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 3 KEATING LAW GROUP
 4 9130 W. Russell Road, Suite 200
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 6 Attorneys for Plaintiff
 UNIVERSAL NORTH AMERICA INSURANCE COMPANY
 7

8 UNITED STATES DISTRICT COURT

9 DISTRICT OF NEVADA

10 UNIVERSAL NORTH AMERICA INSURANCE
 COMPANY,

CASE NO.: Case 2:22-cv-00752-CDS-NJK

11 Plaintiffs,

12 vs.

**STIPULATION AND ORDER THAT THERE
 IS NO COVERAGE UNDER THE
 UNIVERSAL POLICY FOR THE LOSS AND
 TO DISMISS WITH PREJUDICE AS TO
 DEFENDANTS STATION GVR
 ACQUISTION, LLC dba GREEN VALLEY
 RANCH SPA AND CASINO, LUCAS
 GRAZIOLI AND MICHELLE BECK, ONLY**

13
 14 STATION GVR ACQUISITION, LLC dba GREEN
 VALLEY RANCH SPA AND CASINO, a Nevada
 15 Limited Liability Company; DAVID GARCIA,
 an individual; LUCAS GRAZIOLI, and
 16 individual; MICHELLE BECK, an individual;
 DOES I through X, inclusive; and ROE
 17 BUSINESS ENTITIES I through X, inclusive,

18 Defendants.
 19

20 IT IS HEREBY STIPULATED AND AGREED, by and between Plaintiff, UNIVERSAL NORTH
 21 AMERICA INSURANCE COMPANY, by and through its counsel, Bryce B. Buckwalter of KEATING
 22 LAW GROUP, and Defendants, STATION GVR ACQUISTION, LLC dba GREEN VALLEY RANCH SPA
 23 AND CASINO, by and through their attorney of record, Lew Brandon, Jr. of BRANDON | SMERBER
 24 LAW FIRM and Defendants LUCAS GRAZIOLI and MICHELLE BECK, by and through their
 25 attorney of record, Piers R. Tueller of HUTCHINSON & STEFFAN, to the following:
 26

27 1. A loss took place at the Green Valley Station Hotel on December 5, 2020 arising
 28 out of a flood that originated from an interior hotel room that was putatively/arguably rented/

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 LAS VEGAS, NEVADA 89148

Universal North America vs. Station GVR Acquisition, et al.
SAO FOR DISMISSAL W/PREJUDICE
CASE NO. Case 2:22-cv-00752-CD-NJK

1 controlled/occupied by Defendants David Garcia, Lucas Grazioli, and/or Michelle Beck (“Loss”)

2
3
4
5 2. David Garcia maintained a homeowner’s insurance policy through Universal
6 North America Insurance Company being policy number NVVH0000039680 (“Universal Policy”)

7 3. Plaintiff Universal North America Insurance Company (“Universal”) filed a
8 Declaratory Relief action against the Defendants on May 11, 2022 as to the Loss and
9 corresponding coverage.

10 4. Defendants STATION GVR ACQUISITION, LLC dba GREEN VALLEY RANCH SPA AND
11 CASINO and Defendants LUCAS GRAZIOLI and MICHELLE BECK now admit and acknowledge
12 that the terms and conditions of the Universal Policy do not afford any coverage whatsoever to
13 anyone for the Loss.
14

15 4. Based on Defendants STATION GVR ACQUISITION, LLC dba GREEN VALLEY
16 RANCH SPA AND CASINO and Defendants LUCAS GRAZIOLI and MICHELLE BECK
17 acknowledgement that the Policy does not afford any coverage for or to anyone as it applies to
18 the Loss, the parties agree that the above-entitled matter as to the three stated Defendants be
19 dismissed with prejudice, each party to bear its own attorney’s fees, costs, and interest.
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Universal North America vs. Station GVR Acquisition, et al.
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CASE NO. Case 2:22-cv-00752-CD-NJK

There is no trial date set in this matter.

DATED this 19th day of September, 2022.

DATED this 19th day of September, 2022.

KEATING LAW GROUP

BRANDON | SMERBER LAW FIRM

/s/ Bryce B. Buckwalter

/s/Lew Brandon, Jr.

