

APN# 1318-23-315-002

Recording Requested by/Mail to:

Name: Signature Title Company

Address: 212 Elks Point Road Ste 445, PO Box 10297

City/State/Zip: Zephyr Cove, NV 89448

Mail Tax Statements to:

Name: Kenneth Goode

Address: PO Box 1655

City/State/Zip: Zephyr Cove, NV 89448

Escrow No: 11000810 - JMC

Notice of Completion

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

Signature

GINGER DONDERO

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APN: 1318-23-315-002
ESCROW NO.: 11000810-110-JML

NOTICE OF COMPLETION

TO WHOM IT MAY CONCERN:

NOTICE IS HEREBY GIVEN;

1. That all work relative to the construction of a dwelling has been completed in all respects on the following property:

See Exhibit A attached hereto and made a part hereof.

2. Commonly known as: 105 Sierra Colina Drive, Stateline, NV 89449
3. That said work was completed on date of completion December 19, 2019
4. That the contractor completing said work was TahoeNow Ventures LLC .
5. That TahoeNow Ventures LLC , whose business address is : 12885 Alcosta Blvd. Ste A, San Ramon, CA 94583, is the owner of said property and said property is owned in FEE SIMPLE title.

This Notice of Completion is given in compliance with the provisions of Section 108.228 of Nevada Revised Statutes, and the above facts are true and correct.

IN WITNESS WHEREOF, I HAVE AFFIXED MY SIGNATURE THIS December 19, 2019.

Tahoenow Ventures LLC,

By: 

Thomas A. Baldacci
President
St. Thomas Construction Inc.
Managing Member
Tallac Investors LLC
Managing Member

STATE OF NEVADA
COUNTY OF WASHOE

} SS:

, being duly sworn, deposed and says: , a Nevada General Partnership, is the owner of the above described property; that he has read the foregoing Notice of Completion of Work of Improvement and knows the contents thereof, that the name is true of his own knowledge and belief.

seller,
a Nevada General Partnership

By: _____

Controller

STATE OF NEVADA
COUNTY OF Douglas

} SS:

This instrument was acknowledged before me on
by _____

NOTARY PUBLIC

See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California,

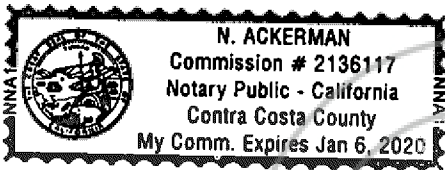
County of Contra Costa,

On November 26, 2019 before me, **N. ACKERMAN, NOTARY PUBLIC**, personally appeared
(Date)

THOMAS A. BALDACCI who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature N. Ackerman
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title of Type of Document: Notice of Completion

