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Attorneys for Waste Management of Nevada, Inc.

Electronically Filed
Jun 29 2020 12:22 p.m.
Elizabeth A. Brown
Clerk of Supreme Court

IN THE SUPREME COURT OF THE STATE OF NEVADA

WASTE MANAGEMENT OF NEVADA, INC., Appellant, v. WEST TAYLOR STREET, LLCA, a limited liability company, Respondent.	**Supreme Court No.: 80841** (District Court Case No. CV12-02995)

JOINT APPENDIX

VOLUME 3

APPELLANTS' COUNSEL:

MARK G. SIMONS, ESQ.
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RESPONDENT'S COUNSEL:

C. NICHOLAS PEREOS, ESQ.
NSB NO. 0013
1610 Meadows Wood Lane, Ste. 202
Reno, NV 89502
Telephone: (775) 329-0678
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Docket 80841 Document 2020-23993

JOINT APPENDIX

DOCUMENT	DATE	VOL.	BATES
Affidavit of Teri Morrison	09/13/2017	4	JA_0739-741
Affidavit of Teri Morrison in Support of Opposition to Motion for Summary Judgment	10/18/2016	3	JA_0556-559
Appellant's Opening Brief (Case No. 74876)	07/20/2018	4	JA_0877-946
Complaint	12/03/2012	1	JA_0001-5
Declaration of C. Nicholas Pereos in Support of Opposition to Motion for Attorney Fees	01/03/2020	5	JA_1099-1101
Defendant's Answer to Plaintiff's Complaint	09/16/2013	1	JA_0009-13
Defendants' Answer to Plaintiff's Second Amended Complaint	07/14/2014	1	JA_0125-129
Defendants' Motion for Summary Judgment on Plaintiffs' Slander of Title Claim	09/06/2016	2-3	JA_0305-555
Defendant's Trial Statement	10/30/2017	4	JA_0796-863
Docket Sheet for Entire Case	05/20/2020	6	JA_1236-1255
First Amended Complaint	02/14/2014	1	JA_0020-25
First Amended Scheduling Order	04/19/2017	4	JA_0732-738
Memorandum of Costs	12/23/2019	5	JA_1008-1034

DOCUMENT	DATE	VOL.	BATES
Motion for Award of Attorneys Fees and Costs	12/26/2019	5	JA_1045-1098
Motion for Leave to File Second Amended Complaint	04/10/2014	1	JA_0048-60
Motion for Partial Summary Judgment	03/11/2014	1	JA_0026-47
Motion for Partial Summary Judgment	09/03/2014	1	JA_0150-159
Motion to Retax Costs	12/24/2019	5	JA_1035-1044
Notice of Appeal	12/02/2015	2	JA_0245-303
Notice of Appeal	01/08/2018	4	JA_0874-876
Notice of Appeal	03/19/2020	6	JA_1233-1235
Notice of Entry of Order	03/11/2020	6	JA_1222-1232
Opposition to Defendant's Motion in Limine	09/13/2017	4	JA_0742-757
Opposition to Motion for Attorneys Fees	01/03/2020	5	JA_1102-1175
Opposition to Motion for Summary Judgment on Claims for Slander of Title	10/18/2016	3	JA_0560-731
Order	07/28/2014	1	JA_0130-149
Order Denying Waste Management of Nevada, Inc.'s Motion for Award of Attorneys' Fees	03/10/2020	5	JA_1215-1221
Order Dismissing Action	12/18/2019	5	JA_1006-1007

DOCUMENT	DATE	VOL.	BATES
Order Dismissing Appeal	03/07/2016	2	JA_0304
Order Granting in Part and Denying in Part West Taylor Street, LLC's Motion to Retax Costs	03/09/2020	6	JA_1209-1214
Order Granting Motion (Supreme Court)	09/13/2018	5	JA_0979-980
Order Granting Motion in Limine to Exclude Evidence of Other Property Holdings	11/03/2017	4	JA_0870-873
Order Granting Waste Management of Nevada, Inc.'s Motion in Limine #1 re: Exclusion of C. Nicholas Pereos as Trial Advocate	11/03/2017	4	JA_0864-869
Reply Argument in Support of Motion for Partial Summary Judgment	04/11/2014	1	JA_0061-75
Reply in Support of Motion for Award of Attorneys Fees and Costs	01/06/2020	5	JA_1176-1208
Respondent's Answering Brief	08/17/2018	4	JA_0947-978
Response to Motion to Vacate Orders, Opposition to Motion for Judgment in Favor of Waste Management, Cross Motion to Summary Judgment on Liens	07/26/2019	5	JA_0981-1005
Scheduling Order	01/07/2014	1	JA_0014-19

DOCUMENT	DATE	VOL.	BATES
Second Amended Complaint	06/27/2014	1	JA_0118-124
Second Amended Scheduling Order	09/22/2017	4	JA_0790-795
Summons	01/31/2013	1	JA_0006
Summons (Alias)	06/04/2013	1	JA_0007-8
Transcript of Proceedings – Status Conference	05/07/2014	1	JA_0076-117
Waste Management of Nevada, Inc.'s Motion for Partial Reconsideration of the Court's July 28, 2014 Order	09/26/2014	1	JA_0175-244
Waste Management of Nevada, Inc's Opposition to Plaintiff's Second Motion for Partial Summary Judgment	09/25/2014	1	JA_0160-174
Waste Management of Nevada, Inc.'s Reply in Support of Motion in Limine #1 re: Exclusion of C. Nicholas Pereos as Trial Advocate	09/19/2017	4	JA_0758-789

CERTIFICATE OF SERVICE

Pursuant to NRAP 25, I certify that I am an employee of SIMONS HALL JOHNSTON PC, and that on this date I caused to be served a true copy of the **JOINT APPENDIX VOLUME 3** on all parties to this action by the method(s) indicated below:

X by using the Supreme Court Electronic Filing System:

C. Nicholas Pereos
Attorney for West Taylor Street, LLC

DATED: This 29 day of June, 2020.

JODI ALHASAN

FILED
Electronically
CV12-02995
2016-09-06 01:17:58 PM
Jacqueline Bryant
Clerk of the Court
Transaction # 5693394 : csulezic

EXHIBIT 17

EXHIBIT 17

INVOICE

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	04/01/2008
Invoice Number:	1803476-1149-3
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
40.28	172.69

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	**166.76**
Total Credits and Adjustments	**0.00**
Total Payments Received	**34.35-**
Total Current Charges	40.28
Total Amount Due	**172.69**
Total Amount Past Due	**132.41**

Service Period: APR/MAY/JUN 2008

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Your Account Number
010-0074135-1149-9

Waste Management Introduces WM ezPay!! Pay your WM bill on-line at www.wm.com.

Invoice Date	Your Invoice Number
04/01/2008	1803476-1149-3

Due Date	Total Due	Amount Paid
Due Upon Receipt	172.69	

11490100074135018034760000000402800000017269 8

I1149R49
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO Box 79168
Phoenix AZ 85062-9168

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Think Green.®Think Waste Management

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

00008290505001

WM000216

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2421 W. Peoria Ste. 210 Phoenix AZ 85029.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000217

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	04/01/2008
Invoice Number:	1803476-1149-3
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	**34.35**
	LATE PAYMENT FEE		**5.93**
	Total Current Charges		**40.28**

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WM000218

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	07/01/2008
Invoice Number:	1875824-1149-7
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
39.90	170.56

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	172.69
Total Credits and Adjustments	0.00
Total Payments Received	42.03-
Total Current Charges	39.90
Total Amount Due	**170.56**
Total Amount Past Due	**130.66**

Service Period: JUL/AUG/SEP 2008

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Invoice Date	Your Invoice Number
07/01/2008	1875824-1149-7

Due Date	Total Due	Amount Paid
Due Upon Receipt	170.56	

Waste Management introduces WM ezPay! Pay your WM bill on-line at www.wm.com.

11490100074135018758240000000399000000017056 9

I1149R55
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO Box 79168
Phoenix AZ 85062-9168

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000082905005001

WM000219

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2421 W. Peoria Ste. 210 Phoenix AZ 85029.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000220

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	07/01/2008
Invoice Number:	1875824-1149-7
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	**34.35**
	LATE PAYMENT FEE		**5.55**
	Total Current Charges		**39.90**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000221

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	10/01/2008
Invoice Number:	1939961-1149-1
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
41.79	178.00

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	170.56
Total Credits and Adjustments	0.00
Total Payments Received	34.35-
Total Current Charges	41.79
Total Amount Due	178.00
Total Amount Past Due	136.21

Service Period: OCT/NOV/DEC 2008

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER SEP. 26, 2008 WILL REFLECT ON YOUR NEXT INVOICE***
THIS INVOICE REFLECTS ANNUAL CITY OF RENO RATE INCREASE EFFECTIVE OCTOBER 1, 2008

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

Please note your service rate has increased for services covered in this invoice. If you have questions about this increase, please contact your CustomerServiceCenteronline under Billing Inquiry at www.wm.com or by calling the number listed on this invoice.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Waste Management introduces WM ezPay!! Pay your WM bill on-line at www.wm.com.

Invoice Date	Your Invoice Number
10/01/2008	1939961-1149-1

Due Date	Total Due	Amount Paid
Due Upon Receipt	178.00	

1149010007413501939961000000041790000001780 0 5

I1149R59
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO Box 79168
Phoenix AZ 85062-9168

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

000082905005001

WM000222

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Please send all bankruptcy correspondence to 2421 W. Peoria Ste. 210 Phoenix AZ 85029.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000223

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	10/01/2008
Invoice Number:	1939961-1149-1
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	**36.06**
	LATE PAYMENT FEE		**5.73**
	Total Current Charges		**41.79**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000224

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	01/01/2009
Invoice Number:	2019746-1149-7
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
42.29	184.23

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	178.00
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	42.29
Total Amount Due	184.23
Total Amount Past Due	141.94

Service Period: JAN/FEB/MAR 2009

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER DEC. 19, 2008 WILL REFLECT ON YOUR NEXT INVOICE****
EFF 8/1/08, 100 VASSAR ST WILL ONLY ACCEPT PAYMENTS BY CHECK, CREDIT CARD OR MONEY ORDER.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Waste Management introduces WM ezPayIt Pay your WM bill on-line at www.wm.com.

Invoice Date	Your Invoice Number
01/01/2009	2019746-1149-7

Due Date	Total Due	Amount Paid
Due Upon Receipt	184.23	

1149010007413502019746000000042290000001842 3 1

I0539R25
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO Box 79168
Phoenix AZ 85062-9168

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Think Green.®Think Waste Management

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

00008290500500 1

WM000225

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2421 W. Peoria Ste. 210 Phoenix AZ 85029.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000226

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	01/01/2009
Invoice Number:	2019746-1149-7
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		6.23
	Total Current Charges		**42.29**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000227

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	04/01/2009
Invoice Number:	2185599-1149-8
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
44.11	228.34

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	184.23
Total Credits and Adjustments	0.00
Total Payments Received	0.00
Total Current Charges	44.11
Total Amount Due	228.34
Total Amount Past Due	184.23

Service Period: APR/MAY/JUN 2009

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER MARCH 20, 2009 WILL REFLECT ON YOUR NEXT INVOICE***
EFF 8/1/08, 100 VASSAR ST WILL ONLY ACCEPT PAYMENTS BY CHECK, CREDIT CARD OR MONEY ORDER.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Waste Management introduces WM ezPayII Pay your WM bill on-line at www.wm.com.

Invoice Date	Your Invoice Number
04/01/2009	2185599-1149-8

Due Date	Total Due	Amount Paid
Due Upon Receipt	228.34	

11490100074135021855990000000441100000022834 2

I1149R62
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO Box 79168
Phoenix AZ 85062-9168

From everyday collection to environmental protection,
Think Green.® Think Waste Management

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

000082905005001

WM000228

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2421 W. Peoria Ste. 210 Phoenix AZ 85029.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000229

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	04/01/2009
Invoice Number:	2185599-1149-8
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		8.05
	Total Current Charges		**44.11**

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Think Green.®Think Waste Management

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000230

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	07/01/2009
Invoice Number:	2250591-1149-5
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
44.50	236.78

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	228.34
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	44.50
Total Amount Due	236.78
Total Amount Past Due	192.28

Service Period: JUL/AUG/SEP 2009

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

*****PAYMENTS RECEIVED AFTER JUNE 19, 2009 WILL REFLECT ON YOUR NEXT INVOICE***
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM
800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Invoice Date	Your Invoice Number
07/01/2009	2250591-1149-5

Due Date	Total Due	Amount Paid
Due Upon Receipt	236.78	

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1149010007413502250591000000044500000000236 78 1

I1149R64
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO Box 79168
Phoenix AZ 85062-9168

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

000082905005001

WM000231

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000232

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	07/01/2009
Invoice Number:	2250591-1149-5
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		8.44
	Total Current Charges		**44.50**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000233

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	10/01/2009
Invoice Number:	2313754-1149-4
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
44.82	245.54

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	236.78
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	44.82
Total Amount Due	245.54
Total Amount Past Due	200.72

Service Period: OCT/NOV/DEC 2009

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER SEP 21, 2009 WILL REFLECT ON YOUR NEXT INVOICE***
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Waste Management introduces WM ezPay!! Pay your WM bill on-line at www.wm.com.

Invoice Date	Your Invoice Number
10/01/2009	2313754-1149-4

Due Date	Total Due	Amount Paid
Due Upon Receipt	245.54	

1149010007413502313754000000044820000002455 4 4

I1149R66
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO Box 79168
Phoenix AZ 85062-9168

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

000082905005001

WM000234

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000235

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	10/01/2009
Invoice Number:	2313754-1149-4
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	**36.06**
	LATE PAYMENT FEE		**8.76**
	Total Current Charges		**44.82**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000236

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	01/01/2010
Invoice Number:	2382250-1149-9
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
45.11	254.59

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	245.54
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	45.11
Total Amount Due	254.59
Total Amount Past Due	209.48

Service Period: JAN/FEB/MAR 2010

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER DEC 24, 2009 WILL REFLECT ON YOUR NEXT INVOICE***
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

Want to pay this bill on-line? Go to www.wm.com to learn more about WMezPay and make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Waste Management introduces WM ezPay!! Pay your WM bill on-line at www.wm.com.

Invoice Date	Your Invoice Number
01/01/2010	2382250-1149-9

Due Date	Total Due	Amount Paid
Due Upon Receipt	254.59	

1149010007413502382250000000045110000002545 9

I1149R68
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO Box 79168
Phoenix AZ 85062-9168

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

00008290500500l

WM000237

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000238

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	01/01/2010
Invoice Number:	2382250-1149-9
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		9.05
	Total Current Charges		**45.11**

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WM000239

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	04/01/2010
Invoice Number:	2448207-1149-1
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
45.41	263.94

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	254.59
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	45.41
Total Amount Due	263.94
Total Amount Past Due	218.53

Service Period: APRIL/MAY/JUNE/2010

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER MARCH 26, 2010 WILL REFLECT ON YOUR NEXT INVOICE***
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

All payments will be posted to your oldest outstanding invoice.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Invoice Date	Your Invoice Number
04/01/2010	2448207-1149-1

Due Date	Total Due	Amount Paid
Due Upon Receipt	263.94	

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1149010007413502448207000000045410000026394 9

I1149R70
PEREOS TRUST
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RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

00008290500500l

WM000240

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000241

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	04/01/2010
Invoice Number:	2448207-1149-1
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		9.35
	Total Current Charges		**45.41**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000242

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	07/01/2010
Invoice Number:	2514103-1149-1
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
53.84	299.75

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	263.94
Total Credits and Adjustments	18.03-
Total Payments Received	0.00
Total Current Charges	53.84
Total Amount Due	299.75
Total Amount Past Due	245.91

Service Period: JULY/AUG/SEP/ 2010

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER JUNE 18, 2010 WILL REFLECT ON YOUR NEXT INVOICE***
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

The new Bagster® Dumpster In a Bag® can take on up to 3300 lb of waste & debris. As easy as Buy. Fill. Gone®. Buy at a retailer near you. www.thebagster.com

All payments will be posted to your oldest outstanding invoice.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Pay your WM bill online at www.wm.com. To pay by phone, call 866-964-2729.

Invoice Date	Your Invoice Number
07/01/2010	2514103-1149-1

Due Date	Total Due	Amount Paid
Due Upon Receipt	299.75	

11490100074135025141030000000538400000029975 9

I1149R72
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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000082905005001

WM000243

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000244

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	07/01/2010
Invoice Number:	2514103-1149-1
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		17.78
	Total Current Charges		**53.84**

Total Credits and Adjustments

	05/26/2010 CREDIT RS REL	18.03-
	Total Credits and Adjustments	**18.03-**

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WM000245

INVOICE

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	10/01/2010
Invoice Number:	2579669-1149-3
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
65.43	365.18

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	299.75
Total Credits and Adjustments	0.00
Total Payments Received	0.00
Total Current Charges	65.43
Total Amount Due	365.18
Total Amount Past Due	299.75

Service Period: OCT/NOV/DEC 2010

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER SEPTEMBER 15, 2010 WILL REFLECT ON YOUR NEXT INVOICE**
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM
800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

All payments will be posted
to your oldest outstanding invoice.

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Your Account Number
010-0074135-1149-9

Pay your WM bill online at www.wm.com. To pay by phone, call 866-964-2729.

Invoice Date	Your Invoice Number
10/01/2010	2579669-1149-3

Due Date	Total Due	Amount Paid
Due Upon Receipt	365.18	

11490100074135025796690000000654300000036518 6

I1149R74
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

00008290500500l

WM000246

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000247

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	10/01/2010
Invoice Number:	2579669-1149-3
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		29.37
	Total Current Charges		**65.43**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000248

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

INVOICE

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	01/01/2011
Invoice Number:	2656090-1149-8
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
62.05	355.11

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	**365.18**
Total Credits and Adjustments	**36.06-**
Total Payments Received	**36.06-**
Total Current Charges	62.05
Total Amount Due	**355.11**
Total Amount Past Due	**293.06**

Service Period: JAN/FEB/MAR 2011

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER DECEMBER 21, 2010 WILL REFLECT ON YOUR NEXT INVOICE**
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM
800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

All payments will be posted
to your oldest outstanding invoice.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Pay your WM bill online at www.wm.com. To pay by phone, call 866-964-2729.

Invoice Date	Your Invoice Number
01/01/2011	2656090-1149-8

Due Date	Total Due	Amount Paid
Due Upon Receipt	355.11	

11490100074135026560900000000620500000035511 6

I1149R76
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

000082905005001

WM000249

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000250

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2615

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	01/01/2011
Invoice Number:	2656090-1149-8
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		25.99
	Total Current Charges		**62.05**

Total Credits and Adjustments

	09/22/2010 CREDIT RS REL	36.06-
	Total Credits and Adjustments	**36.06-**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000251

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	04/01/2011
Invoice Number:	2721199-1149-8
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
62.56	381.61

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	355.11
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	62.56
Total Amount Due	381.61
Total Amount Past Due	319.05

Service Period: APR/MAY/JUN 2011

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER MARCH 18, 2011 WILL REFLECT ON YOUR NEXT INVOICE**
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

All payments will be posted to your oldest outstanding invoice.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Pay your WM bill online at www.wm.com. To pay by phone, call 866-964-2729.

Invoice Date	Your Invoice Number
04/01/2011	2721199-1149-8

Due Date	Total Due	Amount Paid
Due Upon Receipt	381.61	

1149010007413502721199000000062560000003816 1 5

I1149R78
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

00008290500500 1

WM000252

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000253

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	04/01/2011
Invoice Number:	2721199-1149-8
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		26.50
	Total Current Charges		**62.56**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000254

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	07/01/2011
Invoice Number:	2787349-1149-0
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
63.56	409.11

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	**381.61**
Total Credits and Adjustments	**0.00**
Total Payments Received	**36.06-**
Total Current Charges	63.56
Total Amount Due	**409.11**
Total Amount Past Due	**345.55**

Service Period: JUL/AUG/SEP 2011

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER JUNE 20, 2011 WILL REFLECT ON YOUR NEXT INVOICE**
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

All payments will be posted to your oldest outstanding invoice.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Pay your WM bill online at www.wm.com. To pay by phone, call 866-964-2729.

Invoice Date	Your Invoice Number
07/01/2011	2787349-1149-0

Due Date	Total Due	Amount Paid
Due Upon Receipt	409.11	

11490100074135027873490000000635600000040911 0

I1149R81
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

000082905005001

WM000255

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000256

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	07/01/2011
Invoice Number:	2787349-1149-0
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
	1.00 CUBIC YD FLAT	1	36.06
	LATE PAYMENT FEE		27.50
	Total Current Charges		**63.56**

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000257

WASTE MANAGEMENT

INVOICE

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	10/01/2011
Invoice Number:	2853919-1149-9
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Current Invoice Amount	Total Amount Due
67.56	476.67

Please pay total amount due.
Thank you for your business.

Account Summary

Description	Amount
Previous Balance	**409.11**
Total Credits and Adjustments	**0.00**
Total Payments Received	**0.00**
Total Current Charges	67.56
Total Amount Due	**476.67**
Total Amount Past Due	**409.11**

Service Period: OCT/NOV/DEC 2011

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

PAYMENTS RECEIVED AFTER SEPTEMBER 20, 2011 WILL REFLECT ON YOUR NEXT INVOICE
CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S.

Past due balances subject to late fees.
All charges are payable upon receipt.

Want to pay this bill on-line? Visit www.wm.com and click on My Account to make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Pay your WM bill online at www.wm.com. To pay by phone, call 866-964-2729.

