

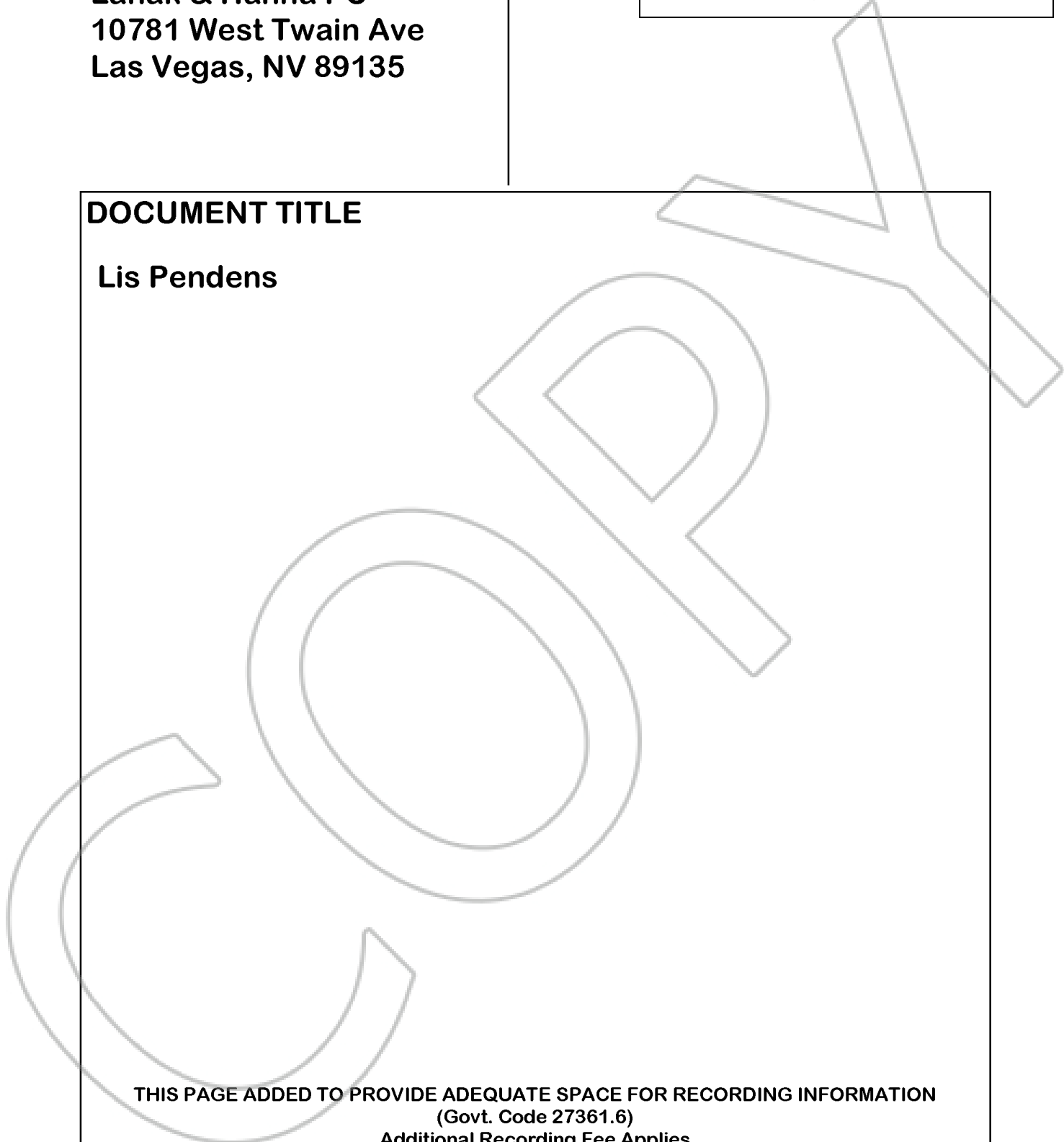
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DOUGLAS COUNTY, NV **2023-995991**
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Lis Pendens



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SFCL
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Attorneys for
Keenan Hopkins Suder & Stowell Contractors, Inc.
dba KHS&S Contractors

NINTH JUDICIAL DISTRICT COURT
DOUGLAS COUNTY, NEVADA

SMC CONSTRUCTION CO., a Nevada corporation,

Plaintiffs,

v.

PEAK TAHOE LLC, a Nevada limited liability company, and DOES 1-5,

Defendants.

Case No. 2023-cv-00035

LIS PENDENS

Action Filed: February 21, 2023
Trial Date: None

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NOTICE IS HEREBY GIVEN that the above-entitled action concerning and affecting real property as described herein was commenced on February 21, 2023, in the above-named court by KEENAN HOPKIN SUDER & STOWELL CONTRACTORS, INC. dba KHS&S CONTRACTORS against Defendants PEAK TAHOE LLC, a Nevada limited liability company. The action is now pending in the above-named Court.

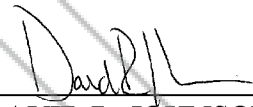
The above-entitled action concerns real property whereby Defendant, PEAK TAHOE LLC, a Nevada limited liability company, were and now are the reputed owners and/or have a leasehold interest in the property, situated in Douglas County, Nevada, and located at 323 Tramway Drive, Stateline, NV 89449; APNs 1319-30-544-000 through 054 and more particularly described in **Exhibit A**.

The object of Plaintiff's action is, among other things, to foreclose a mechanic's lien previously recorded against said property.

DATED: April 27, 2023

LANAK & HANNA, P.C.

By: _____



DAVID R. JOHNSON
Attorneys for

Keenan Hopkins Suder & Stowell Contractors, Inc.

PROOF OF SERVICE

Pursuant to NRCPC 5(b), I hereby certify that I am employee of Lanak & Hanna, P.C., and that I served a true and correct copy of the foregoing document entitled: **LIS PENDENS** as follows:

- BY electronic means by operation of the Court’s electronic filing system, upon each party in this case who is registered as an electronic case filing user with the Clerk.
- BY email to the following address:
- BY PERSONAL SERVICE as follows: I caused such envelope to be delivered by hand to the offices of the addressee.
- BY CERTIFIED MAIL as follows:
 - placing the original a true copy thereof in a sealed envelope addressed as stated below.
 - I deposited such envelope in the mail at Las Vegas, Nevada. The envelope was mailed with postage thereon fully prepaid.
 - I am “readily familiar” with the firm’s practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. postal service on that same day with postage thereon fully prepaid at Las Vegas, Nevada in the ordinary course of business.

The address is as follows:

Scott L. Hernandez, Esq. 1086 Greg Street Sparks, Nevada 89431 Attorney for SMC Construction Co.	Peak Tahoe LLC 6609 Folsom-Auburn Road Folsom, CA 95630
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Executed on April 27, 2023, at Orange, California.



Asha Namirianian, Employee of Lanak & Hanna, P.C.

COPY

EXHIBIT A

EXHIBIT "A"

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

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.

**Assessor's Parcel Number(s):
1319-30-544-000 thru 054**