

IN THE SUPREME COURT OF THE STATE OF NEVADA

MEI-GSR HOLDINGS, LLC, A NEVADA  
LIMITED LIABILITY COMPANY; AM-  
GSR HOLDINGS, LLC, A NEVADA  
LIMITED LIABILITY COMPANY; AND  
GAGE VILLAGE COMMERCIAL  
DEVELOPMENT, LLC, A NEVADA  
LIMITED LIABILITY COMPANY,  
Appellants/Cross-Respondents,

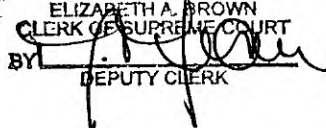
vs.

ALBERT THOMAS, INDIVIDUALLY;  
JANE DUNLAP, INDIVIDUALLY;  
JOHN DUNLAP, INDIVIDUALLY;  
BARRY HAY, INDIVIDUALLY; MARIE-  
ANNE ALEXANDER, AS TRUSTEE OF  
THE MARIE-ANNIE ALEXANDER  
LIVING TRUST; MELISSA  
VAGUJHELYI AND GEORGE  
VAGUJHELYI, AS TRUSTEES OF THE  
GEORGE VAGUJHELYI AND MELISSA  
VAGUJHELYI 2001 FAMILY TRUST  
AGREEMENT, U/T/A APRIL 13, 2001; D'  
ARCY NUNN, INDIVIDUALLY; HENRY  
NUNN, INDIVIDUALLY; MADELYN  
VAN DER BOKKE, INDIVIDUALLY;  
LEE VAN DER BOKKE,  
INDIVIDUALLY; DONALD  
SCHREIFELS, INDIVIDUALLY;  
ROBERT R. PEDERSON,  
INDIVIDUALLY AND AS TRUSTEE OF  
THE PEDERSON 1990 TRUST; LOU  
ANN PEDERSON, INDIVIDUALLY  
AND AS TRUSTEE OF THE  
PEDERSON 1990 TRUST; LORI  
ORDOVER, INDIVIDUALLY; WILLIAM  
A. HENDERSON, INDIVIDUALLY;  
CHRISTINE E. HENDERSON,  
INDIVIDUALLY; LOREN D. PARKER,  
INDIVIDUALLY; SUZANNE C.

No. 85915

**FILED**

NOV 16 2023

ELIZABETH A. BROWN  
CLERK OF SUPREME COURT  
BY  DEPUTY CLERK

PARKER, INDIVIDUALLY; MICHAEL  
IZADY, INDIVIDUALLY; STEVEN  
TAKAKI, INDIVIDUALLY; FARAD  
TORABKHAN, INDIVIDUALLY;  
SAHAR TAVAKOL, INDIVIDUALLY;  
M&Y HOLDINGS, LLC; JL&YL  
HOLDINGS, LLC; SANDI RAINES,  
INDIVIDUALLY; R. RAGHURAM,  
INDIVIDUALLY; USHA RAGHURAM,  
INDIVIDUALLY; LORI K. TOKUTOMI,  
INDIVIDUALLY; GARRET TOM,  
INDIVIDUALLY; ANITA TOM,  
INDIVIDUALLY; RAMON FADRILAN,  
INDIVIDUALLY; FAYE FADRILAN,  
INDIVIDUALLY; PETER K. LEE AND  
MONICA L. LEE, AS TRUSTEES OF  
THE LEE FAMILY 2002 REVOCABLE  
TRUST; DOMINIC YIN,  
INDIVIDUALLY; ELIAS SHAMIEH,  
INDIVIDUALLY; JEFFREY QUINN,  
INDIVIDUALLY; BARBARA ROSE  
QUINN, INDIVIDUALLY; KENNETH  
RICHE, INDIVIDUALLY; MAXINE  
RICHE, INDIVIDUALLY; NORMAN  
CHANDLER, INDIVIDUALLY;  
BENTON WAN, INDIVIDUALLY;  
TIMOTHY D. KAPLAN,  
INDIVIDUALLY; SILKSCAPE INC.;  
PETER CHENG, INDIVIDUALLY;  
ELISA CHENG, INDIVIDUALLY; GREG  
A. CAMERON, INDIVIDUALLY; TMI  
PROPERTY GROUP, LLC; RICHARD  
LUTZ, INDIVIDUALLY; SANDRA  
LUTZ, INDIVIDUALLY; MARY A.  
KOSSICK, INDIVIDUALLY; MELVIN  
CHEAH, INDIVIDUALLY; DI SHEN,  
INDIVIDUALLY; NADINE'S REAL  
ESTATE INVESTMENTS, LLC; AJIT  
GUPTA, INDIVIDUALLY; SEEMA  
GUPTA, INDIVIDUALLY; FREDRICK  
FISH, INDIVIDUALLY; LISA FISH,

