, and shall transmit the notice of appeal to the Supreme Court in accordance with subdivision (g) of this Rule with a notation to the clerk of the Supreme Court setting forth the deficiencies. Despite any deficiencies in the notice of appeal, the clerk of the Supreme Court shall docket the appeal in accordance with Rule 12."

***Please refer to Rule 3 for an explanation of any possible deficiencies.***

---

***\*\*Per District Court Administrative Order 2012-01, in regards to civil litigants, "...all Orders to Appear in Forma Pauperis expire one year from the date of issuance." You must reapply for in Forma Pauperis status.***

# Certification of Copy

State of Nevada }  
County of Clark } SS:

I, Steven D. Grierson, the Clerk of the Court of the Eighth Judicial District Court, Clark County, State of Nevada, does hereby certify that the foregoing is a true, full and correct copy of the hereinafter stated original document(s):

NOTICE OF APPEAL; DISTRICT COURT DOCKET ENTRIES; CIVIL COVER SHEET; STIPULATION AND ORDER ISSUING TEMPORARY WRIT OF RESTITUTION; NOTICE OF ENTRY OF STIPULATION AND ORDER ISSUING TEMPORARY WRIT OF RESTITUTION; DISTRICT COURT MINUTES; NOTICE OF DEFICIENCY

ADVENTURES INTERNATIONAL, LLC;  
ITCO, CORPORATION,

Plaintiff(s),

vs.

SG VEGAS OWNER, LLC,

Defendant(s),

Case No: A-22-851990-C

Dept No: IX

now on file and of record in this office.

**IN WITNESS THEREOF**, I have hereunto  
Set my hand and Affixed the seal of the  
Court at my office, Las Vegas, Nevada  
This 29 day of June 2022.

Steven D. Grierson, Clerk of the Court



Heather Ungermann, Deputy Clerk