Invoice Date	Your Invoice Number
10/01/2011	2853919-1149-9

Due Date	Total Due	Amount Paid
Due Upon Receipt	476.67	

1149010007413502853919000000067560000004766 7

I1149R84
PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

000082905005001

WM000258

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste. 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

WM000259

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	10/01/2011
Invoice Number:	2853919-1149-9
Due Date:	Due Upon Receipt

Service Location: 010-74135 PEREOS TRUST 347 TAYLOR ST W

Date	Description	Quantity	Amount
10/01/11	CUBIC YD FLAT	1.00	**36.06**
10/01/11	LATE PAYMENT FEE		**31.50**
	Total Current Charges		**67.56**

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WM000260

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRU
Account Number:	010-0074135-114
Invoice Date:	01/01/2(
Invoice Number:	2920601-114
Due Date:	Due Upon Rece
WM ezPay Account ID:	00008-29050-05(

Total Current Charges	Total Amount Due
69.00	$ 497.59

[redacted]

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	476.67
Total Credits and Adjustments	0.00
Total Payments Received	48.08-
Total Current Charges	69.00
Total Amount Due	497.59
Total Amount Past Due	428.59

Service Period: JAN/FEB/MAR 2012

Service Location: 010-74135 Pereos Trust 847 Taylor St W

Date	Description	Qty	Amount
01/01/12	Cubic yd flat	1.00	36.06
01/01/12	Late payment fee		32.94
	Total Current Charges		69.00

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

[redacted]

PAYMENTS RECEIVED AFTER DECEMBER 20, 2011 WILL REFLECT ON YOUR NEXT INVOICE CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-864

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLE OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receipt.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number	Invoice Date	Your Invoice Number	Due Date	Total Due	Amount Paid
010-0074135-1149-9	01/01/2012	2920601 1149 2	Upon Receipt	497.59	

Pay your WM bill online www.wm.com. To pay b phone, call 866-964-27

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0009703 01 AV 0.340 **AUTO 6 0 4357 89502-651010 -C01-I I1149R87

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

0009703-0000001-0009046

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000261

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

0009703-0000001-0009046

WM000262

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRU
Account Number:	010-0074135-114
Invoice Date:	04/01/2(
Invoice Number:	2987388-114
Due Date:	Due Upon Rece
WM ezPay Account ID:	00008-29050-05(

Total Current Charges	Total Amount Due
69.70	595.23

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	497.59
Total Credits and Adjustments	64.00
Total Payments Received	36.06-
Total Current Charges	69.70
Total Amount Due	595.23
Total Amount Past Due	525.53

PAYMENTS RECEIVED AFTER MARCH 20, 2012 WILL REFLECT ON YOUR NEXT INVOICE CALL CENTER HOUR ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-864

Service Period: APR/MAY/JUN 2012

Service Location: 010-74135 Pereos Trust 347 Taylor St W

Date	Description	Qty	Amount
04/01/12	Cubic yd flat	1.00	36.06
04/01/12	Late payment fee		33.64
	Total Current Charges		69.70

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLE OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receipt.

Credits and Adjustments Detail

03/05/2012 Debit rs rel	50.00
03/05/2012 Debit rs rel	14.00
Total Credits and Adjustments	64.00

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

WASTE MANAGEMENT

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Pay your WM bill online www.wm.com. To pay b phone, call 866-964-272

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Your Account Number
010-0074135-1149-9

Invoice Date	Your Invoice Number
04/01/2012	2987388 1149 6

Due Date	Total Due	Amount Paid
Upon Receipt	595.23	

0008747 01 AV 0.350 **AUTO 1 0 4084 89502-651010 -C01-I I1149R90

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

0008747-0000001-0008822

WM000263

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check. If you have questions regarding this check conversion process only, please call 866-701-0454. For any other unrelated issues, please contact the phone number listed on the front of your invoice.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

0008747-0000001-000822

WM000264

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRL
Account Number:	010-0074135-114
Invoice Date:	07/01/2(
Invoice Number:	3054603-114
Due Date:	Due Upon Rec
WM ezPay Account ID:	00008-29050-05(

Total Current Charges	Total Amount Due
80.64	$ 639.81

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	595.23
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	80.64
Total Amount Due	**639.81**
Total Amount Past Due	**559.17**

PAYMENTS RECEIVED AFTER JUNE 20, 2012 WILL REFLECT ON YOUR NEXT INVOICE CALL CENTER HOUR ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-864(

Service Period: JUL/AUG/SEP 2012

Service Location: 010-74135 Pereos Trust 1347 Taylor St WI

Date	Description	Qty	Amount
07/01/12	Cubic yd flat	1.00	36.06
07/01/12	Late payment fee		44.58
	Total Current Charges		80.64

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLE: OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receipt.

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

WASTE MANAGEMENT

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Your Account Number	Invoice Date	Your Invoice Number	Due Date	Total Due	Amount Paid
010-0074135-1149-9	07/01/2012	3054603 1149 4	Upon Receipt	639.81	

Pay your WM bill online www.wm.com. To pay b phone, call 866-964-27

0009703 01 AV 0.350 **AUTO 5 0 7174 89502-651010 -C02-I I1149R92

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000265

0009703-0000001-0005051

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

You agree, in order for us to service our account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges to you. We may also contact you by sending text messages, facsimile messages or e-mails, using any e-mail address you provide to use. Methods of contact may include using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

0009703-00000001-0009051

WM000266

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRU
Account Number:	010-0074135-114
Invoice Date:	10/01/20
Invoice Number:	3122870-114
Due Date:	Due Upon Rece
WM ezPay Account ID:	00008-29050-050

Total Current Charges	Total Amount Due
83.81	687.56

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	639.81
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	83.81
Total Amount Due	687.56
Total Amount Past Due	603.75

Service Period: OCT/NOV/DEC 2012

Service Location: 010-74135 Pereos Trust 347 Taylor St W

Date	Description	Qty	Amount
10/01/12	Cubic yd flat	1.00	36.06
10/01/12	Late payment fee		47.75
	Total Current Charges		83.81

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume fee to restart your service. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

PAYMENTS RECEIVED AFTER SEPTEMBER 20, 2012 WILL REFLECT ON YOUR NEXT INVOICE CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-864

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receipt.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

WASTE MANAGEMENT

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Your Account Number	Invoice Date	Your Invoice Number
010-0074135-1149-9	10/01/2012	3122870 1149 7

Due Date	Total Due	Amount Paid
Upon Receipt	687.56	

Pay your WM bill online www.wm.com. To pay b phone, call 866-964-272

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PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000267

0010440-0000001-0010/04

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

You agree, in order for us to service our account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges to you. We may also contact you by sending text messages, facsimile messages or e-mails, using any e-mail address you provide to use. Methods of contact may include using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

0010440-0000001-0010704

WM000268

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRU
Account Number:	010-0074135-114
Invoice Date:	01/01/2(
Invoice Number:	3193292-114
Due Date:	Due Upon Rec
WM ezPay Account ID:	00008-29050-05(

Total Current Charges	Total Amount Due
85.23	736.73

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	687.56
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	85.23
Total Amount Due	736.73
Total Amount Past Due	651.50

Service Period: JAN/FEB/MAR 2013

Service Location: 010-74135 Pereos Trust 347 Taylor St W

Date	Description	Qty	Amount
01/01/13	Cubic yd flat	1.00	36.06
01/01/13	Late payment fee		49.17
	Total Current Charges		85.23

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume fee to restart your service. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER DECEMBER 24, 2012 WILL REFLECT ON YOUR NEXT INVOICE**** CALL CENTER HOU ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-864

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLE OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receipt.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

WASTE MANAGEMENT

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Your Account Number	Invoice Date	Your Invoice Number	Due Date	Total Due	Amount Paid
010-0074135-1149-9	01/01/2013	3193292 1149 8	Upon Receipt	736.73	

0077903 01 AV 0.350 **AUTO T9 0 7361 89502-660252 -C02-P00000-I1 I1149R96

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

From everyday collection to environmental protection,
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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

0077903-0000001-0023086

WM000269

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

You agree, in order for us to service our account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges to you. We may also contact you by sending text messages, facsimile messages or e-mails, using any e-mail address you provide to use. Methods of contact may include using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

0077903-0000001-0023086

WM000270

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRU
Online WM ezPay ID:	**00008-29050-050**
Invoice Date:	04/01/20
Invoice Number:	3317072-114
Account Number:	010-0074135-114
Due Date:	Due Upon Rece

Total Current Charges	Total Amount Due
88.12	788.85

[redacted]

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	736.73
Total Credits and Adjustments	0.00
Total Payments Received	36.00-
Total Current Charges	88.12
Total Amount Due	788.85
Total Amount Past Due	700.73

Service Period: APR/MAY/JUNE 2013

Service Location: 010-74135 Pereos Trust 347 Taylor St W

Date	Description	Qty	Amount
04/01/13	Cubic yd flat	1.00	36.06
04/01/13	Late payment fee		52.06
	Total Current Charges		88.12

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume fee to restart your service. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

[redacted]

****PAYMENTS RECEIVED AFTER MARCH 15, 2013 WILL REFLECT ON YOUR NEXT INVOICE**** CALL CENTER HOUR ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8848

PHONE BOOKS CAN BE RECYCLED BY PLACING IT C TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S. Past due balances subject t late fees. All charges are payable upon receipt.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number	Invoice Date	Your Invoice Number	Due Date	Total Due	Amount Paid
010-0074135-1149-9	04/01/2013	3317072 1149 5	Upon Receipt	788.85	

11[illegible]

0017970 01 AV 0.360 **AUTO 7 0 4080 89502-660252 -C01-P00000-I 3 I1164R62

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

0017970-0000001-0017731

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000271

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

You agree, in order for us to service our account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges to you. We may also contact you by sending text messages, facsimile messages or e-mails, using any e-mail address you provide to use. Methods of contact may include using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

0017970-0000001-0017731

WM000272

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRL
Online WM ezPay ID:	**00008-29050-05(**
Invoice Date:	07/01/2(
Invoice Number:	3452308-114
Account Number:	010-0074135-114
Due Date:	Due Upon Rec(

Total Current Charges	Total Amount Due
95.69	848.48

[redacted]

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	788.85
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	95.69
Total Amount Due	848.48
Total Amount Past Due	752.79

[redacted]

PAYMENTS RECEIVED AFTER JUNE 17TH, 2013 WILL REFLE ON YOUR NEXT INVOICE

Service Period: JUL-AUG-SEPT 2013

Service Location: 010-74135: Pereos Trust: 347 Taylor St W

Date	Description	Qty	Amount
07/01/13	Cubic yd flat	1.00	36.06
07/01/13	Late payment fee		59.63
	Total Current Charges		95.69

PHONE BOOKS CAN BE RECYCLED BY PLACING IT C TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S. Past due balances subject t late fees. All charges are payable upon receipt.

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume fee to restart your service. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

Please note your service rate has increased for services covered in this invoice. If you have questions about this increase, please contact your Customer Service Center online under Billing Inquiry at www.wm.com or by calling the number listed on this invoice.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Invoice Date	Your Invoice Number
07/01/2013	3452308 1149 8

Due Date	Total Due	Amount Paid
Upon Receipt	848.48	

0141708 01 AV 0.357 **AUTO T0 0 7177 89502-660252 -C02-P00000-I1 I1168R02

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

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FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000273

0141708-0000001-0023108

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

You agree, in order for us to service our account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges to you. We may also contact you by sending text messages, facsimile messages or e-mails, using any e-mail address you provide to use. Methods of contact may include using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

0141708-0000001-0023108

WM000274

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRL
Online WM ezPay ID:	00008-29050-05(
Invoice Date:	10/01/2(
Invoice Number:	3528807-114
Account Number:	010-0074135-114
Due Date:	Due Upon Rec

Total Current Charges	Total Amount Due
87.12	899.54

[redacted]

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	848.48
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	87.12
Total Amount Due	899.54
Total Amount Past Due	812.42

[redacted]

Payments received after Sept. 16, 2013 will reflect on your next invoice.

Service Period: OCT, NOV, DEC 2013

Service Location: 010-74135: Pereos Trust: 347 Taylor St W

Date	Description	Qty	Amount
10/01/13	Cubic yd flat	1.00	36.06
10/01/13	Late payment fee		51.06
	Total Current Charges		87.12

If full payment of the invoiced amount is not received within 30 days of the invoice date, you will be charged a monthly late fee of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late fee allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume fee to restart your service. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT C TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S. Past due balances subject t late fees. All charges are payable upon receipt.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

Please note your service rate has increased for services covered in this invoice. If you have questions about this increase, please contact your Customer Service Center online under Billing Inquiry at www.wm.com or by calling the number listed on this invoice.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Invoice Date	Your Invoice Number
10/01/2013	3528807 1149 9

Due Date	Total Due	Amount Paid
Upon Receipt	899.54	

[machine-readable line]

0002744 01 AV 0.357 **AUTO 4 0 7265 89502-660252 -C02-P00000-I 23 I0050R76

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

0002744-0000001-0002744

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Think Green® Think Waste Management.

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000275

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

You agree, in order for us to service our account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges to you. We may also contact you by sending text messages, facsimile messages or e-mails, using any e-mail address you provide to use. Methods of contact may include using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

0002744-0000001-0002744

WM000276

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

INVOICE

Customer:	PEREOS TRU
Online WM ezPay ID:	**00008-29050-05(**
Invoice Date:	01/01/2(
Invoice Number:	3613559-114
Account Number:	010-0074135-114
Due Date:	Due Upon Rec(

Total Current Charges	Total Amount Due
98.79	962.27

Account Summary

Description	Amount
Previous Balance	899.54
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	98.79
Total Amount Due	962.27
Total Amount Past Due	863.48

Service Period: JAN, FEB, MAR 2014

Service Location: 010-74135: Pereos Trust: 347 Taylor St W

Date	Description	Qty	Amount
01/01/14	7 Cans curb rel	1.00	36.06
01/01/14	Late payment fee		62.73
	Total Current Charges		98.79

If full payment of the invoiced amount is not received within 30 days of the invoice date, you will be charged a monthly late fee of 2.5% of the unpaid amount, with a minimum monthly charge of $5.00, or such late fee allowed under applicable law, regulation or contract. Additionally, if your service is suspended for non-payment, you may be charged a resume fee to restart your service. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Please pay total amount due. Thank you for your business.

PAYMENTS RECEIVED AFTER DEC. 16, 2013 WILL REFLECT ON YOUR NEXT INVOICE

ATTENTION: Single-Stream Recycling Program informati and Excess Waste stickers are enclosed. WM ezPay customers: download and print from file respresented by paper clip. Stickers will be mailed separately.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Learn how we Think Green at www.wm.com/thinkgreen

Payment Coupon

Please detach and send with checks only (no cash).
Please send all other correspondence to your local WM site.

Your Account Number
010-0074135-1149-9

Invoice Date	Your Invoice Number
01/01/2014	3613559 1149 2

Due Date	Total Due	Amount Paid
Upon Receipt	962.27	

11[illegible]

0031730 02 AV 0.357 **AUTO T7 0 4358 89502-660252 -C01-P00000-I 2345 I0050R85

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

WASTE MANAGEMENT OF NEVADA
RENO DISPOSAL
PO BOX 541008
LOS ANGELES CA 90054-1008

0031730-0000001-0022226

From everyday collection to environmental protection, Think Green® Think Waste Management.

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WM000277

NOTICE: By sending your check, you are authorizing Waste Management to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. This electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

You agree, in order for us to service our account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number associated with your account, including wireless telephone numbers, which could result in charges to you. We may also contact you by sending text messages, facsimile messages or e-mails, using any e-mail address you provide to use. Methods of contact may include using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable.

Please send all bankruptcy correspondence to 2625 W. Grandview Rd. Ste 150 Phoenix, AZ 85023.
(This language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code.)

0031730-0000001-0022226

WM000278

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CV12-02995
2016-09-06 01:17:58 PM
Jacqueline Bryant
Clerk of the Court
Transaction # 5693394 : csulezic

EXHIBIT 18

EXHIBIT 18

Case No. CV12 02995

Dept. No. 4

IN THE SECOND JUDICIAL DISTRICT COURT

OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

-oOo-

WEST TAYLOR STREET, LLC, a limited liability company,

Plaintiff,

vs.

WASTE MANAGEMENT OF NEVADA, INC., KAREN GONZALEZ, and DOES 1 THROUGH 10,

Defendants.

==========

DEPOSITION OF DAVID STRATTON

Thursday, April 3, 2014
Reno, Nevada

Reported By: MARIAN S. BROWN PAVA, CCR #169, RPR
CALIFORNIA CSR #4525

-oOo- APPEARANCES -oOo-

FOR THE PLAINTIFF:

C. NICHOLAS PEREOS, ESQ.
1610 Meadow Wood Lane, Suite 202
Reno, Nevada 89502

FOR THE DEFENDANT WASTE MANAGE OF NEVADA, INC., and KAREN GONZALEZ:

HOLLAND & HART
By: BRYAN L. WRIGHT, ESQ.
9555 Hillwood Drive, 2nd Floor
Las Vegas, Nevada 89134

Q What was the position of Karen Gonzales with Waste -- was she employed by Waste Management of Nevada, Inc. or Reno Disposal Company?

MR. WRIGHT: Vague as to time.

THE WITNESS: I don't know specifically. I believe she would have been with Waste Management of Nevada, Inc., but I don't have her payroll records in front of me.

(Exhibit No. 3 marked for identification.)

BY MR. PEREOS:

Q Let me show you what's been marked as Exhibit 3. Are you acquainted with the fact that she caused to sign, and which then subsequently got recorded, a Notice of Lien for garbage fees?

A Yes.

Q On February 22, 2012, do you know what position she had with Waste Management of Nevada, Inc.?

A Yes.

Q What was her position?

A I believe her title was Lien Coordinator. It might have been Accounts Receivable Clerk; it was one of those two.

Q Was she authorized to sign the lien?

A Yeah.

Q Before I showed you the lien, Exhibit 3, did

-oOo-

CERTIFICATE OF WITNESS

I hereby certify under penalty of perjury that I have read the foregoing deposition, made the changes and corrections that I deem necessary, and approve the same as now true and correct.

Dated this _____ day of _____, 20___.

_____
DAVID STRATTON

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

I, MARIAN S. BROWN PAVA, a Certified Court Reporter in and for the State of Nevada and State of California do hereby certify that on Thursday, April 3, 2014, at the offices of C. Nicholas Pereos, 1610 Meadow Wood Lane, Suite 202, Reno, Nevada, I reported the deposition of DAVID STRATTON in the matter entitled herein; that said witness was duly sworn by me; that, before the proceedings' completion, the reading and signing of the deposition were requested by counsel for the respective parties; that the foregoing transcript, consisting of pages 1 through ^ end page, is a true and correct transcript of the stenographic notes of testimony taken by me in the above-captioned matter to the best of my knowledge, skill and ability.

I further certify that I am not an attorney or counsel for any of the parties, nor a relative or employee of any attorney or counsel connected with the action, nor financially interested in the action.

Dated at Reno, Nevada, this 17th day of April, 2014.

MARIAN S. BROWN PAVA, CCR #169, RPR, CSR #4525

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkin

CODE: 1030
C. NICHOLAS PEREOS, ESQ.
Nevada Bar #0000013
1610 MEADOW WOOD LANE, STE. 202
RENO, NV 89502
(775) 329-0678

ATTORNEYS FOR PLAINTIFF

IN THE SECOND JUDICIAL DISTRICT COURT OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

* * * * *

WEST TAYLOR STREET, LLC,
a limited liability company,

Plaintiff,

vs.

WASTE MANAGEMENT OF NEVADA, INC., KAREN GONZALEZ, and DOES 1 THROUGH 10,

Defendants.
_____/

Case No. CV12 02995
Dept. No. 4

AFFIDAVIT OF TERI MORRISON IN SUPPORT OF OPPOSITION TO MOTION FOR SUMMARY JUDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

1. Affiant has personal knowledge of the actions and events discussed herein.

2. Affiant is employed by C. Nicholas Pereos, LTD. and has been employed by them for the last fifteen years. In that period of time, Affiant has assisted C. Nicholas Pereos in the management of properties that are under his umbrella of management responsibilities. Included in those properties are 345 West Taylor Street and 347 West Taylor Street.

3. The subject property is a duplex and receive disposal services from Waste Management. In this regard, Waste Management bills on a quarterly basis. Affiant files

in the appropriate files "paid disposal bills" after they are reviewed and/or paid by C. Nicholas Pereos.

4. In July of 2007, Affiant came to learn Waste Management was not sending bills to our office. I communicated with Waste Management and settled the account as is reflected on the communication marked as Exhibit 1, attached hereto.

5. Affiant would notify Waste Management when the property was vacant and again notify Waste Management when the property was occupied. These communications were initially oral and sometimes in writing. If the property was occupied during a quarterly billing cycle, a check would be written to Waste Management for the months in which it became occupied.

6. As time progressed , It became evident that Waste Management continued to bill for services even though the property was vacant and Waste Management had ignored the oral notification of the vacancy of the property. Communicating with Waste Management was very frustrating, time consuming and none productive. At times, Affiant would notify Waste Management in writing that the property was vacant via letters by C. Nicholas Pereos. See Exhibit 6 attached as Opposition to Motion for Summary Judgement.

7. Waste Management would bill on a quarterly basis. It is very common for the unit to be occupied for one month of the quarter. Waste Management would never correct it's records and still bill for the months that the unit was vacant.

8. It was not unusual for Waste Management to charge on our account as if they provided the trash container when the trash container was provided by us for the benefit of the occupant.

9. Waste Management delivered several notices of Intent to Lien. After receipt of the first notice of Intent to Lien, the undersigned communicated with Karen Gonzalez who informed the undersigned that she could lien the property and would not be exposed to any claim for slander of title notwithstanding a communication received from C. Nicholas Pereos. regarding our exposure for the same. By that time, we had made several demands for an accounting, many of which were ignored.