INDIVIDUALLY; ROBERT A.  
WILLIAMS, INDIVIDUALLY;  
JACQUELIN PHAM, INDIVIDUALLY;  
MAY ANN HOM, AS TRUSTEE OF THE  
MAY ANN HOM TRUST; MICHAEL  
HURLEY, INDIVIDUALLY; DOMINIC  
YIN, INDIVIDUALLY; DUANE  
WINDHORST, INDIVIDUALLY;  
MARILYN WINDHORST,  
INDIVIDUALLY; VINOD BHAN,  
INDIVIDUALLY; ANNE BHAN,  
INDIVIDUALLY; GUY P. BROWNE,  
INDIVIDUALLY; GARTH A.  
WILLIAMS, INDIVIDUALLY; PAMELA  
Y. ARATANI, INDIVIDUALLY;  
DARLENE LINDGREN,  
INDIVIDUALLY; LAVERNE ROBERTS,  
INDIVIDUALLY; DOUG MECHAM,  
INDIVIDUALLY; CHRISINE MECHAM,  
INDIVIDUALLY; KWANGSOO SON,  
INDIVIDUALLY; SOO YEUN MOON,  
INDIVIDUALLY; JOHNSON  
AKINDODUNSE, INDIVIDUALLY;  
IRENE WEISS, AS TRUSTEE OF THE  
WEISS FAMILY TRUST; PRAVESH  
CHOPRA, INDIVIDUALLY; TERRY  
POPE, INDIVIDUALLY; NANCY POPE,  
INDIVIDUALLY; JAMES TAYLOR,  
INDIVIDUALLY; RYAN TAYLOR,  
INDIVIDUALLY; KI HAM,  
INDIVIDUALLY; YOUNG JA CHOI,  
INDIVIDUALLY; SANG DAE SOHN,  
INDIVIDUALLY; KUK HYUNG  
(CONNIE) YOO, INDIVIDUALLY;  
SANG (MIKE) YOO, INDIVIDUALLY;  
BRETT MENMUIR, AS TRUSTEE OF  
THE CAYENNE TRUST; WILLIAM  
MINER, JR., INDIVIDUALLY; CHANH  
TRUONG, INDIVIDUALLY;  
ELIZABETH ANDERS MECUA,  
INDIVIDUALLY; SHEPHERD

MOUNTAIN, LLC; ROBERT  
BRUNNER, INDIVIDUALLY; AMY  
BRUNNER, INDIVIDUALLY; JEFF  
RIOPELLE, INDIVIDUALLY;  
PATRICIA M. MOLL, INDIVIDUALLY;  
AND DANIEL MOLL, INDIVIDUALLY,  
Respondents/Cross-Appellants.

MEI-GSR HOLDINGS, LLC, A NEVADA  
LIMITED LIABILITY COMPANY; AM-  
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VAGUJHELYI, AS TRUSTEES OF THE  
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LEE VAN DER BOKKE,  
INDIVIDUALLY; DONALD  
SCHREIFELS, INDIVIDUALLY;  
ROBERT R. PEDERSON,  
INDIVIDUALLY AND AS TRUSTEE OF  
THE PEDERSON 1990 TRUST; LOU  
ANN PEDERSON, INDIVIDUALLY  
AND AS TRUSTEE OF THE  
PEDERSON 1990 TRUST; LORI  
ORDOVER, INDIVIDUALLY; WILLIAM

No. 86092 ✓

A. HENDERSON, INDIVIDUALLY;  
CHRISTINE E. HENDERSON,  
INDIVIDUALLY; LOREN D. PARKER,  
INDIVIDUALLY; SUZANNE C.  
PARKER, INDIVIDUALLY; MICHAEL  
IZADY, INDIVIDUALLY; STEVEN  
TAKAKI, INDIVIDUALLY; FARAD  
TORABKHAN, INDIVIDUALLY;  
SAHAR TAVAKOL, INDIVIDUALLY;  
M&Y HOLDINGS, LLC; JL&YL  
HOLDINGS, LLC; SANDI RAINES,  
INDIVIDUALLY; R. RAGHURAM,  
INDIVIDUALLY; USHA RAGHURAM,  
INDIVIDUALLY; LORI K. TOKUTOMI,  
INDIVIDUALLY; GARRET TOM,  
INDIVIDUALLY; ANITA TOM,  
INDIVIDUALLY; RAMON FADRILAN,  
INDIVIDUALLY; FAYE FADRILAN,  
INDIVIDUALLY; PETER K. LEE AND  
MONICA L. LEE, AS TRUSTEES OF  
THE LEE FAMILY 2002 REVOCABLE  
TRUST; DOMINIC YIN,  
INDIVIDUALLY; ELIAS SHAMIEH,  
INDIVIDUALLY; JEFFREY QUINN,  
INDIVIDUALLY; BARBARA ROSE  
QUINN, INDIVIDUALLY; KENNETH  
RICHE, INDIVIDUALLY; MAXINE  
RICHE, INDIVIDUALLY; NORMAN  
CHANDLER, INDIVIDUALLY;  
BENTON WAN, INDIVIDUALLY;  
TIMOTHY D. KAPLAN,  
INDIVIDUALLY; SILKSCAPE INC.;  
PETER CHENG, INDIVIDUALLY;  
ELISA CHENG, INDIVIDUALLY; GREG  
A. CAMERON, INDIVIDUALLY; TMI  
PROPERTY GROUP, LLC; RICHARD  
LUTZ, INDIVIDUALLY; SANDRA  
LUTZ, INDIVIDUALLY; MARY A.  
KOSSICK, INDIVIDUALLY; MELVIN  
CHEAH, INDIVIDUALLY; DI SHEN,  
INDIVIDUALLY; NADINE'S REAL



