

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,

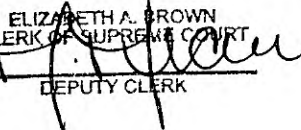
vs.

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

23-37322

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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INDIVIDUALLY AND AS TRUSTEE OF
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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
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TORABKHAN, INDIVIDUALLY;
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INDIVIDUALLY; USHA RAGHURAM,
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INDIVIDUALLY; FAYE FADRILAN,
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TIMOTHY D. KAPLAN,
INDIVIDUALLY; SILKSCAPE INC.;
PETER CHENG, INDIVIDUALLY;
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MINER, JR., INDIVIDUALLY; CHANH
TRUONG, INDIVIDUALLY;
ELIZABETH ANDERS MECUA,
INDIVIDUALLY; SHEPHERD
MOUNTAIN, LLC; ROBERT
BRUNNER, INDIVIDUALLY; AMY
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AND DANIEL MOLL, INDIVIDUALLY,
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BARRY HAY, INDIVIDUALLY; MARIE-
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LIVING TRUST; MELISSA
VAGUJHELYI AND GEORGE
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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.
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IZADY, INDIVIDUALLY; STEVEN
TAKAKI, INDIVIDUALLY; FARAD
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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,
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INDIVIDUALLY; FAYE FADRILAN,
INDIVIDUALLY; PETER K. LEE AND
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RICHE, INDIVIDUALLY; MAXINE
RICHE, INDIVIDUALLY; NORMAN
CHANDLER, INDIVIDUALLY;
BENTON WAN, INDIVIDUALLY;
TIMOTHY D. KAPLAN,
INDIVIDUALLY; SILKSCAPE INC.;
PETER CHENG, INDIVIDUALLY;
ELISA CHENG, INDIVIDUALLY; GREG
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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
THE CAYENNE TRUST; WILLIAM
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;
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Respondents/Cross-Appellants.

MEI-GSR HOLDINGS, LLC, A NEVADA
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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
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
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vs.

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JOHN DUNLAP; BARRY HAY; MARIE-
ANNIE ALEXANDER, AS TRUSTEE OF
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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
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AND AS TRUSTEE OF THE
PEDERSON 1990 TRUST; LORI
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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
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FADRILAN; PETER K. LEE AND
MONICA L. LEE, AS TRUSTEES OF
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QUINN; BARBARA ROSE QUINN;
KENNETH RICHE; MAXINE RICHE;
NORMAN CHANDLER; BENTON WAN;
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MARY A. KOSSICK; MELVIN H.
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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
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ELIZABETH ANDERS MECUA;
SHEPARD MOUNTAIN, LLC, A TEXAS
LIMITED LIABILITY COMPANY;
ROBERT BRUNNER; AMY BRUNNER;
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AND DANIEL MOLL,

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

No. 87566 ✓

VAGUJHELYI AND GEORGE
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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.

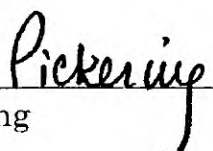
The parties timely filed responses and supplemental responses to the show cause order. Among other arguments, cross-appellants asserted that we have jurisdiction because, after the show cause order was issued, the district court granted their motion for NRCP 54(b) certification. The district court's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