C. NICHOLAS PEREOS, ESQ.
1610 MEADOW WOOD LANE
RENO, NV 89502

10. Affiant would place in the mail the checks representing payments stapled to the billings to Waste Management for the subject property.

11. In connection with other properties within the jurisdiction of management of Affiant, Waste Management would add additional charges such as a "Regulatory Cost Recovery Charge" to those bills. Affiant, under the direction of C. Nicholas Pereos, would object. After awhile, the additional charge was removed. This was not an unusual practice by Waste Management.

12. Waste Management would miss pick-up during these years of dispute on other locations and Affiant would notify Waste Management of the same in writing.

13. The plaintiff has made its timely payments as is reflected on Exhibit 10 to the responses and Motion for Summary Judgement.

AFFIRMATION

The undersigned does hereby affirm that the preceding document does not contain the social security number of any person.

DATED this 17 day of ~~September~~ October, 2016.

TERI MORRISON

SUBSCRIBED & SWORN to before me this 17 day of October, 2016

Notary Public

C. NICHOLAS PEREOS
Notary Public, State of Nevada
Appointment No. 92-1077-2
My Appt. Expires May 13, 2017

C. NICHOLAS PEREOS, ESQ.
1610 MEADOW WOOD LANE
RENO, NV 89502

FYI

NINA PROPERTIES II, INC.

1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

July 13, 2007

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: Account No. 010-0074135-1149-9
Account No. 010-0074134-1149-2

Gentlemen:

Confirming conversation with Jenny on June 22nd and we got the account charges set for account no. 010-0074135-1149-9 to be $10.22 monthly and for account no. 010-0074134-1149-2 to be $12.67 monthly. We owe for 8 months on account 0074134-1149-2 totaling $101.36 plus we owe 2 months for account 010-0074135-1149-9 totaling $20.44 since there has been a tenant for only 2 months of service. Enclosed is a check for the amount of $121.80 to bring these 2 accounts current. The reason the account has not been paid is because we were never receiving the invoices, you were sending it to the wrong address, therefore the invoice wasn't paid, but you sent the lien to the right address! The correct address to send these invoices for these accounts is: 1610 Meadow Wood Lane Suite #202, Reno, NV 89502. This will clear all accounts for 345 & 347 W. Taylor until July 31st, 2007.

Very truly yours,

Teri Morrison
Assistant Property Manager

tm
Encl.

WTS 0001

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

CODE: 2645
C. NICHOLAS PEREOS, ESQ.
Nevada Bar #0000013
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RENO, NV 89502
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ATTORNEYS FOR PLAINTIFF

IN THE SECOND JUDICIAL DISTRICT COURT OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

* * * * *

WEST TAYLOR STREET, LLC,
a limited liability company,

Plaintiff,

vs.

WASTE MANAGEMENT OF NEVADA, INC., KAREN GONZALEZ, and DOES 1 THROUGH 10,

Defendants.
_____/

Case No. CV12 02995
Dept. No. 4

OPPOSITION TO MOTION FOR SUMMARY JUDGEMENT

ON CLAIMS FOR SLANDER OF TITLE

A. Statement of Procedural Facts

After the filing of this lawsuit, the Plaintiff filed it's first motion for Partial Summary Judgement on March 11, 2014. After extensive briefing, oral arguments, a Motion to Reconsider, the court entered its order for Partial Summary Judgement on July 28, 2014 and proceeded to deny the Motion to Reconsider. In its order, the court concluded that NRS 444.520 incorporates chapter 108 of the Nevada Mechanic Lien Law statutes which then control the foreclosure procedure not addressed in NRS 444.520. Specifically, after a lien is noticed by Waste Management, WM has 2 years to foreclose the lien, and WM has a 90 day window to notice a claim of lien for delinquent accounts. (Exhibit 1) A second Motion for Partial Summary Judgement was filed on September 3, 2014 bouncing off of

the first order for partial summary judgement asking the court to make a determination and declaration that certain liens filed by the Defendant were improper and have no effect and no longer encumber the Plaintiff's property. In the response to that motion, Defendant acknowledges that there were three liens recorded against the subject property and then proceeded to release those liens against the property. Consistent with the second Motion for Partial Summary Judgement, the court entered an order on October 1, 2015 granting the motion. (Exhibit 2)

B. Statement of Facts

This case started by reason of the recording of three liens against the property owned by the Plaintiff. Two liens were recorded against the property at 345 West Taylor and one lien was recorded against the property at 347 West Taylor. The first lien was recorded on February 23, 2012 as Document #4086834 and affected 347 West Taylor for an unpaid garbage fee in the amount of $489.47. The second lien was recorded on November 21, 2012 as Document #474177148 and affected 345 West Taylor Street and was for $859.78. The third lien was recorded on March 14, 2014 as Document #4334435 in the amount of $404.88. (Exhibit 3) The first two liens were signed by Karen Gonzalez despite the fact that she knew there was a dispute by the plaintiff as to the amount of money owed to Waste Management. With an attitude of indifference, she proceeded to sign and record these liens. (Exhibit 3) Before the liens were recorded, Plaintiff was bombarded with collection notices and a notice of intent to lien which in turn precipitated responses by Plaintiff which fell on deaf ears. In connection with 345 West Taylor, the court will observe that there was a Notice of Intent to Lien in November of 2012 for the amount of $859.78. (Exhibit 4) These notices of Intent to Lien precipitated the writing of letters to the defendant that there was no delinquency on the account as the account had always been paid when the unit was occupied. WM ignored the letters. Despite the protests by the plaintiff, WM unilaterally records the lien and fails to address these issues. Meanwhile, the delinquency notices identify that Plaintiff owes $1197.66 in March of 2014. (Exhibit 4) By June of 2014, it swelled to $1286.54. (Exhibit 4)

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In connection with 347 West Taylor Street, one will see the same attitude of indifference towards obligations owed to the Plaintiff. Through it's franchise agreement, WM has given itself tremendous power and authority without any checks or balances. The franchise agreement obligates the mandatory use of garbage service when there is an accumulation of garbage with an obligation to make payments the same. (Paragraph 5.2 of Defendant's Exhibit 1, Franchise Agreement) It is Waste Management that can implement an internal enforcement procedure. (Paragraph 5.7 of Defendant's Franchise Agreement) WM can lien the property, and not be held accountable! (See Defendant's Exhibit 1; Franchise Agreement, no accountability) This attitude of indifference coupled with power granted to it under the franchise agreement is what has led to this lawsuit. In review, Waste Management had no checks and balances as it can handle delinquent accounts based upon its own procedures. (Defendant's Exhibit 1: Franchise Agreement, paragraph 5.7)

The Notice of Intent to Lien dated February 7, 2012 for 347 West Taylor Street is in the amount of $556.58. (Exhibit 5) Meanwhile, the collection notice, a month later, is for $461.53 on March 2, 2012. (Exhibit 5) Meanwhile, the Notice of Lien is for $489.47 on February 23, 2012. (Exhibit 3) Another notice of Intent to Lien was served on April 2, 2014 for $503.74. Meanwhile, the May 2, 2014 Notice of Past Due Balance is for $1,048.96.(Exhibit 5) These are just some of the examples demonstrating the requirement and need for accountability by Waste Management. More importantly, these are some of the examples of the indifference maintained by WM in connection with the amount of money owed by the plaintiff and probably other customers as well. They do not want to be accountable to anyone! In turn, their "indifference", translates to their attitude when it comes to the recording of the lien against Plaintiff's property, and having to respond to these issues if there is a dispute.

These two properties are a rental duplex. There are times that the property is vacant. Waste Management was notified either in writing or verbally that the property was vacant and that there was no need for disposal services. (Exhibit 6) WM acknowledges that there is a vacancy policy in their Partial Motion for Summary Judgement. WM also

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acknowledges that they did receive notices that the property was vacant. Notwithstanding these notices, Waste Management with its indifferent attitude continues to bill and send invoices to the customer as if the property is occupied and then demands collection of money. In fact, they continued to send collection notices with demands for payment threatening recordation of the lien. After numerous requests for correction of delinquency notices, Defendant finally sends the documents marked Exhibit 7. We invite the court to review this exhibit to discern for itself if it is intelligible in its then form! Meanwhile, schedules provided by Waste Management after the commencement of this lawsuit are different.

Waste Management continues to ignore pleas for corrections in connection with their account and continued to bombard the plaintiff with collection notices, notice of delinquencies, notices of intent to lien and eventually liens. In turn, Plaintiff notifies WM and Karen Gonzalez that if it continues to pursue this reckless activity, it will be held accountable. Karen Gonzalez responds indicating that they are immune from the Slander of Title lawsuit. Even after the recording of the lien, Plaintiff sought to resolve these issues with Karen Gonzalez without necessity of litigation. It was a waste of time! Her position was that she could lien the property without any responsibility for her action. (Exhibit 8) This lawsuit follows.

A review of the alleged delinquency set forth in the motion to strike Slander of Title claim does not even conform to the earlier discovery responses provided by WM. In earlier discovery, WM was asked to identify the basis for its lien amount on 347 West Taylor. It responds in response to discovery as follows:

> **"Please state how you computed the amount of delinquency of $489.47 in your recorded notice of lien for garbage fees referenced in the complaint identifying the amount for services; the amount for finance charges; the amount for interest; and any other amounts that are the**

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component of the amount set forth in the lien for garbage fees."

Answer:

"The referenced lien amount ($489.47) relates to services provided under Account No. 010-74135, for the service address 347 W. Taylor Street W. During the period April 1, 2007, through December 31, 2011, the referenced account was billed a total of $1,011.29. Document Bates labeled WM000092-102 is the account history for Account No. 010-074135, and itemizes the total billings, including the amounts charged for services, finance charges, interest, and any other amounts charged. A total of $521.82 in payments and credits were posted to Account No. 010-074135, for the invoices issued during the period of April 1, 2007, through December 31, 2011. $1,011.29 in total charges minus $521.82 in total payments/credits yields a total lien amount of $489.47."

Meanwhile, the numbers identified in Waste Management's motion are inconsistent in this response. (See first Motion for Summary Judgement)

In connection with 345 West Taylor, WM alleges a delinquency in their lien of $859.78 which does not match up to their number set forth in this Motion for Summary Judgement. More importantly, the first lien in document #4177148 is much greater than the second lien filed two years later. We are looking at one of two alternatives to explain this indifference:

First, WM has an attitude that it does not have to account to anybody when it records a lien and ignores pleas to address this issue: Or

Second, WM's business culture is to bleed as much money as it can out of its customers to maximize profit. On March 26, 2002, the SEC filed suit against the founder

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and five other former top officers of Waste management charging them with perpetuating a massive financial fraud for several year and for "cooking the books" so that they could demonstrate to their investors that they met the financial goals represented to the investors. See United States Securities and Exchange Commission v. Dean L. Buntrock, Philip R Rooney, James E. Koenig, Thomas C. Hau, Herbert A. Gertz, Bruce D. Tobecksen; Civil Action #OTC 2180 N.D. ILL. 3/26/2002

Even delinquencies reported in this Motion for Summary Judgement does not match up with the stated delinquencies in all of the notices received by the plaintiff. (Exhibit 4 and 5) What is the plaintiff supposed to pay? Meanwhile, Waste Management was provided copies of the checks showing payment for the services rendered for these two properties. (Exhibit 10) Not only was WM paid, but they certainly were not owed the money claimed in their liens which was inconsistent with the amount of money claimed in their notices of intent to lien; which was in turn inconsistent with their collection notices. Meanwhile, without any need of accountability, WM proceeds to lien the property. WM never made an effort to address these issues. On the contrary, it was the plaintiff who reached out to resolve these issues before litigation.

The evidence will demonstrate that even when one of the duplex units was rented during the quarter that had not been paid because it was vacant at the time of the billing, Plaintiff tendered a check for the deficiency. (See Exhibit 10)

The culture in Waste Management of bleeding its customers for money that is not otherwise owed to it is demonstrated by a billing procedure wherein Waste Management, on commercial apartment accounts started to charge "cost recovery fees" which were no where permitted in the agreements within the city of Reno for apartment complexes located within the city of Reno. Despite numerous protests, WM refused to remove the charge until Plaintiff told Waste Management that they were not going to pay this charge. Eventually, the charge was removed. Can the court imagine how many homes were vacant during the Great Recession that were paying fees to Waste Management despite its vacancy policy? Obviously, Waste Management continues to bill on a quarterly basis

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whether the unit is vacant or not. No where does it volunteer any information that there is no obligation to pay for disposal services if the home is vacant.

Defendant submits an accounting as it relates to 345 West Taylor Street. Their source material for the alleged delinquency and justification is Defendant's Exhibit 4. One thing we can discern from Defendant's Exhibit 4 (page 1 Bates # WM081) is that as of July 1, 2007 Defendant alleges a delinquency of $132.48. Meanwhile, the evidence will demonstrate that Waste Management was not sending the bills at that time to the plaintiff. After recognizing this issue, the plaintiff's staff invested substantial time and resolved the account with Waste Management sending them a check and a resolution letter. (Exhibit 11) The evidence will show that the property was not occupied until July of 2007 which precipitated communications for disposal services only to learn that they had not sent prior bills to the offices of the plaintiff. Plaintiff's letter is self explanatory. It confirmed all accounts are resolved as of July 31, 2007. In fact, the only justification that would exist for Waste Management arguing that it was owed $448.49 as of April 5, 2010 would include the running balance of $132.48 as of July 1, 2007. This problem with Waste Management goes beyond their indifferent attitude.

WM complained that the payment received on June 27, 2008 was late, arguing that the payment was due on June 1, 2008 and not received until June 27, 2008. The franchise agreement is informative. Article 5.6 (II) provides that residential services are to be billed on a quarterly basis with the payment due on the first day of each billing period. In other words, a billing period is a quarter. If the bill is not paid by the last day of the quarterly period, it is delinquent. According to Defendant's argument, the payment was due June 1st and was not paid until June 27th. Defendant is wrong again on this issue! June is in the second quarter of the billing period. Billing for the second quarter starts in April. On 345 West Taylor Street the April quarterly payment was made. (See Exhibit 10, check #3293, check #3294, Bate page #WTS0150) Defendant argues that Plaintiff refuses to pay for services for the billing period June1, 2008 through September 1, 2008. But this is not supported by the evidence. Third quarter billing services starts in July and were paid as

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reflected by the cancelled checks. (See Exhibit 10, check #3354-3355, Bate page #0151) The errors by the defendant continued to accrue. WM claims that they were owed $745.86 as of September 28, 2012, but their lien of November 21, 2012 is for $859.78. Apparently, the lien swelled by $113.92 in less than two months even though Defendant acknowledges that their quarterly billing is only $32.31. (See Defendant's Exhibit 5) More importantly, Exhibit 5 does not even conform to the lien amount. On November 28, 2012, Defendant's Exhibit 5 reflects a balance of $895.24 which is different from the lien amount. In May of 2014, the lien now drops to $404.88. But, the schedule (Defendant's Exhibit 5) reflects a balance owed of $1167.47 as of October 2013. (See Defendant's Exhibit 5, Bates page #WM046) Meanwhile, the property was vacant from January 2007 to July 2007 and we can have the jury decide whether or not there was notice to Defendant.

As with 345 West Taylor Street, the problem starts in July of 2007. According to Defendant's argument, there is a delinquency owed on July 20, 2007 of $87.91 which in turn ignores the resolution letter settling the account to July 31, 2007. (Plaintiff's Exhibit 11) Defendant argues on its time line that the plaintiff did not make payment for its third quarter for 2008. (See Defendant's time line for 4/15/2009) But that is not supported by the evidence! On the contrary, the third quarter payments were made. (See Exhibit 10, check #s 3354, 3355, Bate page #WTS0151)

Defendant acknowledges that it recorded a garbage lien for $489.47 on February 23, 2012. Meanwhile, Defendant's accounting reflects that they are owed $525.53 for the same period. (See Defendant's Exhibit 11, Bate page #WM099) Here again lies the problem! WM has unchecked authority. Even though there is a vehicle for resolution of disputes in the franchise agreement, WM takes it upon itself to unilaterally encumber property by recording a lien. They at least acknowledge in their time line that they were noticed that there was a dispute regarding an issue concerning payments. What did they do in response to that notice? They recorded a lien!

In conclusion, this lawsuit could have been avoided. All Waste Management had to do was to remove the liens and sit down with the plaintiff or with a mediator to resolve

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these issues by comparing their schedule of payments with Plaintiff's record (Exhibit 12) It never happened necessitating filing this lawsuit wherein the court agreed that there were checks and balances on WM and they had to follow certain procedures if they want to seek collection of a lien recorded against the property of the customer which they had intentionally ignored in the past.

C. Argument

1. Standard of Review

Summary Judgement is appropriate where no genuine issue of fact remains for the trial and one party is entitled to a judgement as a matter of law. *Zuni Construction Co. v. Great American Ins. Co.*, 86 Nev. 364, 468, P.2d 980(1970). Further, it is well established that a litigant has a right to a trial where the slightest doubt as to the facts exist. *Nehls v. Leonard,* 97 Nev. 325, 630 P.2d 358 (1981).. In deciding whether a summary judgement is appropriate, the evidence must be viewed in a light most favorable to the party against whom summary judgement is sought and the factual allegations of that party must be presumed correct. *Oak Grove Inv. v. Bell & Gossett Co.,* 99 Nev. 616, 668 P.2d 1075 (1983). The burden of establishing the non-existence of any genuine issue of fact is on the party moving for summary judgement. *Hoffmeister Cabinets of Nevada v. Bivins,* 87 Nev. 282, 486 P.2d 57 (1971).

2. Slander of Title

Defendant observes that the elements for a claim of Slander of Title is that the words spoken be false; that the words be maliciously spoken; and that there be damages sustained thereby. (Defendant's Motion page 9) Defendant confuses the issue of obligations of the plaintiff towards Waste Management in connection with the element that the words spoken be false. The issue before the court and the jury is not whether the plaintiff owed money to Waste Management but whether the lien accurately reflected a correct statement when it was recorded. All three liens identified an amount that was owed to the defendant. Is that an accurate statement? The issue is not whether money was

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owed to the defendant but whether the lien was accurate? The issue is not whether the plaintiff paid the bills timely but whether or not the recorded liens accurately reflected the amount owed? If these words that were spoken were incorrect, the first element has been met!

In the case of *Roland v. Lepire,* 99 Nev. 308, 662 P.2d 1332 (1983), a case sighted by the defendant, the court observed:

> **"In order to prove malice, it must be shown that the defendant knew that the statement was false or acted in reckless disregard of its truth or falsity. See *Howard v. Chenillle,* 169 Cal Reporter 678, Restatement of Torts 2d sec. 623A." *Id* at page 308**

The ruling in the Roland case falls in line with the earlier version of the Nevada Pattern Jury Instruction. In discussing the element of damages, the Nevada Pattern Jury Instruction provided in part:

> **"That the defendant either knew the communication was false and that it defamed the plaintiff or acted in reckless disregard of these matters." See Nevada Pattern Jury Instruction 8.02 (1986 version)**

Malice is a question of fact to be decided by the trier of fact. Defendant is asking for a summary disposition of this fact now! The defendant is suggesting that the plaintiff cannot prove that the lien was filed "out of malice". Here lies that problem with Defendant's Motion. The plaintiff does not have to prove that the Lien was filed "out of malice". He need only prove that it was filed with malicious intent which includes a reckless disregard of the truth in filing the lien. *Roland v. Lepire,* 99 Nev. 308 (1983). In the case of *Day v. West Coast Holding,* 101 Nev. 260 (1985), the trial court held that there was a slander of title when a subcontractor recorded a lien. The opinion is interesting. The subcontractor was entitled to recover monies. It did in fact recover monies in the lawsuit but, the subcontractor was holding a different contractor's license than that which was required to do the landscaping work. Although he disclosed the same to West Coast Holdings, the court still found that the recording of the lien was slanderous. The interesting aspect of the decision is that the court found fulfillment of the elements of slander of title which includes fulfillment of the requirement of malice by the recording of the Mechanic's lien even though the subcontractor was entitled to his money!

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The case of *Winn v. Smith,* 177 Nev. 6, 16 P.2d 424 (2001), is also informative on the issue of reckless disregard. In that case the supreme court reversed the jury decision based on an improper instruction. The focus of the decision occurred on the issue of malice in a defamation case. The supreme court observed that the malice instruction only required that the jury find that the defendant harbored doubt as opposed to "serious doubt". The supreme court went on to observe that the malice instruction did not sufficiently qualify the degree of doubt required for a finding of malice in accordance with its earlier decisions in *Posadas & Allen* cases discussed earlier in the opinion. In the body of the opinion, the supreme court gave an interesting discussion concerning reckless disregard. It held that reckless disregard for the truth or a falsity of a publication can be found where the wrongdoing entertained doubt as to the veracity information or the accuracy of the report and failed to make reasonable efforts to investigate so as to determine its veracity. *Id* at page 17. This finding is information. Plaintiff can clearly can clearly show that the statements made in these lien were inaccurate. NRS 42.001 Defines malice as:

> **"Conduct which is intended to injure a person or despicable conduct which is engaged in with a conscience disregard of the rights or safety of other."**

The evidence will demonstrate that the plaintiff repeatedly protested with Defendant when they were alleging that there was money owed to them for unpaid garbage fees. Waste Management continued to ignore pleas for correction of this issue. Had Waste Management reviewed their own paperwork, they would have noticed all of the inconsistencies that were being bombarded on the plaintiff concerning the amount owed. Instead, they record a lien necessitating the filing of this lawsuit.