ESTATE INVESTMENTS, LLC; AJIT GUPTA, INDIVIDUALLY; SEEMA GUPTA, INDIVIDUALLY; FREDRICK FISH, INDIVIDUALLY; LISA FISH, INDIVIDUALLY; ROBERT A. WILLIAMS, INDIVIDUALLY; JACQUELIN PHAM, INDIVIDUALLY; MAY ANN HOM, AS TRUSTEE OF THE MAY ANN HOM TRUST; MICHAEL HURLEY, INDIVIDUALLY; DOMINIC YIN, INDIVIDUALLY; DUANE WINDHORST, INDIVIDUALLY; MARILYN WINDHORST, INDIVIDUALLY; VINOD BHAN, INDIVIDUALLY; ANNE BHAN, INDIVIDUALLY; GUY P. BROWNE, INDIVIDUALLY; GARTH A. WILLIAMS, INDIVIDUALLY; PAMELA Y. ARATANI, INDIVIDUALLY; DARLENE LINDGREN, INDIVIDUALLY; LAVERNE ROBERTS, INDIVIDUALLY; DOUG MECHAM, INDIVIDUALLY; CHRISINE MECHAM, INDIVIDUALLY; KWANGSOO SON, INDIVIDUALLY; SOO YEUN MOON, INDIVIDUALLY; JOHNSON AKINDODUNSE, INDIVIDUALLY; IRENE WEISS, AS TRUSTEE OF THE WEISS FAMILY TRUST; PRAVESH CHOPRA, INDIVIDUALLY; TERRY POPE, INDIVIDUALLY; NANCY POPE, INDIVIDUALLY; JAMES TAYLOR, INDIVIDUALLY; RYAN TAYLOR, INDIVIDUALLY; KI HAM, INDIVIDUALLY; YOUNG JA CHOI, INDIVIDUALLY; SANG DAE SOHN, INDIVIDUALLY; KUK HYUNG (CONNIE) YOO, INDIVIDUALLY; SANG (MIKE) YOO, INDIVIDUALLY; BRETT MENMUIR, AS TRUSTEE OF THE CAYENNE TRUST; WILLIAM

MINER, JR., INDIVIDUALLY; CHANH  
TRUONG, INDIVIDUALLY;  
ELIZABETH ANDERS MECUA,  
INDIVIDUALLY; SHEPHERD  
MOUNTAIN, LLC; ROBERT  
BRUNNER, INDIVIDUALLY; AMY  
BRUNNER, INDIVIDUALLY; JEFF  
RIOPELLE, INDIVIDUALLY;  
PATRICIA M. MOLL, INDIVIDUALLY;  
AND DANIEL MOLL, INDIVIDUALLY,  
Respondents/Cross-Appellants.

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BARRY HAY, INDIVIDUALLY; MARIE-  
ANNE ALEXANDER, AS TRUSTEE OF  
THE MARIE-ANNIE ALEXANDER  
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VAGUJHELYI AND GEORGE  
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NUNN, INDIVIDUALLY; MADELYN  
VAN DER BOKKE, INDIVIDUALLY;  
LEE VAN DER BOKKE,  
INDIVIDUALLY; DONALD  
SCHREIFELS, INDIVIDUALLY;  
ROBERT R. PEDERSON,  
INDIVIDUALLY AND AS TRUSTEE OF  
THE PEDERSON 1990 TRUST; LOU

No. 86985

ANN PEDERSON, INDIVIDUALLY  
AND AS TRUSTEE OF THE  
PEDERSON 1990 TRUST; LORI  
ORDOVER, INDIVIDUALLY; WILLIAM  
A. HENDERSON, INDIVIDUALLY;  
CHRISTINE E. HENDERSON,  
INDIVIDUALLY; LOREN D. PARKER,  
INDIVIDUALLY; SUZANNE C.  
PARKER, INDIVIDUALLY; MICHAEL  
IZADY, INDIVIDUALLY; STEVEN  
TAKAKI, INDIVIDUALLY; FARAD  
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INDIVIDUALLY; USHA RAGHURAM,  
INDIVIDUALLY; LORI K. TOKUTOMI,  
INDIVIDUALLY; GARRET TOM,  
INDIVIDUALLY; ANITA TOM,  
INDIVIDUALLY; RAMON FADRILAN,  
INDIVIDUALLY; FAYE FADRILAN,  
INDIVIDUALLY; PETER K. LEE AND  
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INDIVIDUALLY; ELIAS SHAMIEH,  
INDIVIDUALLY; JEFFREY QUINN,  
INDIVIDUALLY; BARBARA ROSE  
QUINN, INDIVIDUALLY; KENNETH  
RICHE, INDIVIDUALLY; MAXINE  
RICHE, INDIVIDUALLY; NORMAN  
CHANDLER, INDIVIDUALLY;  
BENTON WAN, INDIVIDUALLY;  
TIMOTHY D. KAPLAN,  
INDIVIDUALLY; SILKSCAPE INC.;  
PETER CHENG, INDIVIDUALLY;  
ELISA CHENG, INDIVIDUALLY; GREG  
A. CAMERON, INDIVIDUALLY; TMI  
PROPERTY GROUP, LLC; RICHARD  
LUTZ, INDIVIDUALLY; SANDRA