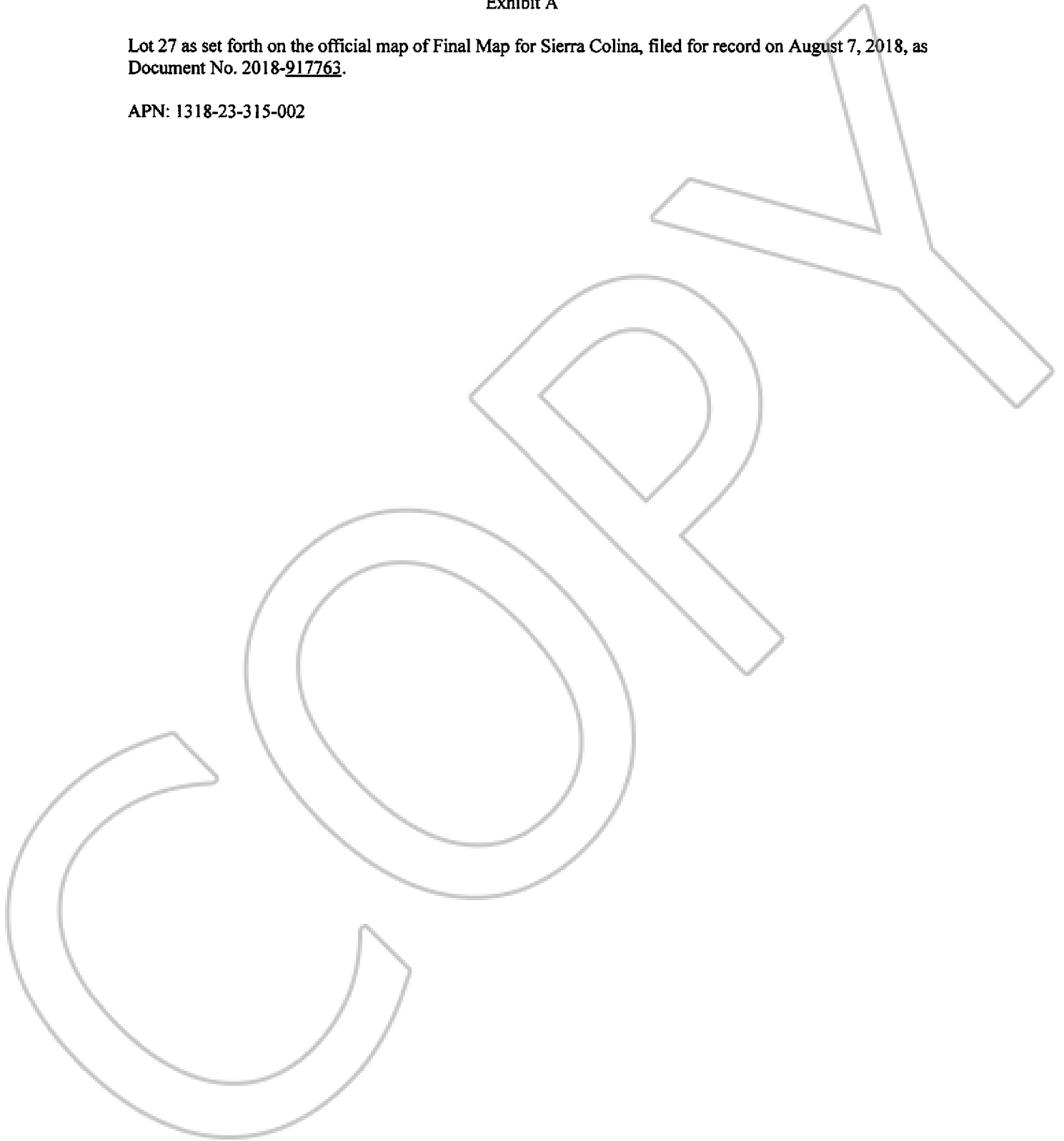
Document Date: _____

Number of Pages: _____

Exhibit A

Lot 27 as set forth on the official map of Final Map for Sierra Colina, filed for record on August 7, 2018, as Document No. 2018-917763.

APN: 1318-23-315-002



Jobsite

INSPECTION RECORD

DOUGLAS COUNTY COMMUNITY DEVELOPMENT - BUILDING DIVISION

ISSUE DATE 5-9-18 EXPIRATION DATE 5-9-20 PARCEL # #? final map 1318.23.201-001

DESCRIPTION OF WORK DUP- Unit 26 & 27 PERMIT # 52050 TYPE DUP

For Next Day Inspections, Call 782-9006 Prior to 4 PM. OWNER Sierra Colina LLC

To Cancel an Inspection, Call 782-6224.