Attorney's fees are permissible as an element of damages in a Slander of Title action. *Michaelsen v. Harvey,* 110 Nev. 27, 29, 866 P.2d 1141 (1994). See also *Day v. West Coast Holdings,* 101 Nev. 260, 699 P.2d 1067. In the Michaelsen case, Court went on to observe that a Slander of Title action is an action in tort. In addition to the claim for relief in the Slander of Title, the complaint also sought to remove a cloud upon Greenspun's title (referencing the *Sumer Corp. v. Greenspun* case) caused by the

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recordation of the deed of trust. In an action to remove a cloud upon title to real property, it is permissible to assess as damages the attorney's fees occurred incidental to that action. Id page 29. In other words, attorney's fees are not only permissible in the recovery of a Slander of Title claim, but they also are permissible in an action to remove a cloud upon title. Clearly, this action involved the removal of liens impacting Plaintiff's title which was a cloud. In the case of *Liu v. Christopher Holmes, LLC,* 103 Nev. Adv. Op. 17 (2014), our supreme court clearly reiterated that attorney's fees are an element of damages in connection with the pursuit of a case for slander of title. In that case, the court went on to clarify it's ruling in the case of *Horgan v. Felton,* 123 Nev. 853 observing that attorney's fees are an element of recovery of damages involving civil actions that relate to title to real property. Id pg. 7. The evidence will demonstrate and it can be inferred that Plaintiff incurred attorney's fees to date.

3. Liability of Karen Gonzalez

Waste Management is a monolithic corporation and only operates through its employees. However, if the employee performs an act in tort, the employee is liable for that wrongful conduct. Albeit, the corporation is liable as well under the concept of vicarious liability. An employee is personally liable to a third person for injuries tortuously caused by the employee regardless of whether or not the employer is also liable. *Sanford v Kobey Brothers Construction Corp.*, (Colo. App.) 689 P.2nd 724. The doctrine of Respondent Superior does not absolve an employee from liability for an injury he or she inflicts upon a third person merely because the employee was acting within the scope of his or her employment. *Southern Mississippi Planning and Development Dist. Inc. v Robertson* (S.D.Miss. 1986) 660 F. Supp. 1057. The liability the employees based upon committing a personal wrongdoing independent of the employment relationship and the mere existence of the employment relationship does not expunge the employee from liability. *Graham v Worthington,* 259 Iowa 845, 146 N.W.2d 626, *Johnson v Harrigan-Peach Dev. Co.,* 79 Wn.2d 745, 489 P.2d 923. Neither the doctrine of the respondent superior nor the fiction of corporate existence bars the imposition of individual liability for

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individual acts of negligence even when the individual is acting in a representative capacity. *Sanford v Kobey Brothers Construction Corp.,* (Colo. App.) 689 P.2nd 724. It is beyond question that a corporate employee or official is personally reliable for all tortuous acts in which the employee participates regardless of whether she/he was acting on his own behalf or the behalf of the corporation. *Attorney General v Ankersen,* 148 Mich. App. 524, 385 N.W. 2d 658. On the same thought, the fact that the employee was acting in accord with the employer's direction will not shield the employee from liability. *Coleman v State,* 53 Cal. App. 3d 317, 124 Cal. Rptr. 773, see Restatement of Torts 2d. section 888. Liability of the employee on wrongful actions is codified in California Jury Instructions (8th Edition) which provides in part as a proposed jury instruction:

> **"If you determine that the defendant agent is the agent of the principal and was acting within the scope of employment at the time of the events out of which the accident occurred and you find that the defendant agent is liable, then both defendants are liable." (BAJI 13.6)**

The case at bar is an act of negligence and an intentional tort. Karen Gonzalez knew that the Plaintiffs disputed the legitimacy as to the amount that was owed to Waste Management. Instead of addressing the issue, she proceeded to execute and record the lien that precipitated this lawsuit. Meanwhile, the Plaintiff has spent a substantial amount of money in legal fees to address the legitimacy of that lien. The law is clear on this issue. An employee does not receive a cloak of immunity merely because he is acting under the direction of the employer in the committing of a wrongful act. Albeit, it is highly unlikely the Plaintiff will pursue any recourse against the employee but that still does not expunge the employee from its liability. This concept was touched upon by the Nevada Supreme Court in the case of *Landex Inc. v State*, 94 Nev. 469, 582 P.2nd 786 (1978) wherein the corporate president was held responsible for unauthorized statements made by individual sales representatives at his direction. The Supreme Court rejected his argument the corporation alone should be held liable. In the case of *Jory v Bennight,* 91 Nev. 763, 542 P.2nd 1400 (1975), the Supreme Court held the broker liable in a claim for fraud and deceit by the Plaintiff against the salesman observing that the broker cannot hide behind the

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cloak of immunity of the real estate corporation that had also been named as a Defendant. The case of *Prell Hotel Corp. v Antonacci*, 86 Nev. 390, 469 P.2nd 399 (1970) involved a willful misconduct or willful tort. The Court went on to hold the employer liable observing that the willful tort was committed in the course of the very task assigned to the employee and liability is extended to the employer.

AFFIRMATION

The undersigned affirms that the foregoing pleading does not contain a social security number.

DATED this ___ day of September 2016

C. NICHOLAS PEREOS, LTD.

By:_____
C. NICHOLAS PEREOS, ESQ.
1610 MEADOW WOOD LANE
RENO, NV 89502
ATTORNEY FOR PLAINTIFF

CERTIFICATE OF SERVICE BY E-MAIL

PURSUANT TO NEVADA RULES OF CIVIL PROCEDURE 5 (b), I certify that I am an employee of C. NICHOLAS PEREOS, LTD., and that on this date, I deposited for e-mailing at Reno, Nevada, a true copy of the Opposition for Summary Judgement and the Affidavit of Teri Morrison addressed to:

ROBISON, BELAUSTEGUI, SHARP & LOW
Mark G. Simons, Esq.
71 Washington, Street
Reno, NV 89503
Attorneys for Waste Management

Attorneys for Waste Management of Nevada, Inc. and Karen Gonzales

DATED: 10/18/16

Lindsay Cordell

Schedule of Exhibits

Exhibit 1 : Decision on Motion for Partial Summary Judgement 7/28/2014

Exhibit 2: Decision on Second Motion for Partial Summary Judgement 10/1/2015

Exhibit 3: Liens

Exhibit 4: Delinquency Notices, 345 West Taylor Street

Exhibit 5: Delinquency Notices 347 West Taylor Street

Exhibit 6: Vacancy Notices

Exhibit 7: Pre-litigation Accounting supplied by WM

Exhibit 8: Demand letters to remove liens

Exhibit 9: Post-lien letters

Exhibit 10: Cancelled checks

Exhibit 11: Settlement letter July 2007

Exhibit 12: Demand for Release of Lien

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RENO, NV 89502

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2016-10-18 10:11:56 AM
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Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 1

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Transaction # 4535432

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IN THE SECOND JUDICIAL DISTRICT COURT FOR THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

WEST TAYLOR STREET, LLC, a limited liability company,

Plaintiff,

v.

WASTE MANAGEMENT OF NEVADA, INC., KAREN GONZALEZ, and DOES 1 through 10,

Defendants.

Case No. CV12-02995

Department No.: 4

ORDER

On March 11, 2014, Plaintiff West Taylor Street, LLC (hereinafter, "West Taylor"), by and through its attorney, C. Nicholas Pereos, Esq. filed *Motion for Partial Summary Judgment*, and two affidavits in support of the Motion for Partial Summary Judgment: *Affidavit of C. Nicholas Pereos* and *Affidavit of Teri Morrison*. On March 28, 2014, Defendants Waste Management of Nevada, Inc. and Karen Gonzalez (hereinafter collectively, "Waste Management"), by and through their attorney, Gregory S. Gilbert, Esq., Bryan L. Wright, Esq., and Matthew B. Hippler, Esq. of Holland & Hart LLP, filed their *Opposition to Plaintiff's Motion for Partial Summary Judgment*. On April 11, 2014, West Taylor filed its *Reply Argument in Support of Motion for Partial Summary Judgment*, and submitted the matter to the Court.

On May 7, 2014, Nicholas Pereos, Esq. appeared on behalf of West Taylor, and Bryan Wright, Esq. appeared on behalf of Waste Management. The Court heard arguments concerning

the *Motion for Partial Summary Judgment*. At the conclusion of the oral arguments the Court took the motion under consideration.

NRCP 56(c) provides, that summary judgment "shall be rendered forthwith if the pleadings, depositions, answers to interrogatories, and admissions on file, together with the affidavits, if any, show that there is no genuine issue as to any material fact and that the moving party is entitled to a judgment as a matter of law." The District Court is to exercise great caution in granting summary judgment. Posadas v. City of Reno, 109 Nev. 448, 452 (1993). "The party moving for summary judgment bears the initial burden of production to show the absence of a genuine issue of material fact." Cuzze v. Univ. & Cmty. Coll. Sys. of Nevada, 123 Nev. 598, 602 (2007). "If such a showing is made, then the party opposing summary judgment assumes a burden of production to show the existence of a genuine issue of material fact." Id.

West Taylor moves for partial summary judgment or in the alternative it moves for the Court to dismiss Defendant's answer to the complaint and enter judgment on liability from lack of standing to record the garbage lien. West Taylor advances four arguments: 1) Waste Management does not have standing to record a garbage lien; 2) the statutory formalities required for mechanic's liens apply to garbage liens because NRS 444.520 incorporates the entire mechanic's lien statutory scheme; 3) a statute of limitations applies to this case; and 4) that the lien should not exist in perpetuity after it has been recorded.

Waste Management argues that it has standing to record a garbage lien because Waste Management acquired Reno Disposal Co., which is the waste management company that contracted with the city of Reno.[1] Waste Management also argues that NRS 444.520, expressly

[1] As a preliminary matter, the Court finds that Waste Management has standing to record a garbage lien. NRS 444.520 provides that the governing body of any municipality which has an approved plan for the management of solid waste may, by ordinance, provide for the levy and collection of fees, and until paid, any fee or charge levied constitutes a perpetual lien. In the instant matter, Waste Management provided a copy of the *1994 First Amended City of Reno Garbage Franchise Agreement* which was entered into by the City of Reno and Reno Disposal Co.. Additionally, an affidavit by David Stratton, Vice President and Assistant Secretary for Waste Management of Nevada, Inc., was filed, stating that around June 1, 2008, Waste Management acquired Reno Disposal Co.. Waste Management also provided a letter from Waste Management to the City of Reno, which extended the 1994 contract for an additional 15 years. Finally, Waste Management filed a copy of the *Exclusive Franchise Agreement Residential Solid Waste and Recyclable Materials* that was signed in 2012 by the City of Reno

states that garbage liens *may* be foreclosed in the same manner as a mechanic's lien, but that the language is permissive and not required; therefore, Waste Management followed proper procedure when filing the garbage lien. Furthermore, it argues that the language of NRS. 444.520 specifically creates a garbage lien that exists in perpetuity if the amount in arrears is not paid.

Neither party argues that there is a question of material fact, therefore the Court will decide the pending questions as a matter of law. The Court will first summarize briefly the history of the solid waste management system and NRS 444.520, and consider the development of the mechanic's lien statutes before addressing the substantive issues in this case.

I. History of NRS 444.520 and the Solid Waste Management System

The legislature initially became concerned with public health in 1893. On March 6, 1893, the Nevada Legislature enacted a statute that required the establishment of a State Board of Health, and instructed the Board to work for the life and health of the inhabitants of the State. Laws 1893, p. 117 c. 112. Specifically, the Board was required to conduct sanitary investigations and inquiries regarding the causes of diseases and methods of prevention. This included research to determine how habitats and circumstances of life impact public health. Id. The Board was given the authority to make regulations for the "better preservation of the public health in contagious and epidemic diseases" and if someone was in violation of these regulations they were notified in writing. If the violator failed to comply within five days of receiving notice, the individual was deemed guilty of a misdemeanor and fined between $100-$500 or imprisoned in the county jail for 50 -250 days. Id. In 1911, the Legislature enacted a second bill that created a State Board of Health focused primarily on identifying and recording the cause of death and the requirements for birth certificates. 1911 Nev. Stat. 392.

In 1971, Senate Bill 490 (hereinafter, "S.B. 490") was proposed to establish a solid waste management system. It provided the governing body of a municipality, in conjunction with the District Board of Health, with the authority to make rules and regulations regarding the

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and Reno Disposal Co., which expires in 2029. Based on these undisputed contracts, the Court finds that Waste Management had standing to record a lien under NRS 444.520 if West Taylor was delinquent on its garbage bills.

management of solid waste. Assembly Committee on Environmental and Public Resources (March 31, 1971). After the first read in the Senate, S.B. 490 was amended to include the following environmental goals: 1) protect public health and welfare; 2) prevent water or air pollution; 3) prevent the spread of disease and the creation of nuisances; 4) conserve natural resources; and, 5) enhance the beauty and quality of the environment. Journal of the Senate, at bate stamp 7 (March 22, 1971).

In the development of S.B. 490, the legislative history reveals that the intent behind this bill was to force the Nevada Department of Health to exercise its preexisting power to regulate the disposal of solid waste. Assembly Committee on Environmental and Public Resources (March 31, 1971). On April 1, 1971, there was a second discussion stating, in part, that S.B. 490 was intended to clean up the dumps, and that it did not apply to private property or agricultural waste disposed on private land, unless a nuisance is being created. Assembly Committee on Environmental and Public Resources (April 1, 1971). The goal was to create a statewide scheme so that Nevada could qualify for federal funding. Id.

On February 8, 1991, Assembly Bill 320 (hereinafter, "A.B. 320") was proposed as an effort to create a basic recycling program and to reduce the disposal of certain kinds of solid waste. The first version of A.B. 320, Sec. 19 (NRS 444.520) imposed a fee for the disposal of solid waste, stating: "there is hereby levied upon the operator of each disposal site a fee of $2.50 per ton of solid waste accepted for disposal or transfer at the site...All claims against the account must be paid as other claims against the state are paid." A.B. 320 (Feb. 8, 1991). Assembly Member Vivian Freeman, who introduced the bill, indicated that the intended effects of this fee were threefold: 1) revenues would help fund recycling programs, 2) the charges would be more reflective of the cost of running a landfill and would assist in funding landfill operations, and 3) the higher disposal rates could have provided a cost incentive that promotes recycling because residents paying for the quantity of garbage being disposed would be more likely to remove recyclable materials. *Assembly Bill Omnibus Recycling*, Assemblywoman Vivian L. Freeman, Assembly Committee on Natural Resources, Agriculture and Mining (March 4, 1991). During a committee meeting it was agreed that the $2.50 fee was excessive, and needed to be eliminated

and re-evaluated after two years. Assembly Committee on Natural Resources, Committee Analysis of A.B. 320, at 11 (April 6, 1991). After two amendments, A.B. 320 read as follows:

> "The governing body of any municipality which has an approved plan for the management of solid waste may, by ordinance, provide for the levy and collection of other or additional fees and charges and require such licenses as may be appropriate and necessary to meet the requirements of NRS 444.460, inclusive. The fees authorized by this section are not subject to the limit on the maximum allowable revenue from frees established pursuant to NRS 354.5989."
> A.B. 320 Reprint with Adopted Amendments, at 6 (May 24, 1991)(emphasis added).

It had been determined that NRS 354.5989[2] would be the only statute to place a fee limitation on the proposed garbage fees. Therefore, the legislature specifically made A.B. 320 exempt from NRS 354.5989 through this amendment. These 1991 amendments are still reflected in the statute today.

In 2005, NRS 444.520 was amended again to create a method of recourse for the garbage company once a customer became delinquent on a bill by allowing the garbage company to place a lien on the property. Senate Committee on Health and Human Resources, Committee Analysis of S.B. 354, at 10-11 (April 6, 2005).

This amendment added the following language in bold:

> 1. The governing body of any municipality which has an approved plan for the management of solid waste may, by ordinance, provide for the levy and collection of other or additional fees and charges and require such licenses as may be appropriate and necessary to meet the requirements of NRS 444.460 to 444.610, inclusive.
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> 2. The fees authorized by this section are not subject to the limit on the maximum allowable revenue from fees established pursuant to NRS 354.5989.
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> **3. Until paid, any fee or charge levied pursuant to subsection 1 constitutes a perpetual lien against the property served, superior to all liens, claims and titles other than liens for general taxes and special assessments. The lien is not extinguished by the sale of any property on account of nonpayment of any other lien, claim or title, except liens for general taxes and special assessments. The lien may be foreclosed in the same manner as provided for the foreclosure of mechanics' liens.**

[2] NRS 354.5989 regulates local government imposed fees for business licenses.

4. As a remedy established for the collection of any fee or charge levied pursuant to subsection 1, an action may be brought in the name of the governing body of the municipality in any court of competent jurisdiction against any person who occupied the property when the service was rendered or against any person guaranteeing payment of the fee or charge, or against all persons, for the collection of any such fee or charge that is delinquent.

5. A lien against the property served is not effective until a notice of the lien, separately prepared for each lot affected, is:

(a) Mailed to the last known owner at the owner's last known address according to the records of the county in which the property is located;

(b) Delivered to the office of the county recorder of the county in which the property is located;

(c) Recorded by the county recorder in a book kept for the purpose of recording instruments encumbering land; and

(d) Indexed in the real estate index as deeds and other conveyances are required by law to be indexed.

Senate Bill 354 (March 25, 2005).

The Senate Committee discussed that because of public health concerns the garbage company is required to pick up all garbage, even if a customer's account is in arrears. Id. The proposed amendments would require the homeowner to address the garbage lien, even if a tenant was living on the premises. Id. Ultimately, the Senate Committee decided to omit the following language from S.B. 354:

> "As a remedy established for the collection of any fee or charge levied pursuant to subsection 1, an action may be brought in the name of the governing body of the municipality in any court of competent jurisdiction against any person who occupied the property when the service was rendered or against any person guaranteeing payment of the fee or charge, or against all persons, for the collection of any such fee or charge that is delinquent."

The only explanation for this deletion was that the purposed amendment added "some unnecessary language." Id.

When the Assembly Committee discussed A.B. 354, it recognized that the bill allowed the garbage company to create a lien that could ultimately lead to the foreclosure of residential homes. Assembly Committee on Health and Human Resources, Committee Analysis of A.B.

354, at 12-13 (May 20, 2005). Jennifer Lazovich (hereinafter, "Lazovich"), Legislative Advocate representing the garbage company, Republic Services, Inc., indicated that the garbage lien process had two steps: first, it requires that a notice of an intent to lien be issued. Id. The second step, if the garbage bill remains unpaid, is to record the lien with the county. This lien will be removed off the county's record once it has been paid. Lazovich also indicated that the lien "operates in the same way as a mechanic's lien" which could ultimately end in a foreclosure. However she followed this remark by stating that Republic Services, Inc. had never taken this extreme step and never would. Id. The legislative history did not discuss the applicability of the mechanic's lien statutes any further.

Finally, the Senate Committee discussed that if renters live in a home, the homeowner must take precautionary steps and have the garbage bill sent to the homeowner's residence instead of the rental. Id. This will allow the homeowner to pay the garbage bill and ensure that a lien is not placed on the property, then the homeowner can recover the money by incorporating the garbage bill into the price of the rent. Id.

II. Procedural History of NRS 108 Mechanic's Liens

Of importance to the Court is the legislative intent surrounding the inception and development of NRS Chapter 108, the mechanic's lien statutes. NRS Chapter 108 contains sixty-two individual statutes, many of which provide definitions. The Court has considered the implementation and development of those statutes pertaining to the requirements for perfecting a mechanic's lien, providing notice of the lien, the duration of the lien, and avenues available to refute a lien.[3]

On February 2, 1965, Assembly Bill 236 (hereinafter, "A.B. 236") was proposed in order to add mechanic's liens to the statutory liens found in NRS Chapter 108. After reviewing the bill the Assembly Committee sought to expand the breadth of the mechanic's lien to sufficiently cover the entire construction industry. Assembly Committee on Judiciary, Committee Analysis

[3] Specifically, the Court has analyzed the legislative history for NRS 108.226, NRS 108.227, NRS 108.2275, NRS 108.233, and NRS 108.245. Amendments were made to these statues in the following years: 1967, 1969, 1971, 1979, 1987, 1995, 1997, 2003, 2005, and 2007. The Court considers all of these amendments and their legislative history.

of A.B. 236 at 1-4 (Feb. 16, 1965). The Assembly Committee was also concerned with the fairness of the lien process, focusing on the timing in which a lien could be obtained, the explanatory details that should be contained in the lien to allow the liened party to refute the lien, the time needed to properly notice a lien, and how a lien would apply to multiple properties like tract homes. Id. The Assembly Committee also discussed the importance of creating a bill that protects both the homeowner and the contractor. Id.

The Assembly Committee discussed amendments to A.B. 236, and adopted Oregon law which stated that a lien is not established unless there is proper notice of the lien, and then it specified the lien requirements. Assembly Committee on Judiciary, Committee Analysis of A.B. 236 at 90-92 (March 2, 1965). Discussion also ensued regarding whether notice of a lien should be provided without recording the lien, and the Assembly Committee decided to call Oregon officials to inquire as to the procedures implemented there. Assembly Committee on Judiciary, Committee Analysis of A.B. 236 at 147-49 (March 15, 1965). The Assembly Committee ultimately gave A.B. 236 to the Senate with the intent to add language constructed from Oregon law in the future. This language would require that notice be sent to the owner by material suppliers, but did not require the notice to be recorded. Assembly Committee on Judiciary, Committee Analysis of A.B. 236 at 151 (March 16, 1965). The Senate Committee subsequently reviewed and amended A.B. 236, but no minutes are available from this committee. The amendments made by the Senate Committee added language governing the assignment of a lien and instituted a 20 day timeline for laborers to provide the owner of the property with notice of materials supplied, work performed, or services rendered. *Journal of the Senate* (March 3, 1965).