LUTZ, INDIVIDUALLY; MARY A. KOSSICK, INDIVIDUALLY; MELVIN CHEAH, INDIVIDUALLY; DI SHEN, INDIVIDUALLY; NADINE'S REAL ESTATE INVESTMENTS, LLC; AJIT GUPTA, INDIVIDUALLY; SEEMA GUPTA, INDIVIDUALLY; FREDRICK FISH, INDIVIDUALLY; LISA FISH, INDIVIDUALLY; ROBERT A. WILLIAMS, INDIVIDUALLY; JACQUELIN PHAM, INDIVIDUALLY; MAY ANN HOM, AS TRUSTEE OF THE MAY ANN HOM TRUST; MICHAEL HURLEY, INDIVIDUALLY; DUANE WINDHORST, INDIVIDUALLY; MARILYN WINDHORST, INDIVIDUALLY; VINOD BHAN, INDIVIDUALLY; ANNE BHAN, INDIVIDUALLY; GUY P. BROWNE, INDIVIDUALLY; GARTH A. WILLIAMS, INDIVIDUALLY; PAMELA Y. ARATANI, INDIVIDUALLY; DARLENE LINDGREN, INDIVIDUALLY; LAVERNE ROBERTS, INDIVIDUALLY; DOUG MECHAM, INDIVIDUALLY; CHRISINE MECHAM, INDIVIDUALLY; KWANGSOO SON, INDIVIDUALLY; SOO YEUN MOON, INDIVIDUALLY; JOHNSON AKINDODUNSE, INDIVIDUALLY; IRENE WEISS, AS TRUSTEE OF THE WEISS FAMILY TRUST; PRAVESH CHOPRA, INDIVIDUALLY; TERRY POPE, INDIVIDUALLY; NANCY POPE, INDIVIDUALLY; JAMES TAYLOR, INDIVIDUALLY; RYAN TAYLOR, INDIVIDUALLY; KI HAM, INDIVIDUALLY; YOUNG JA CHOI, INDIVIDUALLY; SANG DAE SOHN, INDIVIDUALLY; KUK HYUNG (CONNIE) YOO, INDIVIDUALLY;

SANG (MIKE) YOO, INDIVIDUALLY;  
BRETT MENMUIR, AS TRUSTEE OF  
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MINER, JR., INDIVIDUALLY; CHANH  
TRUONG, INDIVIDUALLY;  
ELIZABETH ANDERS MECUA,  
INDIVIDUALLY; SHEPHERD  
MOUNTAIN, LLC; ROBERT  
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BRUNNER, INDIVIDUALLY; JEFF  
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PATRICIA M. MOLL, INDIVIDUALLY;  
AND DANIEL MOLL, INDIVIDUALLY,  
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LIMITED LIABILITY COMPANY,  
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vs.

ALBERT THOMAS; JANE DUNLAP;  
JOHN DUNLAP; BARRY HAY; MARIE-  
ANNIE ALEXANDER, AS TRUSTEE OF  
THE MARIE-ANNE ALEXANDER  
LIVING TRUST; MELISSA  
VAGUJHELYI AND GEORGE  
VAGUJHELYI, AS TRUSTEES OF THE  
GEORGE VAGUJHELYI AND MELISSA  
VAGUJHELYI 2001 FAMILY TRUST  
AGREEMENT U/T/A APRIL 13, 2001;  
D'ARCY NUNN; HENRY NUNN;  
MADELYN VAN DER BOKKE; LEE  
VAN DER BOKKE; DONALD  
SCHREIFELS; ROBERT R. PEDERSON,  
INDIVIDUALLY AND AS TRUSTEE OF  
THE PEDERSON 1990 TRUST; LOU  
ANN PEDERSON, INDIVIDUALLY  
AND AS TRUSTEE OF THE