First Inspection must be performed within 180 days from the date of issuance. CONTRACTOR _____

Permit will expire in 3 yrs. without a passing frame inspection or will expire in 5 yrs. without a passing final inspection

JOB SITE ADDRESS SHALL BE POSTED JOB SITE ADDRESS 105 Sierra Colina Dr. #107

This card shall be available on the job site at time of inspections along with the approved plans

12-17-19 Cm

4-17-19 Cm

INSPECTION	DATE PASSED - Initials	NOT PASSED - CORRECTION NOTICE LEFT - NOTES ON BACK
Site Footing, Ufer Grd.	6-14-18 CM	Pad/Compaction Certification Required: yes/no (initials)
Temporary Power	6-27-19 MH	
Stemwalls	6-27-19 CM	Rein. Site letter (initials)
Grout Lift #1 / #2		
Elevation Certificate		
Floor Joist/Slab	7-17-18 ETK	Received Elev. Cert. (initials)
Under Floor/Slab Plumb.		check under floor plumb & mech at frame ETK
Under Floor/Slab Mech.		
Exterior Shear	1-28-19 LM	OK w/ spike inspection letter for shear LM
Interior Shear	5-8-19 MH	Unit 26 in shear OK, 4th set structural
Holdowns	4-26-19 LM	
Rough Electrical	4-26-19 LM	Received structural observation letter
Rough Plumb/Pex Cert	4-26-19 LM	as requested LM "In Accela"
Rough Mechanical	4-26-19 LM	Direct Testing Req - 12-17-19 Cm
Framing	4-26-19 LM	Seal penetrations / DFD
Insulation/Roof Cert	12-17-19 Cm	
Sheet Rock	5-22-19 MH	Nail, 26 rock nail OK 5-15-19 MH
Exterior Lath		
Gas Pressure	10-2-19 MH	
Gas Tag	10-2-19 MH	
Septic System		
Sewer Lateral	12-5-19 Cm	Provider Approval Received: yes/no ¹⁰⁵ Key 12/14/19
Water Lateral	11-14-19 D 12-2-19	Provider Approval Received: yes/no
Fire (Sprinklers)	12/19/19 RD	THIS FIRE HYDRANT/RAIN FALL APPROVED / UNSTAR APPROVED
Planning/Elev. Cert.	10-17-19 S.M.	Add APR Elev. Certifications Required: yes/no
Special Inspection(s)	12-17-19 Cm	
Driveway Apron(s)		County Paved Driveway Apron Required: yes/no (Inspection required prior to placement)
Elevation Certificate		
Final/Cert. of Occupancy	12-17-19 Cm	Blower Door Req 12-17-19 Cm Received Elev. Cert. (initials)


SEE BACK TO CHECK REFERENCING NOTES OR SPEAK TO STAFF


Douglas County Building Division - Residential Inspection Record

Inspection Notes:

* *Landscaping shall be installed prior to final NIO falls in easements new/connected plan prior to final approval by TRPA notes in jacket. R*


8-18 Sewer approved set Sewer extension approved - RE

4-17-19 UNIT 26 FIRE ROOM APPROVED 


5-1-19 UNIT 27 FIRE ROOM APPROVED 

5-2-19 Unit 29 Rough in OK. Framing OK w/ structural observation HH

10-17-19 Landscaping OK - S. Mason (Planning)

11-27-19 Unit 107 Final - framed room passed unit 26 passed TOFD 

12-5-19 sight off unit 107 last 105' sewer run

12-9-19 sprinkler Final and Fire final TOFD 

County approved inspections must be called in on the inspection request line or faxed prior to 4pm for next day inspections - No inspections will be accepted through the inspector's or office phone lines and no same day inspection requests will be allowed without the Building Official's approval.

Inspection Request Line 782-9006 - Request before 4:00 pm for next day inspections
 Office Fax Machine 782-9007 - Request before 4:00 pm for next day inspections
 Inspection Cancellation 782-6224

<u>Douglas County Field Inspectors</u>	<u>Phone Numbers</u>	<u>Available</u>
Tim Davis, Building Inspector	782-6226	7:30 am - 8:00 am
Brook Enos, Building Inspector	782-6223	7:30 am - 8:00 am
Ed Kollar, Building Inspector	782-6219	7:30 am - 8:00 am
Lamont McCann, Building Inspector	783-6463	7:30 am - 8:00 am

775-690-3490

<u>Office Staff</u>	<u>Phone Numbers</u>	<u>Available</u>
Tatiana Robinson, Counter Technician	782-6224	7:30 am - 4:30 pm
Lani Collins, Plans Examiner	782-6222	7:00 am - 4:00 pm
David Lundergreen, Building Official	782-6220	7:00 am - 4:00 pm

If you receive a recording on any of the contact numbers listed above, please leave a short message and a return phone number and we will get back with you as soon as possible - THANK YOU.