In 1987, Assembly Bill 220 (hereinafter, "A.B. 220") was introduced in response to a 1982 Supreme Court ruling which found that the mechanic's lien statutes denied the contractor or subcontractor the recovery of profits and overhead. Senate Committee on Judiciary, Committee Analysis of A.B. 343 at 901-03 (March 19, 1979). The mechanic's lien statutes were amended to allow the contractor or subcontractor to recover the terms of the contract and in the absence of a contract to recover for materials, labor, and the fair market value of profits and

overhead. Id. The legislature discussed that this amendment prevent the homeowner for receiving a windfall by only having to pay for materials and labor in the absence of a contract. Id.

In 1995, the legislature proposed a major amendment to the mechanic's lien with Senate Bill 401 (hereinafter, "S.B. 401"). S.B. 401, in part, added an amendment that allowed a party with interest in the premises in which a lien has been filed to appear before the court to assert that the lien was frivolous or excessive. Senate Committee on Judiciary, Committee Analysis of A.B. 343 at 2-10, bate stamp 2613-21 (May 23, 1995). During the Senate hearing it was discussed that the amendments were intended to be good for all parties. Id. The legislature acknowledge that there was a need to speed up the mechanic's lien process, but it also did not want to do so to the detriment of any due process rights.[4]

III. Procedural requirements found in the mechanic's lien statutes may be applied to a garbage lien when NRS 444.520 is silent on an issue.

The extent to which the mechanic's lien statutes are incorporated into NRS 444.520 is a matter of first impression. To determine the interplay between NRS Chapter 108 and NRS 444.520 the Court must interpret NRS 444.520. Words of "a statute should be given their plain meaning." McKay v. Bd. of Supervisors, 102 Nev. 644, 648 (1986). "Where a statute is clear on its face, a court may not go beyond the language of the statute in determining the legislature's intent." Id. "When the statutory language lends itself to two or more reasonable interpretations, the statute is ambiguous." State v. Lucero, 127 Nev. Adv. Op. 7 (2011). When a statute is

[4] As originally purposed, S.B. 401, stated that if an owner wanted to contest a lien, she could do so by motion to the district court, accompanied by an affidavit. If the Court issues an order for a hearing then the hearing was required to take place no sooner than 6 days and no later than 15 days after the Court issued an order. During the Senate hearing, there was testimony that this short window would impact the Defendant's due process rights because it was an insufficient amount of time to answer and gather evidence. SENATE COMMITTEE ON JUDICIARY, COMMITTEE ANALYSIS OF A.B. 343 at 901-03 (May 25, 1995). In response to this testimony, the timeframe was changed to "no less than 10 days or more than 20 days." Id.

ambiguous the Court "will look to legislative history and rules of statutory construction in determining the statute's meaning." Silver State Elec. Supply Co. v. State ex rel. Dep't of Taxation, 123 Nev. 80, 84-85 (2007). "[I]t is not the business of this court to fill in alleged legislative omissions based on conjecture as to what the legislature would or should have done." McKay, 103 Nev. 490, 492 (1987). "When the language of the statute is ambiguous or silent on a particular issue, it should be construed in accordance with what 'reason and public policy would indicate the legislature intended.'" Mineral Cnty. v. State, Bd. of Equalization, 121 Nev. 533, 540 (2005).

Equal weight should be given to each sentence, phrase, and word in the statute to render them meaningful within the context of the purpose of the legislation. Harris Assocs. v. Clark County Sch. Dist., 119 Nev. 638, 642 (2003) (internal citations omitted). "Statutes within a scheme and provisions within a statute must be interpreted harmoniously with one another in accordance with the general purpose of those statutes and should not be read to produce unreasonable or absurd results." Washington v. State, 117 Nev. 735, 739 (2001). Nevada law requires that a statute, if reasonably possible, should be construed so as to function in harmony with the Constitution. State v. Glusman, 98 Nev. 412, 419-20 (1982).

West Taylor asserts that in order to foreclose under NRS 444.520, Waste Management must first perfect a proper lien by adhering to the procedural requirements of NRS Chapter 108,[5] which govern mechanic's liens. When applying NRS Chapter 108, West Taylor asserts that Waste Management has failed to properly notice intent to lien prior to recording and failed to follow the necessary timing requirements. West Taylor argues that the garbage lien is an encumbrance on real property so the mechanic's lien statutory structure must be applied as a whole, because independently NRS 444.520 does not provide the constitutionally necessary avenue to dispute the lien.

[5] West Taylor specifically argues the applicability of: NRS 108.239, NRS 108.233 and NRS 108.226

Waste Management argues that the legislative history supports a finding that the garbage company has the power to collect fees for services rendered, in an effort to meet the legislature's environmental and health related goals. Waste Management also argues that NRS 444.520 only incorporates the manner for foreclosing a mechanic's lien (NRS 108.239) and not the manner for perfecting a lien. Additionally, it argues that the language of NRS 444.520 specifically outlines the proper channels and content required to give notice of intent to lien and allows the garbage company to create a perpetual lien against the property. It states that NRS 444.520 contains its own requirements for perfecting a garbage lien when it states that a lien upon the property is not effective until it is mailed to the last known owner, delivered to the county recorder, recorded, and indexed.

Of great significance in this case, is whether only NRS 108.239, relating to mechanic's lien foreclosures, may be applied to the garbage lien or whether the garbage lien can be governed by the entire statutory structure of the mechanic's lien. The Court first considers the plain language of NRS 444.520 which states,

> "[u]ntil paid, any fee or charge levied pursuant to subsection 1 constitutes a perpetual lien against the property served, superior to all liens, claims and titles other than liens for general taxes and special assessments. The lien is not extinguished by the sale of any property on account of nonpayment of any other lien, claim or title, except liens for general taxes and special assessments. The lien may be foreclosed in the same manner as provided for the foreclosure of mechanics' liens." NRS 444.520.

In applying the principles of statutory interpretation the Court gives equal weight to each word and phrase within the statute. The Court has previously found that the word "may" is to be construed as permissive, unless the clear intent of the legislature is to the contrary. Sengbusch v. Fuller, 103 Nev. 580, 582 (1987). In this case the language permitting the application of the mechanic's lien foreclosure process is clear; however, there is an ambiguity as to which portions of the mechanic's lien statutes may be applied since the specific sections are not listed in the language of the statute. When an ambiguity exists, "a court should consult other sources such as legislative history, legislative intent, and analogous statutory provisions." Madera v. State Indus. Ins. Sys., 114 Nev. 253, 257 (1998).

In this case, the legislative history surrounding the amendments to NRS 444.520 is sparse. A review of the brief legislative history discussed above reveals that the Legislature failed to expressly state to what extent the mechanic's lien statutes should be incorporated; as a result, the Court finds that standing alone the legislative history of NRS 444.520 provides little guidance as to the application of the mechanic's lien statutes. Therefore, the Court will also consider the legislative history, legislative intent, and analogous statutory provisions of NRS Chapter 108, to determine whether NRS 444.520 permits the incorporation of just one or all of the mechanic's liens statutes. Based on the rules of statutory interpretation, the Court applies the following factors to determine which interpretation of the statute is more reasonable: 1) the legislature's specific interest in drafting the statute; 2) whether any part of the statute would be rendered superfluous by an interpretation; 3) whether a specific interpretation would violate due process rights; and 4) if the result of an interpretation would be absurd. Great Basin Water Network v. State Eng'r, 126 Nev. Adv. Op. 20 (2010).

The Court considers whether the legislature was addressing a specific interest when drafting NRS 444.520. As discussed above, NRS 444.520 was developed as a means for the garbage company to recover money from customers who are delinquent on their garbage bill. The legislature determined that NRS 444.520 created a necessary remedy for the garbage company to collect missing payments because the garbage company was required to pick up the garbage whether or not the homeowner paid the garbage bill. The policy mandating garbage removal was the product of a long history of public health concerns, starting with the prevention of disease epidemics in the late 1800s.

The legislative history demonstrates that NRS 444.520 is rooted in an issue of fairness. While it provides the garbage company with the ability to lien a property, it is important to note that in the development of NRS 444.520, the legislature also considered the interest of the homeowner, focusing at length on the significance of placing a lien on real property.

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Additionally, testimony during the legislative hearings stated that:

> "[C]ustomers are billed approximately $33 per quarter, on a quarterly basis. If they are two quarters in arrears, the lien would be in the amount of $66. Over 75 percent of the people actually pay the bill once they receive a notice of intent to lien. This is a long process. Customers receive about six requests for payment before they receive an intent to lien notice." Senate Committee on Government Affairs, Committee Analysis of A.B. 354, at 11 (April 6, 2005).

This language indicates that the legislature was trying to create a real incentive for homeowners to address outstanding charges when they are notified by the garbage company that they are delinquent on the garbage bill, but also implement a process that allows an opportunity for the deficiency to be cured before foreclosure occurs. The Court finds that an interpretation that the legislature's intent in drafting the statues was grounded in creating a fair system of payment for garbage services comports with reason and policy.

The Court also finds that incorporating the mechanic's lien statutes beyond NRS Chapter 108.239, furthers the legislature's specific interest in establishing a fair system. The legislative history of NRS Chapter 108 is also grounded in creating an equitable system for placing a mechanic's lien on real property when there has not been payment for construction services rendered. In the development and amendments to the mechanic's lien statutes the legislature routinely considered the impacts that the changes would have to all parties involved and tried to maintain a fair system by fine tuning notice requirements, timing rules, and establishing clear content requirements for the lien. Therefore, the application of any statutory requirements from the mechanic's lien statutes to the garbage lien statutes, where the garbage liens statute is silent, would enhance the legislative intent to create a fair system.

The Court next considers whether either of the statutory interpretations supplied by the parties would render any language in NRS 444.520 superfluous. Adopting West Taylor's argument that the mechanic's lien statutes must be incorporated in their entirety would render the word "may" in NRS 444.520 superfluous. Additionally, notice requirements have been written into the language of NRS 444.520, which would be rendered superfluous if compliance with the

notice statute for the mechanic's lien were required. In contrast, Waste Management's interpretation that NRS 108.239 may be applied to govern the foreclosure process for a garbage lien gives proper consideration to each word and phrase in NRS 444.520.

Alternatively, no portion of NRS 444.520 is rendered superfluous if the statute is interpreted to state that the garbage lien may apply the mechanic's liens statutes that addresses procedural requirements not already governed by NRS 444.520. This interpretation is in harmony with Nevada law which states that "where a general and a special statute, each relating to the same subject, are in conflict and they cannot be read together, the special statute controls." Laird v. State Pub. Emp. Ret. Bd., 98 Nev. 42, 45 (1982). This interpretation would render the specific requirements in the garbage statutes on topics, such as notice, as controlling while allowing the more generally incorporated mechanic's lien procedural statutes to apply when NRS 444.520 is silent on the issue. To offer a specific example, NRS 444.520 does not address the procedures for a hearing or dispute should the customer assert that her account is not delinquent; therefore, the customer may apply NRS 108.2275 to request a hearing to dispute the lien.[6] But, by that same token, the garbage lien will not automatically fail due to a lien period that runs longer than 6 months[7], because NRS 444.520 specifically creates a perpetual lien.[8]

Next the Court considers whether interpreting NRS 444.520 to only permit the incorporation of NRS 108.245, violates due process rights. NRS 444.520 creates a lien on real property with the ability to foreclose if the delinquent bills are not paid. Under the Nevada Constitution, the due process clause requires notice and an opportunity to be heard before the government deprives a person of his or her property. Nev. Const. art. I, § 8. If possible Nevada statutes should be construed as constitutional, and "[i]n the face of attack, every favorable presumption

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[6] NRS 108.2275, states in relevant part: "The debtor of the lien claimant or a party in interest in the property subject to the notice of lien who believes the notice of lien is frivolous and was made without reasonable cause, or that the amount of the notice of lien is excessive, may apply by motion to the district court for the county where the property or some part thereof is located for an order directing the lien claimant to appear before the court to show cause why the relief requested should not be granted."

[7] This is mandated by NRS 108.233.

[8] The Court will provide additional analysis on this issue below.

and intendment will be brought to bear in support of constitutionality." State v. Glusman, 98 Nev. at 419-20. Therefore, since NRS 444.520 does not provide an opportunity to be heard if the property owner disputes the lien, but it does incorporate the mechanic's lien statutes, a constitutional interpretation of NRS 444.520 would incorporate more provisions of NRS Chapter 108 than just NRS 108.245. Furthermore, the legislative history pertaining to NRS 108.2275 specifically states that the legislature designed the procedures for contesting a mechanic's lien with the preservation of due process rights in mind.

Finally, the Court will consider whether permitting the incorporation of multiple provision of NRS Chapter 108 into NRS 444.520 is absurd. The Court does not find the permissive application of multiple mechanic's lien statutes to be absurd, as it is the only manner of interpretation that preserves the customer's ability to dispute a lien. After considering the legislative history, legislative intent, and analogous statutory provisions of NRS Chapter 108, the Court finds the NRS 444.520 incorporates the mechanic's lien statutes to the extent that NRS 444.520 is silent on a procedure.

IV. NRS 108.226 creates a statute of limitations to notice a lien.

West Taylor argues that Waste Management has failed to follow the statute of limitations outlined in NRS 108.226, which requires the notice of lien to be filed 90 days after the quarterly billing went delinquent in 2007 or alternatively fifteen days after the billing went delinquent per the *1994 Franchise Agreement*. Additionally, West Taylor argues that if Waste Management has an indefinite amount of time after an account becomes delinquent to file the lien, then the general statute of limitations provision in Nevada, NRS 11.190, would have no bearing on the case.

Waste Management contends that the NRS 108.226's statute of limitations does not apply. Alternatively, if the Court finds that NRS 108.226 does apply, Waste Management argues that the 90 day period is not triggered by the date that that payment became delinquent, instead it is triggered by the last date that services were rendered, which essentially resets every billing cycle.

NRS 108.226 states:

> "[t]o perfect a lien, a lien claimant must record a notice of lien in the office of the county recorder of the county where the property or some part thereof is located in the form provided in subsection 5: (a) Within 90 days after the date on which the latest of the following occurs: (1) The completion of the work of improvement; (2) The last delivery of material or furnishing of equipment by the lien claimant for the work of improvement; or (3) The last performance of work by the lien claimant for the work of improvement."

The clear language of NRS 108.226 provides Waste Management with the opportunity to supply notice to its customers within 90 days after each billing cycle that becomes delinquent. Currently Waste Management operates on a quarterly billing cycle, this means that a contract starting in January would be billed at the end of March. Failure to pay the March garbage bill would cause the account to fall in arrears at that time. Under the present system the customer would not be notified of the missed payment until the next billing cycle in June; however, imposing the 90 day requirement may encourage the garbage company to send out a "notice of lien" sooner or to impose a shorter billing cycle. Generally speaking, bills are sent out prior to their due date, which would also provide customers with a small window to cure the deficiency before the notice period runs if the notice to lien had not already arrived. NRS 108.226 applies to the garbage lien statutes because it was incorporated in NRS 444.520, and it does not conflict with existing statutory language in the garbage lien enacting statute. Therefore, NRS 108.226 governs how far back in time Waste Management is able to notice and record a garbage lien.

V. After the lien is recorded it exists in perpetuity, but the statute of limitations places a cap on the timeframe that the home may be foreclosed upon under the lien.

West Taylor argues that Waste Management failed to commence an action within six months to foreclose the lien after notice of the lien is sent, therefore under NRS 108.233 the lien has expired. Waste Management asserts that the language of NRS 444.520 can only be interpreted in one reasonable manner, to mean that a garbage lien encumbers a property forever, or until it is paid. Waste Management cites State v. Yellow Jacket Silver Min. Co. to argue that the lien operates like a tax and remains attached to the land, but that the remedy of foreclosure may

expire with the statute of limitations. State v. Yellow Jacket Silver Min. Co., 14 Nev. 220, 232 (1879).[9]

NRS 108.233 states that a mechanic's lien shall not bind a property and shall expire after six months. This language directly conflicts with the plain language of NRS 444.520 which states that the filing of a garbage lien "constitutes a perpetual lien against the property served". Since NRS 108.233 and NRS 444.520 both pertain to the same subject, how long a recorded lien will exist, NRS 444.520 is controlling as the statute that is specific to garbage liens. The language of NRS 444.520 is clear and unambiguous, and allows the lien to exist in perpetuity. In Wasson v. Hogenson, the Court considered the language of a similar statute that provided that "until paid" all charges will constitute a "perpetual lien" against the property served. Wasson v. Hogenson, 196 Colo. 183, 191 (1978). It found that ""[u]ntil' is a functional word to indicate continuance (as of an action, condition or state) up to a particular time. 'Perpetual' means continuing forever; everlasting; eternal." Id. This Court adopts the definitions used in Wasson v. Hogenson and finds that once a garbage lien is recorded it is perpetual.[10]

However, in Yellow Jacket, the Court also finds that even if a tax exists in perpetuity that the remedy to enforce the collection of the tax may be barred by the statute of limitations. Id. Nevada's "statute of limitations embraces all characters of actions, legal and equitable." White v. Sheldon, 4 Nev. 280, 288-89 (1868). Statutes of limitations are generally adopted to serve the individual and not for public policy, and they "[prevent] surprises through the revival of claims that have been allowed to slumber until evidence has been lost, memories have faded, and witnesses have disappeared." Petersen v. Bruen, 106 Nev. 271, 273 (1990). Accordingly, under NRS 11.190, an "[a]n action upon a statute for a penalty or forfeiture, where the action is given

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[9] West Taylor rejects Waste Management's contention that the garbage lien can be equated to a tax and argues that lien is essentially an encumbrance on real property that requires a forum for dispute resolution. But, West Taylor has elected not to completely brief the constitutional arguments at this time.

[10] *See also*, N. Washington Water & Sanitation Dist. v. Majestic Sav. & Loan Ass'n, 42 Colo. App. 158, 160 (1979)(holding that a tap lien, which could be foreclosed in the same manner as a mechanics' lien, did not have to abide by the six-month time limit required in the mechanics' lien because it was inconsistent with the statutory language that "(u)ntil paid all . . . charges shall constitute a perpetual lien on and against the property serve.")

to a person" must be brought within two years, except when the statute imposing it prescribes a different limitation. In this case, the language of NRS 444.520 does not create a new statute of limitations for foreclosing on a garbage lien nor does it specifically exempt the garbage lien from the standard statutes of limitations found in NRS 11.190. Therefore, the two year statute of limitations applies to Waste Management's ability to foreclose, which protects the homeowner from the revival of a lien several years after it was imposed.

In practice this means that if Waste Management properly notices a lien within the 90 days required by NRS 108.226, it then has two years under NRS 11.190 to pursue the remedy of foreclosure. Should Waste Management fail to foreclose upon the property within two years, the lien will still exist but the remedy to recover the property through foreclosure will have expired. Unless another remedy is available Waste Management will have to either wait for the customer to pay or wait for the property to be sold to collect on its lien. Moreover, the legislative history supports this interpretation of the applicable statute of limitations, because during the Assembly hearing the Assembly Committee discussed at length the importance of providing a significant opportunity for the homeowner to cure the garbage lien and ways to avoid unexpected foreclosures. Accordingly, the Court finds that once a lien is recorded it lasts in perpetuity, but that the ability to foreclose upon that lien expires after a two year statute of limitations.

VI. Conclusion

The Court finds that there is no issue of material fact presented for consideration in the motion for summary judgment, and that the questions before the Court must be determined as a matter of law. Text, context, and history support the constitutionally sound reading of NRS 444.520 that permits the incorporation of NRS Chapter 108 mechanic's lien statutes to the extent that they govern lien foreclosure procedures not addressed by the language in NRS 444.520. Furthermore, the 90 day notice of lien statute of limitations found in NRS 108.226 does apply to garbage liens. After a lien is noticed Waste Management has two years to foreclose upon the

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property, and after that time has lapsed the lien will last in perpetuity but leave Waste Management without the recourse of foreclosure.

Based on the foregoing and good cause appearing,

IT IS HEREBY ORDERED that WEST TAYLOR'S Motion for Partial Summary Judgment is DENIED in part and GRANTED in part. WEST TAYLOR's Motion for Summary Judgment is GRANTED as to any claims for delinquent bills that WASTE MANAGEMENT failed to notice within the 90 day window, but it is DENIED with regard to properly noticed claims.

DATED this 28 day of July, 2014.

Connie J. Steinheimer
DISTRICT JUDGE

F I L E D
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 2

RECEIVED
10/5/15

FILED
Electronically
2015-10-01 12:51:14 PM
Jacqueline Bryant
Clerk of the Court
Transaction # 5168113

2200

IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF WASHOE

WEST TAYLOR STREET, LLC, a limited liability company,

Plaintiff,

vs.

WASTE MANAGEMENT OF NEVADA, INC., KAREN GONZALEZ, and DOES 1 THROUGH 10,

Defendants.

CASE NO.: CV12-02995

DEPT. NO.: 4

PARTIAL SUMMARY JUDGMENT

Plaintiff filed a second amended complaint on June 27, 2014 asking this Court to address the legitimacy of a Garbage Lien that was recorded by the Defendant and praying for a declaratory judgment concerning the statutory scheme of NRS 444.520. The second amended complaint echoes the first amended complaint with regard to the claims for relief that are the subject of a motion for partial summary judgement filed by Plaintiff on March 11, 2014. An opposition was filed by Defendants on March 28, 2014 and a reply filed by Plaintiff on April 11, 2014. Given the novel issues raised in the motion for partial summary judgment, the Court conducted arguments on April 23, 2014 and proceeded to render a decision on July 28, 2014. On September 3, 2014, Plaintiff submitted a second motion for partial summary judgment seeking to have the Court set forth in a judgment the order and decision of July 28, 2014 as requested in the second amended complaint to address the first and second claims in the second amended complaint. Defendant filed an opposition to the second motion for partial summary judgment on September 25, 2014 coupled with a motion to reconsider the decision of this Court on July 28,

2014. On February 6, 2015 this Court denied Defendant's motion for partial reconsideration at which time Plaintiff's second motion for partial summary judgment was renewed with a reply argument filed on May 13, 2015 and submitted to this Court for decision. The Court having considered Plaintiff's second motion for partial summary judgment which motion was phrased consistent with the decision and order of this Court of July 28, 2014 and consistent with the first two claims for relief identified in the second amended complaint and there being no just reason for any further delay for the entry of a declatory judgment pursuant to Chapter 30 of the Nevada Revised Statutes does hereby decree, adjudge and declare that a judgement be entered as follows:

1. A lien for unpaid garbage fees recorded pursuant to NRS 444.520 has a time limitation of two years pursuant to NRS 11.190 by which the purveyor of the lien is to pursue proceedings for foreclosure within the two year time frame from the recording of the lien.