No. 87243

PEDERSON 1990 TRUST; LORI ORDOVER; WILLIAM A. HENDERSON, INDIVIDUALLY; CHRISTINE E. HENDERSON; LOREN D. PARKER; SUZANNE C. PARKER; MICHAEL IZADY; STEVEN TAKAKI; FARAD TORABKHAN; SAHAR TAVAKOL; M&Y HOLDINGS, LLC; JL&YL HOLDINGS, LLC; SANDI RAINES; R. RAGHURAM; USHA RAGHURAM; LORI K. TOKUTOMI; GARRET TOM; ANITA TOM; RAMON FADRILAN; FAYE FADRILAN; PETER K. LEE AND MONICA L. LEE, AS TRUSTEES OF THE LEE FAMILY 2002 REVOCABLE TRUST; ELIAS SHAMIEH; JEFFREY QUINN; BARBARA ROSE QUINN; KENNETH RICHE; MAXINE RICHE; NORMAN CHANDLER; BENTON WAN; TIMOTHY D. KAPLAN; SILKSCAPE INC., A CALIFORNIA CORPORATION; PETER CHENG; ELISA CHENG; GREG A. CAMERON; TMI PROPERTY GROUP, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY; RICHARD LUTZ; SANDRA LUTZ; MARY A. KOSSICK; MELVIN H. CHEAH; DI SHEN; NADINE'S REAL ESTATE INVESTMENTS, LLC; AJIT GUPTA; SEEMA GUPTA; FREDRICK FISH; LISA FISH; ROBERT A. WILLIAMS; JACQUELIN PHAM; MAY ANN HOM, AS TRUSTEE OF THE MAY ANN HOM TRUST; MICHAEL HURLEY; DOMINIC YIN; DUANE WINDHORST; MARILYN WINDHORST; VINOD BHAN; ANNE BHAN; GUY P. BROWNE; GARTH A. WILLIAMS; PAMELA Y. ARATANI; DARLENE LINDGREN; LAVERNE ROBERTS; DOUG MECHAM; CHRISINE

MECHAM; KWANGSOO SON; SOO  
YEUN MOON; JOHNSON  
AKINDODUNSE; IRENE WEISS, AS  
TRUSTEE OF THE WEISS FAMILY  
TRUST; PRAVESH CHOPRA; TERRY  
POPE; NANCY POPE; JAMES TAYLOR;  
RYAN TAYLOR; KI HAM; YOUNG JA  
CHOI; SANG DAE SOHN; KUK HYUNG  
(CONNIE) YOO; SANG SOON (MIKE)  
YOO; BRETT MENMUIR, AS TRUSTEE  
OF THE CAYENNE TRUST; WILLIAM  
MINER, JR.; CHANH TRUONG;  
ELIZABETH ANDERS MECUA;  
SHEPARD MOUNTAIN, LLC, A TEXAS  
LIMITED LIABILITY COMPANY;  
ROBERT BRUNNER; AMY BRUNNER;  
JEFF RIOPELLE; PATRICIA M. MOLL;  
AND DANIEL MOLL,

Respondents/Cross-Appellants.

MEI-GSR HOLDINGS, LLC, A NEVADA  
LIMITED LIABILITY COMPANY;  
GRAND SIERRA RESORT UNIT  
OWNERS' ASSOCIATION, A NEVADA  
NONPROFIT CORPORATION; AM-GSR  
HOLDINGS, LLC, A NEVADA LIMITED  
LIABILITY COMPANY; AND GAGE  
VILLAGE COMMERCIAL  
DEVELOPMENT, LLC, A NEVADA  
LIMITED LIABILITY COMPANY,  
Appellants,

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JOHN DUNLAP; BARRY HAY; MARIE-  
ANNIE ALEXANDER, AS TRUSTEE OF  
THE MARIE-ANNE ALEXANDER  
LIVING TRUST; MELISSA  
VAGUJHELYI AND GEORGE  
VAGUJHELYI, AS TRUSTEES OF THE  
GEORGE VAGUJHELYI AND MELISSA  
VAGUJHELYI 2001 FAMILY TRUST  
AGREEMENT U/T/A APRIL 13, 2001;