<u>Planning Division</u> Phone: 782-6217	<u>Engineering Division</u> Phone: 782-6235	<u>East Fork Fire Dist.</u> Phone: 783-6415	<u>Tahoe Fire Dist.</u> Phone: 586-1574
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TESTING AND SPECIAL INSPECTION AGREEMENT

Prior to issuance of a permit, the applicant shall complete Part I of this form. Part II shall be completed by the project Architect/Engineer and the Building Division as part of the plan review process. **Before permit issuance, all parties must sign this agreement with the original signatures submitted.** Please note that failure to comply with special inspection requirements could be expensive in terms of retrofit design and construction as well as delays in the project.

(Page 4 & 5 must be returned to the Douglas County Building Division before issuance of permit)

PART I – TESTING AGENCY/SPECIAL INSPECTION INFORMATION

COUNTY PERMIT NO: 52048 - 52049 - 50050 - 52051 - 52052 - 52053

PROJECT NAME: Sierra Colina

PROJECT ADDRESS: Sierra Colina Drive

OWNER'S NAME: Sierra Colina, LLC

OWNER'S ADDRESS: PO Box 460, Glenbrook, NV 89413

OWNER'S REP: _____ PHONE: _____

TESTING/INSPECTION AGENCY(S)

ITEMS

- | <u>TESTING/INSPECTION AGENCY(S)</u> | <u>ITEMS</u> |
|--|----------------------------|
| 1. Name: <u>Welsh Hagen & Associates</u> | <u>All 1, 7, 8, 15, 17</u> |
| Contact Person: <u>David Hagen</u> | |
| Phone #: <u>(775) 853-7776</u> | |
| 2. Name: _____ | |
| Contact Person: _____ | |
| Phone #: _____ | |
| 3. Name: _____ | |
| Contact Person: _____ | |
| Phone #: _____ | |
| 4. Name: _____ | |
| Contact Person: _____ | |
| Phone #: _____ | |

Collins, Lani

From: Eric Guevin <eguevin@taoefire.com>
Sent: Friday, September 15, 2017 6:05 PM
To: Collins, Lani; Lundergreen, David; Hayes Parzybok
Subject: Sierra Colina SIP units 23-32 Phase I and HOA

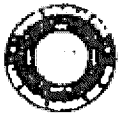
Hi Lani, please release the DCBD permit with TDFPD sign-off as noted here.

TDFPD # 17096-3 HOA building approved as noted Knox box, external Horn Strobe tie into fire flow Post occupancy max limit 53 as assembly tables and chairs and 8 persons as an office business Wui approved siding 1-hour fire resistant. place fire extinguisher 2A10BC

TDFPD #17087-3 SIP water supply per NFPA 13 no isolated shut off for supply to the riser. Hydrants located and turnouts also snow storage per requirements. Gate agreement recorded at DC Opticom and Knox key switch. Site Defensible Space around new construction.

* Review of units 23-32 TDFPD #17100-3 approved as noted WUI siding, Knox box, fire sprinklers tie into alarm with external horn strobe. CO detectors on each floor outside sleeping area. No smoke alarm allowed in the garage may place heat detector or delete with fs coverage. A rated door self-closing from the garage area to the residence.

unit # 26 + 27



Eric Guevin

Fire Marshal

Tahoe Douglas Fire Protection District

P: 775-588-3591 | F: 775-588-3046 | Cell: 775-315-0972 | eguevin@taoefire.com | www.taoefire.org

193 Elks Point Road/PO Box 919

Zephyr Cove, NV 89448

Visit the Living With Fire website at www.livingwithfireinfo.taoefire.org