2. A recorded lien for unpaid garbage fees pursuant to NRS 444.520 shall be for an amount that became delinquent no more than 90 days prior to the date of the recording of the lien as required by NRSA 108.226 that is incorporated in NRS 444.520.

3. The pursuit of a remedy for foreclosure of a garbage lien under NRS 444.520 will afford property owner's liened an opportunity to be heard and to contest the legitimacy of the lien as provided by Chapter 108 of the Nevada Revised Statutes.

Pursuant to the first and second claim for relief of the second amended complaint, a judgment consistent with the foregoing is hereby be entered.

DATED this 1 day of October, 2015.

Connie J. Steinheimer
DISTRICT JUDGE

CERTIFICATE OF SERVICE

CASE NO. CV12-02995

I certify that I am an employee of the SECOND JUDICIAL DISTRICT COURT of the STATE OF NEVADA, COUNTY OF WASHOE; that on the 1 day of October, 2015, I filed the **PARTIAL SUMMARY JDUGMENT** with the Clerk of the Court.

I further certify that I transmitted a true and correct copy of the foregoing document by the method(s) noted below:

_____**Personal delivery to the following: [NONE]**

X **Electronically filed with the Clerk of the Court, using the eFlex system which constitutes effective service for all eFiled documents pursuant to the eFile User Agreement.**

MARK SIMONS, ESQ. for WASTE MANAGEMENT OF NEVADA INC
MATTHEW HIPPLER, ESQ. for KAREN GONZALEZ et al

X **Transmitted document to the Second Judicial District Court mailing system in a sealed envelope for postage and mailing by Washoe County using the United States Postal Service in Reno, Nevada:**

C. Nicholas Pereos, Esq.
1610 Meadow Wood Lane, Ste. 202
Reno, NV 89502

_____**Placed a true copy in a sealed envelope for service via:**

_____ Reno/Carson Messenger Service – **[NONE]**

_____ Federal Express or other overnight delivery service **[NONE]**

DATED this 1 day of October, 2015.

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 3

WASTE MANAGEMENT

DOC # 4177148
11/26/2012 02:44:57 PM
Requested By
WASTE MANAGEMENT
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: $17.00 RPTT: $0.00
Page 1 of 1

APN #011-266-17
ACCT #010-74134

NOTICE OF LIEN FOR GARBAGE FEES
RESIDENTIAL USER

Waste Management of Nevada Inc., or its affiliates (WM of Nevada) pursuant to the authority conferred by Nevada Revised Statues Section 444.520 and Washoe County Garbage Franchise Agreement section 5.8, claims a lien on the real property known as **345 TAYLOR ST W, RENO, NV** more particularly described as follows:

Washoe County Assessor's Parcel**#011-266-17**

1. The owner(s) or reputed owner(s) of the described real property is/are .
2. The garbage services rendered by Waste Management Inc. of Nevada for which this lien is claimed consist of Garbage Service fees and penalties, which have accrued monthly rate as set in the Washoe County Garbage Franchise Agreement.
3. The owner(s) or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to Waste Management of Nevada Inc. the sums due on account of rendition of such garbage services, at the time the same were due and payable.
4. There is due and owing to Waste Management Inc. of Nevada by reason of the rendition of such garbage services, the sum of **$859.78**, no part of which has been paid.

DATED: This 21 day of November 2012

Waste Management of Nevada Inc.

By _____
KAREN GONZALES

STATE OF NEVADA)
: SS.
COUNTY OF WASHOE)

On the 21st day of November, 2012, personally appeared before me, a notary public, Karen Gonzales for Waste Management of Nevada Inc, who acknowledges that she executed this instrument.

_____
NOTARY PUBLIC

TIFFANY FULLER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-90901-2 - Expires October 19, 2014

WHEN RECORDED MAIL TO:

Waste Management of Nevada Inc.
Attn: Karen Gonzales
100 Vassar St.
Reno, NV 89502

RECEIVED
3-21-14

WASTE MANAGEMENT

To whom it may concern,

Please see attached the 2nd lien placed on your property. Please email me to discuss paying your balance and having the both lien's removed from your property.

Thank you,

Kelly Scott
kscott13@wm.com
775.326.2302
Waste Management
100 Vassar St
Reno NV 89502

DOC # 4334435
3/14/2014 10:12:28 AM
Requested By
WASTE MANAGEMENT
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: $17.00 RPTT: $0.00
Page 1 of 1

WASTE MANAGEMENT

When recorded mail to:
Waste Management
Attn: Kelly Scott
100 Vassar St
Reno, NV 89502
kscott13@wm.com

APN#011-266-17
ACCT#010-74134

RECEIVED 3-27-14

NOTICE OF LIEN FOR GARBAGE FEES
RESIDENTIAL USER

Waste Management of Nevada Inc., or its affiliates (WM of Nevada) pursuant to the authority conferred by Nevada Revised Statues Section 444.520 and Washoe County Garbage Franchise Agreement section 5.8, claims a lien on the real property known as, **345 TAYLOR ST W, RENO, NV** more particularly described as follows:

Washoe County Assessor's **#011-266-17**

1. The owner(s) or reputed owner(s) of the described real property is/are **WEST TAYLOR STREET LLC.**

2. The garbage services rendered by Waste Management Inc. of Nevada for which this lien is claimed consist of Garbage Service fees and penalties, which have accrued monthly rate as set in the Washoe County Garbage Franchise Agreement.

3. The owner(s) or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to Waste Management of Nevada Inc. the sums due on account of rendition of such garbage services, at the time the same were due and payable.

4. There is due and owing to Waste Management Inc. of Nevada by reason of the rendition of such garbage services, the sum of **$404.88** no part of which has been paid.

DATED: This 14th day of Mar 2014
Waste Management of Nevada Inc.
By _____
LORI VANLANINGHAM

STATE OF NEVADA)
: SS.
COUNTY OF WASHOE)

On the 14th day of March, 2014, personally appeared before me, a notary public Lori Vanlaningham, for Waste Management of Nevada Inc. who acknowledges that she executed this instrument.

KELLY SCOTT
Notary Public-State of Nevada
APPT. NO. 13-10614-1
My Appt. Expires September 03, 2017

_____
NOTARY
Kelly Scott

WTS 0213

DOC # 4086834
02/23/2012 10:10:37 AM
Requested By
WASTE MANAGEMENT
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: $14.00 RPTT: $0.00
Page 1 of 1

WASTE MANAGEMENT

APN #011-266-17
ACCT #010-74135

NOTICE OF LIEN FOR GARBAGE FEES
RESIDENTIAL USER

Waste Management of Nevada Inc., or its affiliates (WM of Nevada) pursuant to the authority conferred by Nevada Revised Statues Section 444.520 and Washoe County Garbage Franchise Agreement section 5.8, claims a lien on the real property known as **347 TAYLOR ST W, RENO, NV** more particularly described as follows:

Washoe County Assessor's Parcel**#011-266-17**

1. The owner(s) or reputed owner(s) of the described real property is/are **WEST TAYLOR STREET LLC.**
2. The garbage services rendered by Waste Management Inc. of Nevada for which this lien is claimed consist of Garbage Service fees and penalties, which have accrued monthly rate as set in the Washoe County Garbage Franchise Agreement.
3. The owner(s) or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to Waste Management of Nevada Inc. the sums due on account of rendition of such garbage services, at the time the same were due and payable.
4. There is due and owing to Waste Management Inc. of Nevada by reason of the rendition of such garbage services, the sum of **$489.47**, no part of which has been paid.

DATED: This 22 day of February 2012

Waste Management of Nevada Inc.

By _____
KAREN GONZALES

STATE OF NEVADA)
: SS.
COUNTY OF WASHOE)

On the 22 day of February, 2012, personally appeared before me, a notary public, Karen Gonzales for Waste Management of Nevada Inc, who acknowledges that she executed this instrument.

_____
NOTARY PUBLIC

TIFFANY FULLER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-90601-2 - Expires October 19, 2014

WHEN RECORDED MAIL TO:

Waste Management of Nevada Inc.
Attn: Karen Gonzales
100 Vassar St.
Reno, NV 89502

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 4

WASTE MANAGEMENT

November 3, 2012

NOTICE OF INTENT TO LIEN FOR GARBAGE FEES

Waste Management of Nevada, Inc., or its affiliates (WM of Nevada), pursuant to the authority conferred by Nevada Revised Statues Section 444.520 is hereby sending notification to satisfy the requirement of NRS 444.520 4 (a), notification to the last known owner at his last known address according to the records of the county in which the property is located. This lien applies to the real property known as, **#10-74134, 345 TAYLOR ST W, RENO, NV** more particularly described as follows:

Washoe County Assessor's Parcel Number # 011-266-17

1. The owner(s) or reputed owner(s) of the described real property is/are

2. The garbage services rendered by Waste Management of Nevada, Inc. or its affiliates, for which this notice is sent consists of Garbage Service fees and penalties.

3. The owner(s)or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to WM of Nevada, the sums due on account of rendition of such garbage services, at the time the same were due and payable.

4. There is due and owing to WM of Nevada by reason of the rendition of such garbage services, the sum of **$859.78**, no part of which has been paid.

Failure to make payment in full of the amount above within 15 days of this notice will cause WM of Nevada to make effective its lien by delivering, recording and indexing in the Washoe County Recorder's office. Should this action be required, an administrative fee and legal fees will be added to the amount of the lien. Payment may be made via our website www.wm.com or by calling 1-800-637-8648. All major credit cards are accepted.

Sincerely,

Waste Management of Nevada, Inc.
Contact kgonzale@wm.com

WTS 0016

WASTE MANAGEMENT

COLLECTION NOTICE ***

Reno Disposal

11/02/2012

RE: Account #010-0074134-1149-2
WM ezPay Account ID: 00008-29049-45007
AMOUNT DUE: $828.24

PEREOS TRUST
1610 MEADOW WOOD LN STE 202
RENO NV 89502-6602

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 11/02/2012, your account remains delinquent in the amount of $828.24. and we have still not received payment f solid waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will b responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at th normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported own of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the proper as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact ou office at 1-866-218-3220 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenier on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to us our automated system. Thank you for your prompt attention to this matter.

Sincerely,
WASTE MANAGEMENT of SACRAMENTO-NEVADA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$828.24	
Account Number	**Date**	**Check #**
010-0074134-1149-2	11/04/2012	

1149010007413400000000000000000000000082824 4

3593

PEREOS TRUST
1610 MEADOW WOOD LN STE 202
RENO NV 89502-6602

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

WTS 0084

8810700 20121103819010 3593

From everyday collection to environmental protection.

WASTE MANAGEMENT

COLLECTION NOTICE ***

of Reno Disposal

3/02/2012

RE: Account #010-0074134-1149-2
WM ezPay Account ID: 00008-29049-45007
AMOUNT DUE: $715.93

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 3/02/2012, your account remains delinquent in the amount of $715.93. and we have still not received payment for sol waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will b responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at th normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported own of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the proper as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact ou office at 1-866-363-1042 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenier on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to us our automated system. Thank you for your prompt attention to this matter.

Sincerely,
WASTE MANAGEMENT of NEVADA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WM
WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$715.93	
Account Number	**Date**	**Check #**
010-0074134-1149-2	03/02/2012	

1149010007413400000000000000000000000071593 8

3115

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

WTS 0085

9B10700.2012030441801.02974

From everyday collection to environmental protection.

WASTE MANAGEMENT

COLLECTION NOTICE ***

Reno Disposal

6/04/2012

RE: Account #010-0074134-1149-2
WM ezPay Account ID: 00008-29049-45007
AMOUNT DUE: $730.20

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 6/04/2012, your account remains delinquent in the amount of $730.20, and we have still not received payment for sol waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will b responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at th normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported own of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the proper as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact o office at 1-866-363-1042 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenie on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to us our automated system. Thank you for your prompt attention to this matter.

Sincerely,
WASTE MANAGEMENT of NEVADA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$730.20	
Account Number	**Date**	**Check #**
010-0074134-1149-2	06/04/2012	

1149010007413400000000000000000000000073020 0

2890

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

WTS 0086

8810700 2012060395401 02792

From everyday collection to environmental protection.

WASTE MANAGEMENT

***** COLLECTION NOTICE *****

Reno Disposal

6/04/2013

RE: Account #010-0074134-1149-2
WM ezPay Account ID: 00008-29049-45007
AMOUNT DUE: $1,004.21

PEREOS TRUST
1610 MEADOW WOOD LN STE 202
RENO NV 89502-6602

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 6/04/2013, your account remains delinquent in the amount of $1,004.21. and we have still not received payment for solid waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will be responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at the normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported owner of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the property as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact our office at 1-866-218-3220 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenient on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to use our automated system. Thank you for your prompt attention to this matter.

Sincerely,
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$1,004.21	
Account Number	**Date**	**Check #**
010-0074134-1149-2	06/04/2013	

1149010007413400000000000000000000000000100 8

2914

PEREOS TRUST
1610 MEADOW WOOD LN STE 202
RENO NV 89502-6602

RETURN PAYMENTS TO:

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

From everyday collection to environmental protection,

WASTE MANAGEMENT

***** NOTICE OF PAST DUE BALANCE *****

Reno Disposal

7/11/2013

RE: Account #010-0074134-1149-2
WM ezPay Account ID: 00008-29049-45007
AMOUNT DUE: $1,108.98

PEREOS TRUST
1610 MEADOW WOOD LN STE 202
RENO NV 89502-6602

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $1,108.98 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$1,108.98	
Account Number	**Date**	**Check #**
010-0074134-1149-2	07/11/2013	

1149010007413400000000000000000000000000100 8

4396

PEREOS TRUST
1610 MEADOW WOOD LN STE 202
RENO NV 89502-6602

RETURN PAYMENTS TO:

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

From everyday collection to environmental protection,

WASTE MANAGEMENT

NOTICE OF PAST DUE BALANCE

Reno Disposal

1/03/2014

RE: Account #010-0074134-1149-2
WM ezPay Account ID: 00008-29049-45007
AMOUNT DUE: $1,233.72

PEREOS TRUST
1610 MEADOW WOOD LN STE 202
RENO NV 89502-6602

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $1,233.72 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$1,233.72	
Account Number	**Date**	**Check #**
010-0074134-1149-2	01/04/2014	

1149010007413400000000000000000000000000100 8

4771

PEREOS TRUST
1610 MEADOW WOOD LN STE 202
RENO NV 89502-6602

RETURN PAYMENTS TO:

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

From everyday collection to environmental protection,

WASTE MANAGEMENT

Reno Disposal
February 4, 2014
RE: Account #: 010-0074134-1149-2
WM ezPay Account ID: 00008-29049-45007
AMOUNT DUE: $1,197.66

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $1,197.66 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

2625 W. Grandview Road
Phoenix, AZ 85023

	Balance Due	Amount Paid
	$1,197.66	
Account Number	Date	Check #
010-0074134-1149-2	February 4, 2014	

11490100074134000000000000000000000119766 4

0023873 01 AV 0.378 **AUTO T0 0 2538 89502-660252 -C01-P23896-I

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

RETURN PAYMENTS TO:
WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

From everyday collection to environmental protection, Think Green.® Think Waste Management.

Printed on recycled paper

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WASTE MANAGEMENT
Reno Disposal
March 4, 2014
RE: Account #: 010-0074134-1149-2
WM ezPay Account ID: 00008-29049-45007
AMOUNT DUE: $1,197.66

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $1,197.66 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT
2625 W. Grandview Road
Phoenix, AZ 85023

	Balance Due	Amount Paid
	$1,197.66	
Account Number	**Date**	**Check #**
010-0074134-1149-2	March 4, 2014	

1149010007413400000000000000000000000119766 4

0014189 01 AV 0.378 **AUTO T6 0 2566 89502-660252 -C01-P14203-I

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

RETURN PAYMENTS TO:
WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

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Printed on recycled paper

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WASTE MANAGEMENT

Reno Disposal

May 2, 2014

RE: Account #: 010-0074134-1149-2

WM ezPay Account ID: 00008-29049-45007

AMOUNT DUE: $1,328.09

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

NOTICE OF PAST DUE BALANCE

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $1,328.09 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

2625 W. Grandview Road
Phoenix, AZ 85023

	Balance Due	Amount Paid
	$1,328.09	
Account Number	**Date**	**Check #**
010-0074134-1149-2	May 2, 2014	

1149010007413400000000000000000000000132809 5

0012785 01 AV 0.378 **AUTO 1 0 2627 89502-660252 -C01-P12797-I

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

RETURN PAYMENTS TO:
WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

From everyday collection to environmental protection, Think Green® Think Waste Management.

Printed on recycled paper

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

WASTE MANAGEMENT

Reno Disposal

June 3, 2014

RE: Account #: 010-0074134-1149-2

WM ezPay Account ID: 00008-29049-45007

AMOUNT DUE: $1,286.54

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $1,286.54 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

2625 W. Grandview Road
Phoenix, AZ 85023

	Balance Due	Amount Paid
	$1,286.54	
Account Number	**Date**	**Check #**
010-0074134-1149-2	June 3, 2014	

1149010007413400000000000000000000000128654 1

0006623 01 AV 0.378 **AUTO 7 0 2655 89502-660252 -C01-P06629-1

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

RETURN PAYMENTS TO:
WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

From everyday collection to environmental protection, Think Green.® Think Waste Management.

Printed on recycled paper

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 5

WASTE MANAGEMENT

February 7, 2012

NOTICE OF INTENT TO LIEN FOR GARBAGE FEES

Waste Management of Nevada, Inc., or its affiliates (WM of Nevada), pursuant to the authority conferred by Nevada Revised Statues Section 444.520 is hereby sending notification to satisfy the requirement of NRS 444.520 4 (a), notification to the last known owner at his last known address according to the records of the county in which the property is located. This lien applies to the real property known as, **#010-74135, 347 TAYLOR ST W, RENO, NEVADA** more particularly described as follows:

Washoe County Assessor's Parcel Number # 011-266-17

1. The owner(s) or reputed owner(s) of the described real property is/are **WEST TAYLOR STREET LLC**

2. The garbage services rendered by Waste Management of Nevada, Inc. or its affiliates, for which this notice is sent consists of Garbage Service fees and penalties.

3. The owner(s)or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to WM of Nevada, the sums due on account of rendition of such garbage services, at the time the same were due and payable.

4. There is due and owing to WM of Nevada by reason of the rendition of such garbage services, the sum of **$556.58**, no part of which has been paid.

Failure to make payment in full of the amount above within 10 days of this notice will cause WM of Nevada to make effective its lien by delivering, recording and indexing in the Washoe County Recorder's office. Should this action be required, an administrative fee and legal fees will be added to the amount of the lien. Payment may be made via our website www.wm.com or by calling 1-800-637-8648. All major credit cards are accepted.

Sincerely,

Waste Management of Nevada, Inc.
Contact (775) 326-2302
kgonzale@wm.com

WTS 0096

WASTE MANAGEMENT

of Reno Disposal

***** COLLECTION NOTICE *****

3/02/2012

RE: Account #010-0074135-1149-9
WM ezPay Account ID: 00008-29050-05001
AMOUNT DUE: $461.53

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 3/02/2012, your account remains delinquent in the amount of $461.53. and we have still not received payment for soli waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will b responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at th normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported owne of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the propert as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact ou office at 1-800-637-8648 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenier on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to us our automated system. Thank you for your prompt attention to this matter.

Sincerely,
WASTE MANAGEMENT of NEVADA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$461.53	
Account Number	**Date**	**Check #**
010-0074135-1149-9	03/02/2012	

1149010007413500000000000000000000000046153 0

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

WTS 0017

WASTE MANAGEMENT

Reno Disposal

6/04/2012

RE: Account #010-0074135-1149-9
WM ezPay Account ID: 00008-29050-05001
AMOUNT DUE: $559.17

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 6/04/2012, your account remains delinquent in the amount of $559.17. and we have still not received payment for soli waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will b responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at th normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported owne of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the property as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact ou office at 1-866-363-1042 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenien on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to use our automated system. Thank you for your prompt attention to this matter.

Sincerely,
WASTE MANAGEMENT of NEVADA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$559.17	
Account Number	**Date**	**Check #**
010-0074135-1149-9	06/04/2012	

1149010007413500000000000000000000000055917 6

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

WTS 0018

8810700 2012060395401 02782

From everyday collection to environmental protection.
Think Green.® Think Waste Management.

ANAGEMENT

*** COLLECTION NOTICE ***

Reno Disposal

10/02/2012

RE: Account #010-0074135-1149-9
WM ezPay Account ID: 00008-29050-05001
AMOUNT DUE: $651.50

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 10/02/2012, your account remains delinquent in the amount of $651.50. and we have still not received payment fo solid waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will b responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at th normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported owne of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the properl as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact ou office at 1-866-218-3220 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenier on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to us our automated system. Thank you for your prompt attention to this matter.