No. 87303

D'ARCY NUNN; HENRY NUNN;  
MADELYN VAN DER BOKKE; LEE  
VAN DER BOKKE; DONALD  
SCHREIFELS; ROBERT R. PEDERSON,  
INDIVIDUALLY AND AS TRUSTEE OF  
THE PEDERSON 1990 TRUST; LOU  
ANN PEDERSON, INDIVIDUALLY  
AND AS TRUSTEE OF THE  
PEDERSON 1990 TRUST; LORI  
ORDOVER; WILLIAM A. HENDERSON,  
INDIVIDUALLY; CHRISTINE E.  
HENDERSON; LOREN D. PARKER;  
SUZANNE C. PARKER; MICHAEL  
IZADY; STEVEN TAKAKI; FARAD  
TORABKHAN; SAHAR TAVAKOL; M&Y  
HOLDINGS, LLC; JL&YL HOLDINGS,  
LLC; SANDI RAINES; R. RAGHURAM;  
USHA RAGHURAM; LORI K.  
TOKUTOMI; GARRET TOM; ANITA  
TOM; RAMON FADRILAN; FAYE  
FADRILAN; PETER K. LEE AND  
MONICA L. LEE, AS TRUSTEES OF  
THE LEE FAMILY 2002 REVOCABLE  
TRUST; ELIAS SHAMIEH; JEFFREY  
QUINN; BARBARA ROSE QUINN;  
KENNETH RICHE; MAXINE RICHE;  
NORMAN CHANDLER; BENTON WAN;  
TIMOTHY D. KAPLAN; SILKSCAPE  
INC., A CALIFORNIA CORPORATION;  
PETER CHENG; ELISA CHENG; GREG  
A. CAMERON; TMI PROPERTY  
GROUP, LLC, A CALIFORNIA  
LIMITED LIABILITY COMPANY;  
RICHARD LUTZ; SANDRA LUTZ;  
MARY A. KOSSICK; MELVIN H.  
CHEAH; DI SHEN; NADINE'S REAL  
ESTATE INVESTMENTS, LLC; AJIT  
GUPTA; SEEMA GUPTA; FREDRICK  
FISH; LISA FISH; ROBERT A.  
WILLIAMS; JACQUELIN PHAM; MAY  
ANN HOM, AS TRUSTEE OF THE MAY



ANN HOM TRUST; MICHAEL  
HURLEY; DOMINIC YIN; DUANE  
WINDHORST; MARILYN WINDHORST;  
VINOD BHAN; ANNE BHAN; GUY P.  
BROWNE; GARTH A. WILLIAMS;  
PAMELA Y. ARATANI; DARLENE  
LINDGREN; LAVERNE ROBERTS;  
DOUG MECHAM; CHRISINE  
MECHAM; KWANGSOO SON; SOO  
YEUN MOON; JOHNSON  
AKINDODUNSE; IRENE WEISS, AS  
TRUSTEE OF THE WEISS FAMILY  
TRUST; PRAVESH CHOPRA; TERRY  
POPE; NANCY POPE; JAMES TAYLOR;  
RYAN TAYLOR; KI HAM; YOUNG JA  
CHOI; SANG DAE SOHN; KUK HYUNG  
(CONNIE) YOO; SANG SOON (MIKE)  
YOO; BRETT MENMUIR, AS TRUSTEE  
OF THE CAYENNE TRUST; WILLIAM  
MINER, JR.; CHANH TRUONG;  
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SHEPARD MOUNTAIN, LLC, A TEXAS  
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ROBERT BRUNNER; AMY BRUNNER;  
JEFF RIOPELLE; PATRICIA M. MOLL;  
AND DANIEL MOLL,  
Respondents.

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LIMITED LIABILITY COMPANY; AM-  
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GAGE VILLAGE COMMERCIAL  
DEVELOPMENT, LLC, A NEVADA  
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Appellants,

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ALBERT THOMAS; JANE DUNLAP;  
JOHN DUNLAP; BARRY HAY; MARIE-  
ANNIE ALEXANDER, AS TRUSTEE OF  
THE MARIE-ANNE ALEXANDER  
LIVING TRUST; MELISSA

No. 87566

VAGUJHELYI AND GEORGE  
VAGUJHELYI, AS TRUSTEES OF THE  
GEORGE VAGUJHELYI AND MELISSA  
VAGUJHELYI 2001 FAMILY TRUST  
AGREEMENT U/T/A APRIL 13, 2001;  
D'ARCY NUNN; HENRY NUNN;  
MADELYN VAN DER BOKKE; LEE  
VAN DER BOKKE; DONALD  
SCHREIFELS; ROBERT R. PEDERSON,  
INDIVIDUALLY AND AS TRUSTEE OF  
THE PEDERSON 1990 TRUST; LOU  
ANN PEDERSON, INDIVIDUALLY  
AND AS TRUSTEE OF THE  
PEDERSON 1990 TRUST; LORI  
ORDOVER; WILLIAM A. HENDERSON,  
INDIVIDUALLY; CHRISTINE E.  
HENDERSON; LOREN D. PARKER;  
SUZANNE C. PARKER; MICHAEL  
IZADY; STEVEN TAKAKI; FARAD  
TORABKHAN; SAHAR TAVAKOL; M&Y  
HOLDINGS, LLC; JL&YL HOLDINGS,  
LLC; SANDI RAINES; R. RAGHURAM;  
USHA RAGHURAM; LORI K.  
TOKUTOMI; GARRET TOM; ANITA  
TOM; RAMON FADRILAN; FAYE  
FADRILAN; PETER K. LEE AND  
MONICA L. LEE, AS TRUSTEES OF  
THE LEE FAMILY 2002 REVOCABLE  
TRUST; ELIAS SHAMIEH; JEFFREY  
QUINN; BARBARA ROSE QUINN;  
KENNETH RICHE; MAXINE RICHE;  
NORMAN CHANDLER; BENTON WAN;  
TIMOTHY D. KAPLAN; SILKSCAPE  
INC., A CALIFORNIA CORPORATION;  
PETER CHENG; ELISA CHENG; GREG  
A. CAMERON; TMI PROPERTY  
GROUP, LLC, A CALIFORNIA  
LIMITED LIABILITY COMPANY;  
RICHARD LUTZ; SANDRA LUTZ;  
MARY A. KOSSICK; MELVIN H.  
CHEAH; DI SHEN; NADINE'S REAL

