

Assessor Parcel No.: 1319-30-544-000

DOUGLAS COUNTY, NV      **2023-994467**  
Rec:\$40.00  
\$40.00      Pgs=4      03/03/2023 02:16 PM  
SILVER STATE LAW LLC  
SHAWNYNE GARREN, RECORDER

**WHEN RECORDED MAIL TO:**

Jeffrey S. Spencer  
SILVER STATE LAW, LLC  
61 Continental Drive  
Reno, NV 89509

**NOTICE AND CLAIM OF LIEN**

COMES NOW, Mt. Rose Heating & Air Conditioning, Inc., a Nevada professional corporation, in accordance with NRS Chapter 108.221 *et seq.*, does hereby claim a mechanic's lien in accordance with NRS Chapter 108.221, *et seq.*, upon the real property hereinafter described upon the following:

1. The amount of the original contract is: approximately \$2,443,000.00
2. The total amount of all additional or changed work, materials and equipment, if any, is: \$0
3. The total amount of all payments received to date is: \$992,085.00
4. The amount of this lien, after deducting all just credits and offsets, is: \$155,915.00
5. The name of the owner, if known, of the property is:

PEAK TAHOE LLC  
6609 Folsom Auburn Road, Bldg. B  
Folsom, CA 95630

6. The name of the person by whom the lien claimant was employed or to whom the lien claimant furnished work, materials or equipment is:

SMC Construction  
1086 Greg Street  
Sparks, NV 89431

7. A brief statement of the terms of payment of the lien is:

Mt. Rose Heating & Air Conditioning was to be paid the entire contract amount, for its refrigeration piping, exhaust fans, heat pumps, duct distribution, refrigerant controls, and HVAC controls installation on the Project. Payment was due upon completion.

8. A description of the property to be charged with the lien is:

Real property located at:

**323 TRAMWAY DRIVE  
STATELINE, NV 89449**

**Assessor Parcel No.: 1319-30-544-000**

**PARCEL 1:**

**Units 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 and 112  
Units 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211 and 212  
Units 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311 and 312  
Units 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412 and Unit  
500, as set forth on the 15th Amended Map for Tahoe Village Unit 1,  
being a subdivision of Lot 56, filed for record on February 6, 1997 in  
Book 0297, Page 667 as Document No. 406172, Official Records of  
Douglas County, State of Nevada.**

**PARCEL 2:**

**An undivided 49/49 interest in and to that portion of Lot 56 designated  
as Common Areas as set forth on the 15th Amended Map for Tahoe  
Village Unit 1, filed for record on February 6, 1997 in Book 297, Page  
667 as Document No. 406172, Official Records of Douglas County, State  
of Nevada, subsequently adjusted, Lot 56 being more particularly  
described as:**

**All that portion of Lot 56 of Tahoe Village Unit No. 1, 15th Amended  
Map, filed for record on February 6, 1997 as Document No. 406172,  
and that portion of the Common Area of Tahoe Village Unit No. 1,  
Amended Map, filed for record on December 7, 1971, as Document No.  
55769, more particularly described as follows:**

**BEGINNING at a point which bears South 19°29'45" West 6.25 feet  
from the Southwest corner of Lot 56 of said Tahoe Village Unit No. 1,  
15th Amended Map; thence North 19°40'00" East, 126.59 feet; thence  
North 10°20'00" West, 126.09 feet; thence North 79°40'00" East, 36.50  
feet; thence North 10°20'00" West, 8.85 feet; thence North 79°40'00"  
East, 25.33 feet; thence South 10°20'00" East, 8.85 feet; thence North  
79°40'00" East, 48.00 feet; thence South 10°20'00" East, 105.00 feet;  
thence South 79°40'00" West, 5.25 feet; thence South 10°20'00" East,  
49.12 feet; thence South 19°40'00" West, 105.12 feet; thence North  
70°20'00" West, 16.58 feet; thence South 19°40'00" West, 49.50 feet;  
thence North 70°20'00" West, 36.50 feet; thence South 19°40'00" West,**

6.69 feet; thence North 70°20'00" West, 25.33 feet; thence North 19°40'00" East, 6.69 feet; thence North 70°20'00" West, 26.17 feet to the point of beginning.

TOGETHER WITH a portion of the Common Area of Tahoe Village Unit No. 1 and being more particularly described as follows:

BEGINNING at an angle point on the East line of Adjusted APN 1319-30-516-037 as shown on the Record of Survey Supporting a Boundary Line Adjustment for Millan Nevada, Inc., Document No. 568319 of the Douglas County Recorder's office, said point bears South 48°38'31" West, 1835.38 feet from the Northeast corner of said Section 30; thence South 19°40'00" West, 43.25 feet; thence North 70°20'00" West, 16.58 feet to point on said East line of Adjusted APN 1319-30-516-037; thence North 19°40'00" East, along said East line, 43.25 feet; thence South 70°20'00" East, continuing along said East line, 16.58 feet to the point of beginning.

**PARCEL 3:**

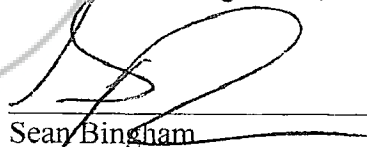
An easement for ingress, egress, use and enjoyment within the Common Areas of Tahoe Village Units No. 1, 2 and 3 as established by the Declaration of Covenants, Conditions and Restrictions recorded July 26, 1989 in Book 789, Page 3011 as Document No. 207446, Official Records of Douglas County, State of Nevada.

9. Lien Claimant herein is entitled to reasonable attorney's fees, statutory interest on the amount of the lien claim, and all costs incurred in perfecting said lien claim.

DATED this 3<sup>rd</sup> day of March 2023.

Mt. Rose Heating & Air, Inc.

By:

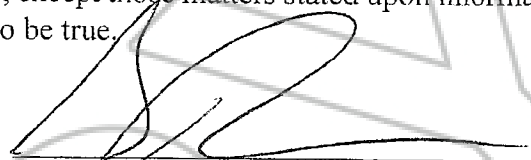
  
Sean Bingham

**\*\*NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE\*\***

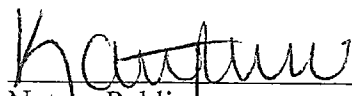
STATE OF NEVADA        )  
  ) ss.  
COUNTY OF WASHOE    )

Sean Bingham, being first duly sworn on oath according to law, deposes and says:

I have read the foregoing Notice and Claim of Lien, know the contents thereof and state that the same is true of my own personal knowledge, except those matters stated upon information and belief, and, as to those matters, I believe them to be true.

  
Sean Bingham

SUBSCRIBED AND SWORN to before me  
this 3<sup>rd</sup> day of March 2023.

  
Notary Public