Sincerely,
WASTE MANAGEMENT of SACRAMENTO-NEVADA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WM
WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$651.50	
Account Number	**Date**	**Check #**
010-0074135-1149-9	10/02/2012	

1149010007413500000000000000000000000065150 2

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

WTS 0019

WASTE MANAGEMENT

COLLECTION NOTICE ***

Reno Disposal

11/02/2012

RE: Account #010-0074135-1149-9
WM ezPay Account ID: 00008-29050-05001
AMOUNT DUE: $651.50

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 11/02/2012, your account remains delinquent in the amount of $651.50. and we have still not received payment fc solid waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will b responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at th normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported owne of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the propert as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact ou office at 1-866-218-3220 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenier on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to us our automated system. Thank you for your prompt attention to this matter.

Sincerely,
WASTE MANAGEMENT of SACRAMENTO-NEVADA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WM
WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$651.50	
Account Number	**Date**	**Check #**
010-0074135-1149-9	11/04/2012	

11490100074135000000000000000000000000065150 2

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

WTS 0020

From everyday collection to environmental protection.

WASTE MANAGEMENT

***** COLLECTION NOTICE *****

Reno Disposal

6/04/2013

RE: Account #010-0074135-1149-9
WM ezPay Account ID: 00008-29050-05001
AMOUNT DUE: $752.79

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 6/04/2013, your account remains delinquent in the amount of $752.79. and we have still not received payment for solid waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will be responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at the normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported owner of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the property as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact our office at 1-866-218-3220 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenient on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to use our automated system. Thank you for your prompt attention to this matter.

Sincerely,
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WM
WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$752.79	
Account Number	**Date**	**Check #**
010-0074135-1149-9	06/04/2013	

1149010007413500000000000000000000000075279 7

RETURN PAYMENTS TO:

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WTS 0021

310700 20130604047O1 02838

From everyday collection to environmental protection.

WASTE MANAGEMENT

***** NOTICE OF PAST DUE BALANCE *****

Reno Disposal

7/11/2013

RE: Account #010-0074135-1149-9
WM ezPay Account ID: 00008-29050-05001
AMOUNT DUE: $848.48

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount c $848.48 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office a 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WM
WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$848.48	
Account Number	**Date**	**Check #**
010-0074135-1149-9	07/11/2013	

1149010007413500000000000000000000000084848 8

RETURN PAYMENTS TO:

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

WTS 0022

From everyday collection to environmental protection.

WASTE MANAGEMENT

***** NOTICE - PAST DUE BALANCE *****

Reno Disposal

9/04/2013

RE: Account #010-0074135-1149-9
WM ezPay Account ID: 00008-29050-05001
AMOUNT DUE: $812.42

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $812.42 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WM
WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$812.42	
Account Number	**Date**	**Check #**
010-0074135-1149-9	09/04/2013	

1149010007413500000000000000000000000081242 7

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

RETURN PAYMENTS TO:

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

WTS 0023

S10700.291309033740102847

From everyday collection to environmental protection.

WASTE MANAGEMENT

***** NOTICE OF PAST DUE BALANCE *****

Reno Disposal

1/03/2014

RE: Account #010-0074135-1149-9
WM ezPay Account ID: 00008-29050-05001
AMOUNT DUE: $962.27

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $962.27 immediately.

~~If payment is not received within 10 days, your account may be subject to further collection action.~~ ~~For your convenience,~~ payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

100 VASSAR STREET
RENO NV 89502-2815

(775)788-7867 Fax

Invoice Number	Balance Due	Amount Paid
0000000-1149-4	$962.27	
Account Number	**Date**	**Check #**
010-0074135-1149-9	01/04/2014	

1149010007413500000000000000000000000096227 1

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

RETURN PAYMENTS TO:

WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

)700.20140104326O1.04665

From everyday collection to environmental protection,

WASTE MANAGEMENT

Reno Disposal

February 4, 2014

RE: Account #: 010-0074135-1149-9

WM ezPay Account ID: 00008-29050-05001

AMOUNT DUE: $926.21

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $926.21 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

2625 W. Grandview Road
Phoenix, AZ 85023

Balance Due	Amount Paid
$926.21	

Account Number	Date	Check #
010-0074135-1149-9	February 4, 2014	

11490100074135000000000000000000000000092621 9

0023874 01 AV 0.378 **AUTO T0 0 2538 89502-660252 -C01-P23897-I

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

RETURN PAYMENTS TO:
WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

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Printed recycled

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

538-01-00-0023874-0001-0024021

WASTE MANAGEMENT

Reno Disposal

March 4, 2014

RE: Account #: 010-0074135-1149-9

WM ezPay Account ID: 00008-29050-05001

AMOUNT DUE: $926.21

***** NOTICE OF PAST DUE BALANCE *****

Service Location:
PEREOS TRUST
347 TAYLOR ST W
RENO NV 89509-2050

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6510

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $926.21 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

2625 W. Grandview Road
Phoenix, AZ 85023

	Balance Due	Amount Paid
	$926.21	
Account Number	**Date**	**Check #**
010-0074135-1149-9	March 4, 2014	

11490100074135000000000000000000000000092621 9

0014190 01 AV 0.378 **AUTO T6 0 2566 89502-660252 -C01-P14204-I

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

RETURN PAYMENTS TO:
WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

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Printed on recycled paper.

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

RECEIVED 4-3-14

WASTE MANAGEMENT

WEST TAYLOR STREET LLC
1610 MEADOW WOOD LN # 202
RENO, NV 89502

April 2, 2014

NOTICE OF INTENT TO LIEN FOR GARBAGE FEES

Waste Management of Nevada, Inc., or its affiliates (WM of Nevada), pursuant to the authority conferred by Nevada Revised Statues Section 444.520 is hereby sending notification to satisfy the requirement of NRS 444.520 4 (a), notification to the last known owner at his last known address according to the records of the county in which the property is located. This lien applies to the real property known as,**ACCT#010-74135, 347 TAYLOR ST W, RENO, NV** more particularly described as follows:

Washoe County Assessor's Parcel Number #011-266-17

1. The owner(s) or reputed owner(s) of the described real property is/are **WEST TAYLOR STREET LLC**

2. The garbage services rendered by Waste Management of Nevada, Inc. or its affiliates, for which this notice is sent consists of Garbage Service fees and penalties.

3. The owner(s)or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to WM of Nevada, the sums due on account of rendition of such garbage services, at the time the same were due and payable.

4. There is due and owing to WM of Nevada by reason of the rendition of such garbage services, the sum of **$503.74**, no part of which has been paid.

Failure to make payment in full of the amount above within 15 days of this notice will cause WM of Nevada to make effective its lien by delivering, recording and indexing in the Washoe County Recorder's office. **Should this action be required, an administrative fee of $50.00 and legal fees of $17.00, will be added to the amount of the lien.** Payment, may be made via our website www.wm.com or by calling 775-329-8822 or for information email kscott13@wm.com. All major credit cards are accepted.

Sincerely,
Waste Management of Nevada, Inc.

WTS 0211

WASTE MANAGEMENT

Reno Disposal
May 2, 2014

RE: Account #: 010-0074135-1149-9
WM ezPay Account ID: 00008-29050-05001
AMOUNT DUE: $1,048.96

Service Location:
PEREOS TRUST
347 W TAYLOR ST
RENO NV 89509-2050

PEREOS TRUST
1610 MEADOW WOOD LN # 202
RENO NV 89502-6603

Dear Customer:

Per the terms of our Franchise Agreement, your account has become delinquent. Payment is required in the amount of $1,048.96 immediately.

If payment is not received within 10 days, your account may be subject to further collection action. For your convenience, payments can now be made on-line at **www.wm.com**, by automated attendant at 1-866-964-2729 or by calling our office at 1-866-218-3220 and using your checking account or debit/credit card.

A prompt response is required. If you have any questions, please contact our office at 800-637-8648. If you have already sent in your payment, please disregard this notice and accept our thanks.

Sincerely,

Collections Department
WASTE MANAGEMENT of NORTHERN CALIFORNIA
Reno Disposal District# 1149

PLEASE DETACH HERE AND RETURN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

2625 W. Grandview Road
Phoenix, AZ 85023

	Balance Due	Amount Paid
	$1,048.96	
Account Number	**Date**	**Check #**
010-0074135-1149-9	May 2, 2014	

1149010007413500000000000000000000000104896 3

0012786 01 AV 0.378 **AUTO 1 0 2627 89502-660252 -C01-P12798-I

PEREOS TRUST
1610 MEADOW WOOD LN # 202
RENO NV 89502-6602

RETURN PAYMENTS TO:
WASTE MANAGEMENT
PO BOX 541008
LOS ANGELES CA 90054-1008

From everyday collection to environmental protection, Think Green.® Think Waste Management.

Printed on recycled paper

FOR CHANGE OF ADDRESS OR ANY SERVICE ISSUES CONTACT NUMBER ON PAGE 1

F I L E D
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 6

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Page	
Customer:	PEREOS T
Account Number:	010-0074134-1
Invoice Date:	10/01
Invoice Number:	1939960-1
Due Date:	Due Upon R
WM ezPay Account ID:	00008-29049

Current Invoice Amount	Total Amount Due
46.25	91.66

Account Summary

Description	Amount
Previous Balance	87.44
Total Credits and Adjustments	0.00
Total Payments Received	42.03-
Total Current Charges	46.25
Total Amount Due	**91.66**
Total Amount Past Due	45.41

Service Period: OCT/NOV/DEC 2008

Service Location: 010-74134: Pereos Trust: 345 Taylor St W

Date	Description	Qty	Amount
	1.00 96 Gal toter rel	1	44.16
	Late payment fee		2.09
	Total Current Charges		46.25

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Please pay total amount due. Thank you for your business.

****PAYMENTS RECEIVED AFTER SEP. 26, 2008 WILL REFLECT ON YOUR NEXT INVOICE*** THIS INVOICE REFLECTS ANNUAL CITY OF RENO RATE INCREASE EFFECTIVE OCTOBER 1, 2008

PHONE BOOKS CAN BE RECYCLED BY PLACING ON TOP OF YOUR OTHER CURBSIDE RECYCLAB OR AT ANY LOCAL SCOLAR!'S. Past due balances subject to late fees. All charges are payable upon recei

Want to pay this bill on-line? Go to www.wm.com to lear more about WMezPay and make a convenient, secure payment.

Please note your service rate has increased for services covered in this invoice. If you have questions about this increase, please contact your Customer Service Center online under Billing Inquiry at www.wm.com or by calling the number listed on this invoice.

WTS 0125

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7857 fax

INVOICE

Customer:	PEREOS T
Account Number:	010-0074134-1
Invoice Date:	01/0
Invoice Number:	2019745-1
Due Date:	Due Upon R
WM ezPay Account ID:	00008-29049

Current Invoice Amount	Total Amount Due
48.57	140.23

[redacted]

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	91.66
Total Credits and Adjustments	0.00
Total Payments Received	0.00
Total Current Charges	48.57
Total Amount Due	140.23
Total Amount Past Due	91.66

Service Period: JAN/FEB/MAR 2009

Service Location: 010-74134: Pereos Trust: 345 Taylor St W

Date	Description	Qty	Amount
	1.00 96 Gal toter rel	1	44.16
	Late payment fee		4.41
	Total Current Charges		48.57

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

[redacted]

****PAYMENTS RECEIVED AFTER DEC. 19, 2008 WILL REFLECT ON YOUR NEXT INVOICE*** EFF 8/1/08, 100 VA ST WILL ONLY ACCEPT PAYMENTS BY CHECK, CREDIT OR MONEY ORDER.

PHONE BOOKS CAN BE RECYCLED BY PLACING ON TOP OF YOUR OTHER CURBSIDE RECYCLAB OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon recei

Want to pay this bill on-line? Go to www.wm.com to lear more about WMezPay and make a convenient, secure payment.

WTS 0126

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

INVOICE

No signed that Prop Vacant

Customer:	PEREOS TI
Account Number:	010-0074134-1
Invoice Date:	04/01,
Invoice Number:	2185598-1
Due Date:	Due Upon Re
WM ezPay Account ID:	00008-29049-

Current Invoice Amount	Total Amount Due
50.90	191.13

Account Summary

Description	Amount
Previous Balance	140.23
Total Credits and Adjustments	0.00
Total Payments Received	0.00
Total Current Charges	50.90
Total Amount Due	**191.13**
Total Amount Past Due	**140.23**

Service Period: APR/MAY/JUN 2009

Service Location: 010-74134: Pereos Trust: 345 Taylor St W

Date	Description	Qty	Amount
	1.00 96 Gal toter rel	1	44.16
	Late payment fee		6.74
	Total Current Charges		50.90

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Please pay total amount due. Thank you for your business.

****PAYMENTS RECEIVED AFTER MARCH 20, 2009 WILL REFLECT ON YOUR NEXT INVOICE*** EFF 8/1/08, 100 VA ST WILL ONLY ACCEPT PAYMENTS BY CHECK, CREDIT OR MONEY ORDER.

PHONE BOOKS CAN BE RECYCLED BY PLACING ON TOP OF YOUR OTHER CURBSIDE RECYCLAB OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon recei

Want to pay this bill on-line? Go to www.wm.com to lear more about WMezPay and make a convenient, secure payment.

WTS 0127

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TF
Account Number:	010-0074134-11
Invoice Date:	07/01/
Invoice Number:	2250590-11
Due Date:	Due Upon Re
WM ezPay Account ID:	00008-29049-4

Current Invoice Amount	Total Amount Due
53.22	244.35

[redacted]

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	191.13
Total Credits and Adjustments	0.00
Total Payments Received	0.00
Total Current Charges	53.22
Total Amount Due	**244.35**
Total Amount Past Due	191.13

[redacted]

****PAYMENTS RECEIVED AFTER JUNE 19, 2009 WILL REFLECT ON YOUR NEXT INVOICE*** CALL CENTER HOU ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8

Service Period: JUL/AUG/SEP 2009

Service Location: 010-74134: Pereos Trust: 345 Taylor St W

Date	Description	Qty	Amount
	1.00 96 Gal toter rel	1	44.16
	Late payment fee		9.06
	Total Current Charges		53.22

PHONE BOOKS CAN BE RECYCLED BY PLACING I ON TOP OF YOUR OTHER CURBSIDE RECYCLABL OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receip

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Want to pay this bill on-line? Go to www.wm.com to learr more about WMezPay and make a convenient, secure payment.

WTS 0128

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TR
Account Number:	010-0074134-11
Invoice Date:	10/01/
Invoice Number:	2313753-11
Due Date:	Due Upon Re
WM ezPay Account ID:	00008-29049-4

Current Invoice Amount	Total Amount Due
55.55	299.90

[redacted]

Please pay total amount due. Thank you for your business.

[redacted]

****PAYMENTS RECEIVED AFTER SEP 21, 2009 WILL REFI ON YOUR NEXT INVOICE*** CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

PHONE BOOKS CAN BE RECYCLED BY PLACING I ON TOP OF YOUR OTHER CURBSIDE RECYCLABL OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receip

Account Summary

Description	Amount
Previous Balance	244.35
Total Credits and Adjustments	0.00
Total Payments Received	0.00
Total Current Charges	55.55
Total Amount Due	299.90
Total Amount Past Due	244.35

Service Period: OCT/NOV/DEC 2009

Service Location: 010-74134: Pereos Trust: 345 Taylor St W

Date	Description	Qty	Amount
	1.00 96 Gal toter rel	1	44.16
	Late payment fee		11.39
	Total Current Charges		55.55

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Want to pay this bill on-line? Go to www.wm.com to lear more about WMezPay and make a convenient, secure payment.

WTS 0129

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Cust[illegible]er:	PEREOS TR
Account Number:	010-0074134-11
Invoice Date:	04/01/
Invoice Number:	2987387-11
Due Date:	Due Upon Re
WM ezPay Account ID:	00008-29049-4

Total Current Charges	Total Amount Due
86.39	802.32

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	727.95
Total Credits and Adjustments	0.00
Total Payments Received	12.02-
Total Current Charges	86.39
Total Amount Due	**802.32**
Total Amount Past Due	715.93

PAYMENTS RECEIVED AFTER MARCH 20, 2012 WILL REFLECT ON YOUR NEXT INVOICE CALL CENTER HOU ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-86

Service Period: APR/MAY/JUN 2012

Service Location: 010-74134: Pereos Trust: 345 Taylor St W

Date	Description	Qty	Amount
04/01/12	Cubic yd flat	1.00	36.06
04/01/12	Late payment fee		50.33
	Total Current Charges		86.39

PHONE BOOKS CAN BE RECYCLED BY PLACING I ON TOP OF YOUR OTHER CURBSIDE RECYCLABL OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receipt

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Want to pay this bill on-line? Visit www.wm.com and click My Account to make a convenient, secure payment.

WTS 0139

WASTE MANAGEMENT

Waste Management
of RENO DISPOSAL

***** COLLECTION NOTICE *****

Noticed Bob Again

11/03/2009

RE: Account #010-0074134-1149-2
WM ezPay Account ID: 00008-29049-45007
AMOUNT DUE: $299.90

PEREOS TRUST
1610 MEADOW WOOD LN 202
RENO NV 89502-6596

Service Location:
PEREOS TRUST
345 TAYLOR ST W
RENO NV 89509-2050

Dear Customer:

As of 11/03/2009, your account remains delinquent in the amount of $299.90. and we have still not received payment for solid waste collections provided for the service location indicated above.

Failure to pay in full within 10 days will result in this account being referred to our collection agency and you will be responsible for any fees associated with the collection of this account. Please note that late fees will still accrue at the normal monthly rate allowed.

Please be advised that payment for solid waste services at this location is a legal obligation of the owner or purported owner of the property. If you are a tenant, please be aware that a copy of this letter may be sent to the legal owner of the property as reflected in the County Assessors Office.

Please protect your valuable credit rating and avoid collection action by settling this delinquent account. Please contact our office at 800-637-8648 to make payment arrangements, or log on to our website at **www.wm.com** to make a convenient on-line WM ezPay payment using your VISA or MASTERCARD. You may also pay by phone by calling 866-964-2729 to use our automated system. Thank you for your prompt attention to this matter.
Sincerely,

WASTE MANAGEMENT OF RENO DISPOSAL
Rec[illegible]ict# 1149

IRN BOTTOM PORTION WITH YOUR PAYMENT

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TR
Account Number:	010-0074135-11
Invoice Date:	07/01/
Invoice Number:	2514103-11
Due Date:	Due Upon Re
WM ezPay Account ID:	00008-29050-C

Current Invoice Amount	Total Amount Due
53.84	299.75

[redacted]

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	263.94
Total Credits and Adjustments	18.03-
Total Payments Received	0.00
Total Current Charges	53.84
Total Amount Due	**299.75**
Total Amount Past Due	245.91

[redacted]

****PAYMENTS RECEIVED AFTER JUNE 18, 2010 WILL REFLECT ON YOUR NEXT INVOICE*** CALL CENTER HOU ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8(

Service Period: JULY/AUG/SEP/ 2010

Service Location: 010-74135: Peregs Trust: 347 Taylor St W

Date	Description	Qty	Amount
	1.00 Cubic yd flat	1	36.06
	Late payment fee		17.78
	Total Current Charges		53.84

PHONE BOOKS CAN BE RECYCLED BY PLACING I ON TOP OF YOUR OTHER CURBSIDE RECYCLABL OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receip

Credits and Adjustments Detail

05/26/2010 Credit rs rel	18.03-
Total Credits and Adjustments	**18.03-**

The new Bagster® Dumpster In a Bag® can take on up 3300 lb of waste & debris. As easy as Buy. Fill. Gone®. at a retailer near you. www.thebagster.com

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

All payments will be posted to your oldest outstanding invoice.

WTS 0106

WASTE MANAGEMENT

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

INVOICE

	Page
Customer:	PEREOS T
Account Number:	010-0074135-1
Invoice Date:	10/01
Invoice Number:	2579669-1
Due Date:	Due Upon R
WM ezPay Account ID:	00008-29050-

Current Invoice Amount	Total Amount Due
65.43	365.18

[redacted]

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	299.75
Total Credits and Adjustments	0.00
Total Payments Received	0.00
Total Current Charges	65.43
Total Amount Due	**365.18**
Total Amount Past Due	**299.75**

[redacted]

PAYMENTS RECEIVED AFTER SEPTEMBER 15, 2010 REFLECT ON YOUR NEXT INVOICE CALL CENTER HOU ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8

Service Period: OCT/NOV/DEC 2010

Service Location: 010-74135 Pereos Trust, 347 Taylor St W

Date	Description	Qty	Amount
	1.00 Cubic yd flat	1	36.06
	Late payment fee		29.37
	Total Current Charges		65.43

PHONE BOOKS CAN BE RECYCLED BY PLACING ON TOP OF YOUR OTHER CURBSIDE RECYCLABI OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receip

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

All payments will be posted to your oldest outstanding invoice.

WTS 0107

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

Customer:	PEREOS TRU
Account Number:	010-0074135-114
Invoice Date:	07/ /2(
Invoice Number:	278734(4(
Due Date:	Due Upon Rece
WM ezPay Account ID:	00008-29050-05(

Current Invoice Amount	Total Amount Due
63.56	409.11

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	381.61
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	63.56
Total Amount Due	**409.11**
Total Amount Past Due	**345.55**

Service Period: JUL/AUG/SEP 2011

Service Location: 010-74135, Pereos Trust, 347 Taylor St,W

Date	Description	Qty	Amount
	1.00 Cubic yd flat	1	36.06
	Late payment fee		27.50
	Total Current Charges		63.56

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

****PAYMENTS RECEIVED AFTER JUNE 20, 2011 WILL REFLECT ON YOUR NEXT INVOICE** CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-864(

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLE(OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receipt.

All payments will be posted to your oldest outstanding invoice.