ESTATE INVESTMENTS, LLC; AJIT GUPTA; SEEMA GUPTA; FREDRICK FISH; LISA FISH; ROBERT A. WILLIAMS; JACQUELIN PHAM; MAY ANN HOM, AS TRUSTEE OF THE MAY ANN HOM TRUST; MICHAEL HURLEY; DOMINIC YIN; DUANE WINDHORST; MARILYN WINDHORST; VINOD BHAN; ANNE BHAN; GUY P. BROWNE; GARTH A. WILLIAMS; PAMELA Y. ARATANI; DARLENE LINDGREN; LAVERNE ROBERTS; DOUG MECHAM; CHRISINE MECHAM; KWANGSOO SON; SOO YEUN MOON; JOHNSON AKINDODUNSE; IRENE WEISS, AS TRUSTEE OF THE WEISS FAMILY TRUST; PRAVESH CHOPRA; TERRY POPE; NANCY POPE; JAMES TAYLOR; RYAN TAYLOR; KI HAM; YOUNG JA CHOI; SANG DAE SOHN; KUK HYUNG (CONNIE) YOO; SANG SOON (MIKE) YOO; BRETT MENMUIR, AS TRUSTEE OF THE CAYENNE TRUST; WILLIAM MINER, JR.; CHANH TRUONG; ELIZABETH ANDERS MECUA; SHEPARD MOUNTAIN, LLC, A TEXAS LIMITED LIABILITY COMPANY; ROBERT BRUNNER; AMY BRUNNER; JEFF RIOPELLE; PATRICIA M. MOLL; AND DANIEL MOLL,

Respondents.

MEI-GSR HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY; AM-GSR HOLDINGS, LLC, A NEVADA LIMITED LIABILITY COMPANY; AND GAGE VILLAGE COMMERCIAL DEVELOPMENT, LLC, A NEVADA LIMITED LIABILITY COMPANY,  
Appellants,

vs.

No. 87567

ALBERT THOMAS; JANE DUNLAP;  
JOHN DUNLAP; BARRY HAY; MARIE-  
ANNIE ALEXANDER, AS TRUSTEE OF  
THE MARIE-ANNE ALEXANDER  
LIVING TRUST; MELISSA  
VAGUJHELYI AND GEORGE  
VAGUJHELYI, AS TRUSTEES OF THE  
GEORGE VAGUJHELYI AND MELISSA  
VAGUJHELYI 2001 FAMILY TRUST  
AGREEMENT U/T/A APRIL 13, 2001;  
D'ARCY NUNN; HENRY NUNN;  
MADELYN VAN DER BOKKE; LEE  
VAN DER BOKKE; DONALD  
SCHREIFELS; ROBERT R. PEDERSON,  
INDIVIDUALLY AND AS TRUSTEE OF  
THE PEDERSON 1990 TRUST; LOU  
ANN PEDERSON, INDIVIDUALLY  
AND AS TRUSTEE OF THE  
PEDERSON 1990 TRUST; LORI  
ORDOVER; WILLIAM A. HENDERSON,  
INDIVIDUALLY; CHRISTINE E.  
HENDERSON; LOREN D. PARKER;  
SUZANNE C. PARKER; MICHAEL  
IZADY; STEVEN TAKAKI; FARAD  
TORABKHAN; SAHAR TAVAKOL; M&Y  
HOLDINGS, LLC; JL&YL HOLDINGS,  
LLC; SANDI RAINES; R. RAGHURAM;  
USHA RAGHURAM; LORI K.  
TOKUTOMI; GARRET TOM; ANITA  
TOM; RAMON FADRILAN; FAYE  
FADRILAN; PETER K. LEE AND  
MONICA L. LEE, AS TRUSTEES OF  
THE LEE FAMILY 2002 REVOCABLE  
TRUST; ELIAS SHAMIEH; JEFFREY  
QUINN; BARBARA ROSE QUINN;  
KENNETH RICHE; MAXINE RICHE;  
NORMAN CHANDLER; BENTON WAN;  
TIMOTHY D. KAPLAN; SILKSCAPE  
INC., A CALIFORNIA CORPORATION;  
PETER CHENG; ELISA CHENG; GREG  
A. CAMERON; TMI PROPERTY