Bryce B. Buckwalter
Nevada Bar No. 7626
9130 West Russell Road, Suite 200
Las Vegas, Nevada 89148
Attorney for Plaintiff
UNIVERSAL NORTH AMERICA
INSURANCE COMPANY

Lew Brandon, Jr.
Nevada Bar No. 5880
139 E. Warm Springs Road
Las Vegas, Nevada
Attorney for Defendant
STATION GVR ACQUISITION, LLC dba
GREEN VALLEY RANCH SPA AND CASINO

HUTCHINSON & STEFFAN, PLLC

/s/Piers R. Tueller

Piers R. Tueller
Nevada Bar No. 14633
10080 W. Alta Drive, Suite 200
Las Vegas, Nevada 89145
Attorneys for Defendants
LUCAS GRAZIOLI and MICHELLE BECK
Piers R. Tueller (14633)

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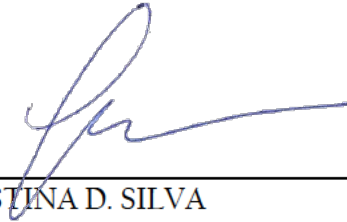
KEATING LAW GROUP
9130 W. RUSSELL RD., SUITE 200
LAS VEGAS, NEVADA 89148

ORDER

IT IS HEREBY ORDERED that as to Defendants STATION GVR ACQUISITION, LLC dba GREEN VALLEY RANCH SPA AND CASINO and Defendants LUCAS GRAZIOLI and MICHELLE BECK, the Policy does not afford any coverage for or to anyone as it applies to the Loss, therefore the three stated Defendants are dismissed with prejudice, each party to bear its own attorney’s fees, costs, and interest.

IT IS SO ORDERED.

Dated this 22nd day of September, 2022.



CRISTINA D. SILVA
UNITED STATES DISTRICT JUDGE

Submitted by:

KEATING LAW GROUP

/s/ Bryce B. Buckwalter
BRYCE B. BUCKWALTER
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9130 W. Russell Road, Suite 200
Las Vegas, Nevada 89148
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From: [Homero Gonzalez](#)
To: [B. Buckwalter](#)
Cc: [Stephanie Spilotro](#); [Piers R. Tueller](#); [Lewis Brandon](#)
Subject: RE: Universal v. Beck et al
Date: Monday, September 19, 2022 1:02:01 PM
Attachments: [2022.09.14 SAO.docx](#)

Mr. Buckwalter,

I just got back to work this morning. Apologies for the delayed response. You may affix Mr. Brandon's signature to the SAO. Thank you.

Warmest regards,
HOMERO A. GONZALEZ, ESQ.
ASSOCIATE ATTORNEY
BRANDON | SMERBER LAW FIRM
139 EAST WARM SPRINGS ROAD
LAS VEGAS, NEVADA 89119
TEL. (702) 380-0007
FAX. (702) 380-2964

From: B. Buckwalter <bbuckwalter@keatinglg.com>
Sent: Wednesday, September 14, 2022 11:21 AM
To: Homero Gonzalez <H.Gonzalez@bsnv.law>; Piers R. Tueller <ptueller@hutchlegal.com>
Cc: Stephanie Spilotro <sspilotro@keatinglg.com>
Subject: Universal v. Beck et al

Hello everyone, please find our draft SAO as to no coverage and dismissal enclosed. Let me know if I can attach your e-signature. Thanks

Bryce B. Buckwalter, Esq.

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(702)228-0443 Facsimile
bbuckwalter@KeatingLG.com

From: [Piers R. Tueller](#)
To: [Homero Gonzalez](#); [B. Buckwalter](#)
Cc: [Stephanie Spilotro](#); [Lewis Brandon](#)
Subject: RE: Universal v. Beck et al
Date: Monday, September 19, 2022 1:12:01 PM

Likewise. You have my permission to affix my signature.

Best,

From: Homero Gonzalez <H.Gonzalez@bsnv.law>
Sent: Monday, September 19, 2022 1:02 PM
To: B. Buckwalter <bbuckwalter@keatinglg.com>
Cc: Stephanie Spilotro <sspilotro@keatinglg.com>; Piers R. Tueller <ptueller@hutchlegal.com>;
Lewis Brandon <l.brandon@bsnv.law>
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