

IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI

AT INDEPENDENCE

**NOTICE OF CLASS ACTION, PROPOSED SETTLEMENT, FAIRNESS HEARING
AND RIGHT TO APPEAR**

If you are a Missouri resident who had a lease with or rented an apartment unit at Suncrest Apartments (formerly known as Amber Glenn Apartments) between June 17, 2016 and the present, you could get a payment from a class action settlement.

A settlement of a class action lawsuit affects you if you had a lease at the Suncrest Apartments (formerly known as Amber Glenn Apartments) between June 17, 2016 and the present. If you qualify, you may send in a claim form to ask for payment, or you can exclude yourself from the settlement, or object.

The Circuit Court of Jackson County, Missouri at Independence authorized this notice. The Court will have a hearing to consider whether to approve the settlement, so that the benefits may be paid.

WHO'S AFFECTED?

Missouri residents who signed a lease at the Suncrest Apartments (formerly known as Amber Glenn Apartments) between June 17, 2016 and the present are included in this settlement. *If you fit the above description, you are a 'Class Member.'*

WHAT'S THIS ABOUT?

A lawsuit in Elena Puga, et al. v. Nephrite Fund I, LLC, et al., Case No. 2116-CV13008, claims that defendants Nephrite Fund I, LLC; Strategic Properties, LLC; and Jesse Davila breached the warranty of habitability in tenants' leases, violated the Missouri Merchandising Practices Act, and were negligent through their conduct at Suncrest Apartments. The suit claims that the defendants failed to provide safe, sanitary, and decent apartments for tenants at Suncrest. The defendants deny all allegations and have asserted many defenses. The settlement is not an admission of wrongdoing or an indication that any law was violated.

WHAT CAN YOU GET FROM THE SETTLEMENT?

The settlement will result in an initial payment of \$800,000.00 and a total payment of \$1,500,000.00 to be divided up as the court may direct.

HOW DO YOU GET A PAYMENT?

In the event the court approves of this settlement, the court will also determine class counsel's fees and expenses to date, and the amount of excess funds available for class distribution.

WHAT ARE YOUR OPTIONS?

The Court will hold a hearing in this case Elena Puga, et al. v. Nephrite Fund I, LLC, et al., Case No. 2116-CV13008, on **NOVEMBER 18, 2024** at **9:00 a.m. CST**, to consider whether to approve the settlement, which includes payment of attorneys' fees and expenses. You may object to the settlement at the hearing. You may appear at the hearing, but you do not have to. nYou may seek legal representation for the hearing. For more details, call toll free at 1-877-283-7767, go to www.leyhlaw.com, or write to Gregory Leyh, P.C., 1600 Genessee St., Suite 900, Kansas City, Missouri 64102.