GROUP, LLC, A CALIFORNIA  
LIMITED LIABILITY COMPANY;  
RICHARD LUTZ; SANDRA LUTZ;  
MARY A. KOSSICK; MELVIN H.  
CHEAH; DI SHEN; NADINE'S REAL  
ESTATE INVESTMENTS, LLC; AJIT  
GUPTA; SEEMA GUPTA; FREDRICK  
FISH; LISA FISH; ROBERT A.  
WILLIAMS; JACQUELIN PHAM; MAY  
ANN HOM, AS TRUSTEE OF THE MAY  
ANN HOM TRUST; MICHAEL  
HURLEY; DOMINIC YIN; DUANE  
WINDHORST; MARILYN WINDHORST;  
VINOD BHAN; ANNE BHAN; GUY P.  
BROWNE; GARTH A. WILLIAMS;  
PAMELA Y. ARATANI; DARLENE  
LINDGREN; LAVERNE ROBERTS;  
DOUG MECHAM; CHRISINE  
MECHAM; KWANGSOO SON; SOO  
YEUN MOON; JOHNSON  
AKINDODUNSE; IRENE WEISS, AS  
TRUSTEE OF THE WEISS FAMILY  
TRUST; PRAVESH CHOPRA; TERRY  
POPE; NANCY POPE; JAMES TAYLOR;  
RYAN TAYLOR; KI HAM; YOUNG JA  
CHOI; SANG DAE SOHN; KUK HYUNG  
(CONNIE) YOO; SANG SOON (MIKE)  
YOO; BRETT MENMUIR, AS TRUSTEE  
OF THE CAYENNE TRUST; WILLIAM  
MINER, JR.; CHANH TRUONG;  
ELIZABETH ANDERS MECUA;  
SHEPARD MOUNTAIN, LLC, A TEXAS  
LIMITED LIABILITY COMPANY;  
ROBERT BRUNNER; AMY BRUNNER;  
JEFF RIOPELLE; PATRICIA M. MOLL;  
AND DANIEL MOLL,  
Respondents.



## ORDER TO SHOW CAUSE

These are appeals and cross-appeals from various orders and judgments in a contract and tort action in which a receiver was appointed.

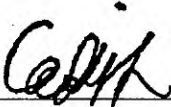
In Docket No. 86092, when our preliminary review of the documents before this court revealed potential jurisdictional defects, we directed appellants and cross-appellants to show cause why the appeal and cross-appeal should not be dismissed for lack of jurisdiction. In particular, we noted that, while the district court's amended judgment appears to have resolved all of the damages claims asserted below, the receivership imposed pursuant to cross-appellants' complaint remains pending, such that it is unclear whether a final, appealable judgment has been entered per NRAP 3A(b)(1), or whether the receivership proceedings might be collateral to the claims resolved by the amended judgment. *See Lee v. GNLV Corp.*, 116 Nev. 424, 426, 996 P.2d 416, 417 (2000) (defining a final judgment); *Martin & Co. v. Kirby*, 34 Nev. 205, 214, 117 P. 2, 4 (1911) (recognizing that a final judgment in a receivership action is one that approves or rejects all of the items in the receiver's final account and directs distribution of any remaining funds). We also questioned whether the January and March 2023 orders may be challenged in the context of the appeal and cross-appeal from that amended judgment, as they appear merely to direct turnover of a receivership asset at the request of the receiver and appellants did not name the receiver as a respondent to the appeal.

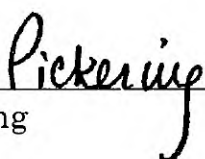
The parties timely filed responses and supplemental responses to the show cause order. Among other arguments, cross-appellants asserted that we have jurisdiction because, after the show cause order was issued, the district court granted their motion for NRCP 54(b) certification. The district court's June 28, 2023, order granting their motion for certification


does not, however, make an express determination that there is no just reason for delay and direct entry of any final judgment, both of which are required by NRCP 54(b). It is therefore ineffective. *Hern v. Erhardt*, 113 Nev. 1330, 1334 n.4, 948 P.2d 1195, 1197 n.4 (1997); *Aldabe v. Evans*, 83 Nev. 135, 425 P.2d 598 (1967).

Because it appears that the district court intended to certify the amended judgment as final pursuant to NRCP 54(b) and a proper NRCP 54(b) certification may assist this court in resolving the jurisdictional issues presented in these appeals, the parties shall have 14 days from the date of this order within which to seek from the district court, and provide to this court, an amended NRCP 54(b) certification reflecting the district court's express determination that there is no just reason for delay and that expressly directs entry of final judgment. If the parties decline to move the district court for such an amended certification or if the district court declines to enter one, they shall indicate such to this court within the same time period. The deadline for requesting transcripts and the briefing schedules in these appeals shall remain suspended, or alternatively shall be suspended, as applicable, pending further order of this court. We defer ruling on the pending motions in each appeal.

It is so ORDERED.

  
\_\_\_\_\_, J.  
Cadish

  
\_\_\_\_\_, J.  
Pickering

  
\_\_\_\_\_, J.  
Bell

cc: Chief Judge, The Second Judicial District Court  
Hon. Elizabeth Gonzalez, Senior Judge  
Meruelo Group LLC/Reno  
Pisanelli Bice, PLLC  
Robertson, Johnson, Miller & Williamson  
Lemons, Grundy & Eisenberg  
Washoe District Court Clerk