Unit Vacant
Not Pd

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
Vassar St
NV 89502-2815

(775)329-8822
(775)786-7867 fax

347

Customer:	PEREOS TRUST
Account Number:	010-0074135-1149-9
Invoice Date:	04/01/2010
Invoice Number:	2448207-1149-1
Due Date:	Due Upon Receipt
WM ezPay Account ID:	00008-29050-05001

Current Invoice Amount	Total Amount Due
45.41	[redacted]

Description	Amount
Previous Balance	254.59
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	45.41
Total Amount Due	263.94
Total Amount Past Due	218.53

Please pay total amount due. Thank you for your business.

PAYMENTS RECEIVED AFTER MARCH 26, 2010 WILL REFLECT ON YOUR NEXT INVOICE CALL CENTER HOURS ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8648.

Date	Description	Qty	Amount
	1.00 Cubic yd flat	1	36.06
	Late payment fee		9.35
	Total Current Charges		45.41

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount ...itted by applicable state law.

PHONE BOOKS CAN BE RECYCLED BY PLACING IT ON TOP OF YOUR OTHER CURBSIDE RECYCLABLES OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receipt.

Pd 1 mos service

All payments will be posted to your oldest outstanding invoice.

Ck # 3723
$16.03

WASTE MANAGEMENT

INVOICE

WM - Reno Disposal
100 Vassar St
Reno NV 89502-2815

(775)329-8822
(775)788-7867 fax

	Page
Customer:	PEREOS T
Account Number:	010-0074135-1
Invoice Date:	07/01
Invoice Number:	2787349-1
Due Date:	Due Upon R
WM ezPay Account ID:	00008-29050-(

Current Invoice Amount	Total Amount Due
63.56	409.11

Please pay total amount due. Thank you for your business.

Account Summary

Description	Amount
Previous Balance	381.61
Total Credits and Adjustments	0.00
Total Payments Received	36.06-
Total Current Charges	63.56
Total Amount Due	**409.11**
Total Amount Past Due	**345.55**

****PAYMENTS RECEIVED AFTER JUNE 20, 2011 WILL REFLECT ON YOUR NEXT INVOICE** CALL CENTER HOU ARE MONDAY THROUGH FRIDAY 8AM TO 5PM 800-637-8

Service Period: JUL/AUG/SEP 2011

Service Location: 010-74135: Pereos Trust: 347 Taylor St W

Date	Description	Qty	Amount
	1.00 Cubic yd flat	1	36.06
	Late payment fee		27.50
	Total Current Charges		63.56

PHONE BOOKS CAN BE RECYCLED BY PLACING I ON TOP OF YOUR OTHER CURBSIDE RECYCLABL OR AT ANY LOCAL SCOLARI'S. Past due balances subject to late fees. All charges are payable upon receip

If full payment of the invoiced amount is not received on or before the delinquent date, you will be charged a monthly late fee of 5.0% of the unpaid amount, with a minimum monthly charge of $1.00, or such lesser late fee allowed under applicable law, regulation or contract. For each returned check, a fee will be assessed on your next billing equal to the maximum amount permitted by applicable state law.

Unit Vacant
not Pd

All payments will be posted to your oldest outstanding invoice.

WTS 0110

NINA PROPERTIES II, INC.
1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

May 29, 2012

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: 345 W. Taylor Street

Dear Gentlemen:

Please commence your basic garbage service effective July 1, 2012.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0088

NINA PROPERTIES II, INC.
1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

May 29, 2012

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: 345 W. Taylor Street

Dear Gentlemen:

Please commence your basic garbage service effective July 1, 2012.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0088

NINA PROPERTIES II, INC.
1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

December 30, 2011

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: 345 W. Taylor Street: Vacancy

Gentlemen:

Effective February 1st, please terminate garbage disposal service until otherwise notified as the unit has gone vacant.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0207

NINA PROPERTIES II, INC.
1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

September 22, 2011

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: 347 W. Taylor Street

Gentlemen:

The above listed property now has a tenant living there since September 1st and we would like to order your most basic service for $12.02 a month billing every 3 months at $36.06.

Kindly advise if you have any questions.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0009

NINA PROPERTIES II, INC.
1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

July 11, 2011

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: 347 W. Taylor Street
Acct. No. 01074135

Gentlemen:

Please be advised that the above unit went vacant and there is no need for your services until it is occupied again.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0008

NINA PROPERTIES II, INC.
1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

October 13, 2010

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: 347 W. Taylor Street

Gentlemen:

The above listed property now has a tenant living there and we would like to order your most basic service for $12.02 a month billing every 3 months at $36.06. Enclosed is a check for the first 3 months.

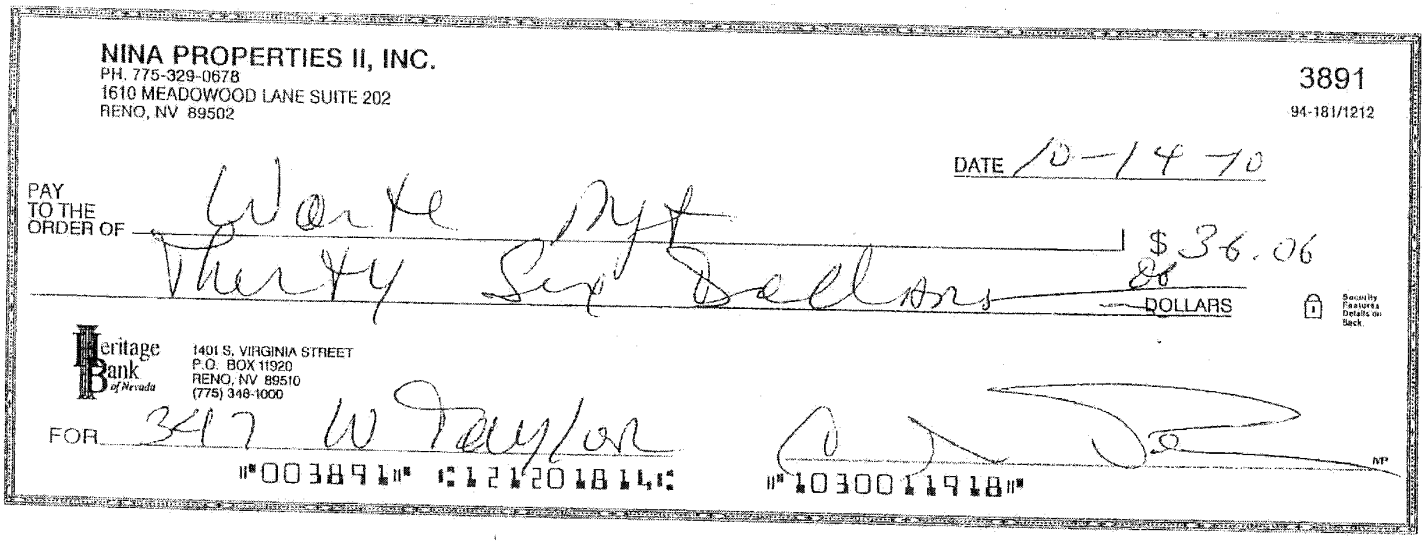
Kindly advise if you have any questions.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0006



NINA PROPERTIES II, INC.
PH. 775-329-0678
1610 MEADOWOOD LANE SUITE 202
RENO, NV 89502

3891
94-181/1212

DATE 10-14-20

PAY TO THE ORDER OF Waste Mgt

$ 36.06

Thirty Six and 06/100 DOLLARS

Security Features Details on Back.

Heritage Bank of Nevada
1401 S. VIRGINIA STREET
P.O. BOX 11920
RENO, NV 89510
(775) 348-1000

FOR 347 W Taylor

⑈003891⑈ ⑆121201811⑆ ⑈10300119 18⑈

MP

WTS 0007

JA_0650

NINA PROPERTIES II, INC.
1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

May 19, 2010

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: 347 W. Taylor Street

Gentlemen:

This letter will confirm our cancellation of service at 347 W. Taylor by reason of the fact that the property is now vacant. When the property is occupied by a tenant, we will renew service. Please be advised that payments will not be made hereinafter for service by the owner or anyone else.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0093

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 7

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

October 12, 2012

Waste Management
of Nevada
100 Vasser Street
Reno, NV 89502

Re: 345 W. Taylor Street; Acct # 010-0074134-1149-2
347 W. Taylor Street; Acct # 010-0074135-1149-9

Gentlemen:

We continue to receive delinquency notices and collection notices for amounts that you allege to be due for garbage pick up but you do not provide an accounting even though we have requested the same. You obviously are going to require that I file a lawsuit to secure such an accounting.

Sincerely,

C. Nicholas Pereos

CNP/sjm

C:\Shared\CLIENTS\Pereos Gen Corr 2012\waste management.5.ltr.wpd

Pereos Taylor

11:53 AM Customer Payment Inquiry 6/04/2010

Customer: 010-74135
PEREOS TRUST

347 TAYLOR ST W

Current	5/31/2010	4/30/2010	3/31/2010	2/28/2010	Total Due
.00	.00	27.38	.00	218.53	245.91

Item #	Date	Misc	Type	Code	Debit	Credit	Balance
1377187	04/01/07	MISC TAX	Invoice	FRA	4.71		4.71
1377187	04/01/07		Invoice	FR2	.39		5.10
1377187	04/01/07		Invoice	06A	27.09		32.19
1377187	04/01/07		Invoice	06P	31.80		63.99
1377187	04/01/07		Invoice	46A	3.57		67.56
1377187	04/01/07		Invoice	46P	4.19		71.75
1439314	07/01/07	FIN CHRG	Fin.Chrg.	FIN	3.59		75.34
1439314	07/01/07	MISC TAX	Invoice	FRA	2.17		77.51
1439314	07/01/07		Invoice	FR2	.18		77.69
1439314	07/01/07		Invoice	06A	27.09		104.78
1439314	07/01/07		Invoice	46A	3.57		108.35
1377187	07/20/07	3080	Payment	SLB		20.44	87.91

F1=Switch Mode F3=Exit F4=Prompt F5=Refresh F11=Late Payment Fee F12=Previous
F13=Start At Date F14=Include Archived Items F18=Bottom Print=Print Detail

775-329-6618

Thank you,
Karen

11:53 AM | Customer Payment Inquiry | 6/04/2010

Customer: 010-74135
PEREOS TRUST

347 TAYLOR ST W

Current	5/31/2010	4/30/2010	3/31/2010	2/28/2010	Total Due
.00	.00	27.38	.00	218.53	245.91

Item #	Date	Misc	Type	Code	Debit	Credit	Balance
1569648	10/01/07	FIN CHRG	Fin.Chrg.	FIN	4.22		92.13
1569648	10/01/07		Invoice	06A	30.60		122.73
1569648	10/01/07		Invoice	46A	3.75		126.48
1739832	01/01/08	FIN CHRG	Fin.Chrg.	FIN	5.93		132.41
1739832	01/01/08		Invoice	06A	30.60		163.01
1739832	01/01/08		Invoice	46A	3.75		166.76
1377187	01/09/08	3226	Payment	SLB		34.35	132.41
1377187	03/31/08	3294	Payment	SLB		16.96	115.45
1439314	03/31/08	3294	Payment	SLB		25.07	90.38
1803476	04/01/08	FIN CHRG	Fin.Chrg.	FIN	5.93		96.31
1803476	04/01/08		Invoice	06A	30.60		126.91
1803476	04/01/08		Invoice	46A	3.75		130.66

F1=Switch Mode F3=Exit F4=Prompt F5=Refresh F11=Late Payment Fee F12=Previous
F13=Start At Date F14=Include Archived Items F18=Bottom Print=Print Detail

11:53 AM Customer Payment Inquiry 6/04/2010

Customer: 010-74135
PEREOS TRUST 347 TAYLOR ST W

Current	5/31/2010	4/30/2010	3/31/2010	2/28/2010	Total Due
.00	.00	27.38	.00	218.53	245.91

Item #	Date	Misc	Type	Code	Debit	Credit	Balance
1439314	06/27/08	3355	Payment	SLB		11.53	119.13
1569648	06/27/08	3355	Payment	SLB		22.82	96.31
1875824	07/01/08	FIN CHRG	Fin.Chrg.	FIN	5.55		101.86
1875824	07/01/08		Invoice	06A	30.60		132.46
1875824	07/01/08		Invoice	46A	3.75		136.21
1939961	10/01/08	FIN CHRG	Fin.Chrg.	FIN	5.73		141.94
1939961	10/01/08		Invoice	06A	32.31		174.25
1939961	10/01/08		Invoice	46A	3.75		178.00
1569648	10/20/08	3418	Payment	SLB		15.75	162.25
1739832	10/20/08	3418	Payment	SLB		20.31	141.94
2019746	01/01/09	FIN CHRG	Fin.Chrg.	FIN	6.23		148.17
2019746	01/01/09		Invoice	06A	32.31		180.48

F1=Switch Mode F3=Exit F4=Prompt F5=Refresh F11=Late Payment Fee F12=Previous
F13=Start At Date F14=Include Archived Items F18=Bottom Print=Print Detail

11:53 AM Customer Payment Inquiry 6/04/2010

Customer: 010-74135
PEREOS TRUST 347 TAYLOR ST W

Current	5/31/2010	4/30/2010	3/31/2010	2/28/2010	Total Due
.00	.00	27.38	.00	218.53	245.91

Item #	Date	Misc	Type	Code	Debit	Credit	Balance
2019746	01/01/09		Invoice	46A	3.75		184.23
2185599	04/01/09	FIN CHRG	Fin.Chrg.	FIN	8.05		192.28
2185599	04/01/09		Invoice	06A	32.31		224.59
2185599	04/01/09		Invoice	46A	3.75		228.34
1739832	04/15/09	3540	Payment	SLB		19.97	208.37
1803476	04/15/09	3540	Payment	SLB		16.09	192.28
2250591	07/01/09	FIN CHRG	Fin.Chrg.	FIN	8.44		200.72
2250591	07/01/09		Invoice	06A	32.31		233.03
2250591	07/01/09		Invoice	46A	3.75		236.78
1803476	07/13/09	3601	Payment	SLB		24.19	212.59
1875824	07/13/09	3601	Payment	SLB		11.87	200.72
2313754	10/01/09	FIN CHRG	Fin.Chrg.	FIN	8.76		209.48

F1=Switch Mode F3=Exit F4=Prompt F5=Refresh F11=Late Payment Fee F12=Previous
F13=Start At Date F14=Include Archived Items F18=Bottom Print=Print Detail

11:53 AM Customer Payment Inquiry 6/04/2010

Customer: 010-74135
PEREOS TRUST 347 TAYLOR ST W

Current	5/31/2010	4/30/2010	3/31/2010	2/28/2010	Total Due
.00	.00	27.38	.00	218.53	245.91

Item #	Date	Misc	Type	Code	Debit	Credit	Balance
2313754	10/01/09		Invoice	06A	32.31		241.79
2313754	10/01/09		Invoice	46A	3.75		245.54
1875824	10/06/09	3648	Payment	SLB		28.03	217.51
1939961	10/06/09	3648	Payment	SLB		8.03	209.48
2382250	01/01/10	FIN CHRG	Fin.Chrg.	FIN	9.05		218.53
2382250	01/01/10		Invoice	06A	32.31		250.84
2382250	01/01/10		Invoice	46A	3.75		254.59
1939961	01/18/10	3714	Payment	SLB		33.76	220.83
2019746	01/18/10	3714	Payment	SLB		2.30	218.53
2448207	04/01/10	FIN CHRG	Fin.Chrg.	FIN	9.35		227.88
2448207	04/01/10		Invoice	06A	32.31		260.19
2448207	04/01/10		Invoice	46A	3.75		263.94

F1=Switch Mode F3=Exit F4=Prompt F5=Refresh F11=Late Payment Fee F12=Previous
F13=Start At Date F14=Include Archived Items F18=Bottom Print=Print Detail

11:53 AM Customer Payment Inquiry 6/04/2010

Customer: 010-74135
PEREOS TRUST 347 TAYLOR ST W

Current	5/31/2010	4/30/2010	3/31/2010	2/28/2010	Total Due
.00	.00	27.38	.00	218.53	245.91

Item #	Date	Misc	Type	Code	Debit	Credit	Balance
2448207	05/26/10	VAC	Adjustmnt	06C		18.03	245.91
			Total				245.91

F1=Switch Mode F3=Exit F4=Prompt F5=Refresh F11=Late Payment Fee F12=Previous
F13=Start At Date F14=Include Archived Items F18=Bottom Print=Print Detail

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 8

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

March 14, 2014

Waste Management
of Nevada
100 Vasser Street
Reno, NV 89502
775/329-8822

Re: Acct # 010 - 74134
345 W. Taylor Street, Reno, NV

Gentlemen:

Please be advised that this office represents the interest of West Taylor Street, LLC. In this regard, we are in receipt of your notice of intent to lien for garbage fees. Your fees have been paid and you are not owed the sum of $404.88 as demanded. Please correct your records.

Very truly yours,

C. Nicholas Pereos

CNP/sjm

C:\Shared\CLIENTS\Waste Management\Correspondence\waste management.10.ltr.wpd

WEST TAYLOR STREET LLC
1610 MEADOW WOOD LN 202
RENO NV 89502-6602

February 28, 2014

NOTICE OF INTENT TO LIEN FOR GARBAGE FEES

Waste Management of Nevada, Inc., or its affiliates (WM of Nevada), pursuant to the authority conferred by Nevada Revised Statues Section 444.520 is hereby sending notification to satisfy the requirement of NRS 444.520 4 (a), notification to the last known owner at his last known address according to the records of the county in which the property is located. This lien applies to the real property known as,**ACCT#010-74134, 345 TAYLOR ST W, RENO , NV** more particularly described as follows:

Washoe County Assessor's Parcel Number # 011-266-17

1. The owner(s) or reputed owner(s) of the described real property is/are **WEST TAYLOR STREET LLC**

2. The garbage services rendered by Waste Management of Nevada, Inc. or its affiliates, for which this notice is sent consists of Garbage Service fees and penalties.

3. The owner(s)or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to WM of Nevada, the sums due on account of rendition of such garbage services, at the time the same were due and payable.

4. There is due and owing to WM of Nevada by reason of the rendition of such garbage services, the sum of **$404.88**, no part of which has been paid.

Failure to make payment in full of the amount above within 15 days of this notice will cause WM of Nevada to make effective its lien by delivering, recording and indexing in the Washoe County Recorder's office. **Should this action be required, an administrative fee of $50.00 and legal fees of $17.00, will be added to the amount of the lien**. Payment, may be made via our website www.wm.com or by calling 775-329-8822 or for information email kscott13@wm.com. All major credit cards are accepted.

Sincerely,
Waste Management of Nevada, Inc.

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

November 1, 2012

VIA CERTIFIED MAIL

Waste Management
of Nevada
Attn: Karen Gonzales
100 Vasser Street
Reno, NV 89502

Re: 345 W. Taylor Street; Acct # 010-0074134-1149-2

Dear Ms. Gonzales:

This letter will acknowledge receipt of your certified mail containing the statement of account in response to my inquiry concerning the delinquency and the liens that you have recorded against the above-referenced property.

In connection with the property at 345 W. Taylor Street, your statement of account indicates no payments commencing on January 1, 2010 through October 1, 2012. The subject property was vacant from January 1, 2010 through April 2010. Thereinafter you received check number 3828 for $24.04; 3827 for $36.06; 3882 for $36.06 in the 2010 year.

In connection with the 2011 year, you received check number 3950 for $36.06; 4003 for $36.06; 4066 for $36.06; 4121 for $36.06.

In connection with the 2012 year, you received check number 4182 for $36.06 and then notified the property became vacant February 1, 2012 which means your overpaid for two (2) months. The property remained vacant until July 1, 2012 at which time you received check number 4267 in the amount of $36.06; and check number 4321 for $36.06.

Accordingly, please correct your records and remove any lien that has been recorded the subject property.

Thank you for your anticipated cooperation.

Sincerely,

C. Nicholas Pereos

CNP/sjm

C:\Shared\CLIENTS\Pereos Gen Corr 2012\waste management.7 ltr.wpd

WTS 0090

C. Nicholas Pereos, Ltd.
1610 Meadow Wood Lane, Suite 202
Reno, NV 89502

7008 3230 0001 0465 5718

Attn: Karen Gonzales
Waste Management
of Nevada
100 Vasser Street
Reno, NV 89502

B31763.25
$3.40
US POSTAGE
FIRST-CLASS
062S0007608463
89502

WTS 0091

7008 3230 0001 0465 5718

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

Postage	$ .45
Certified Fee	2.95
Return Receipt Fee (Endorsement Required)	—
Restricted Delivery Fee (Endorsement Required)	—
Total Postage & Fees	$ 3.40

Postmark Here 11/1/12

Attn Karen Gonzales

Sent To Waste Management of Nevada
Street, Apt. No.; or PO Box No. 100 Vasser Street
City, State, ZIP+4 Reno NV 89502

PS Form 3800, August 2006 See Reverse for Instructions

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

October 12, 2012

Waste Management
of Nevada
100 Vasser Street
Reno, NV 89502

Re: 345 W. Taylor Street; Acct # 010-0074134-1149-2
347 W. Taylor Street; Acct # 010-0074135-1149-9

Gentlemen:

We continue to receive delinquency notices and collection notices for amounts that you allege to be due for garbage pick up but you do not provide an accounting even though we have requested the same. You obviously are going to require that I file a lawsuit to secure such an accounting.

Sincerely,

C. Nicholas Pereos

CNP/sjm

C:\Shared\CLIENTS\Pereos Gen Corr 2012\waste management 5.ltr.wpd

WTS 0011

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

September 13, 2012

Waste Management
of Nevada
Attn: Karen Gonzalez
100 Vasser Street
Reno, NV 89502

Re: Notice of Recorded Lien
Document No. 4086834

Dear Ms. Gonzalez:

Please be advised that this office represents the interests of West Taylor Street, LLC that is in receipt of your Notice of Recorded Lien in connection with unpaid garbage fees. In this regard, I must work on the premise that you are familiar with the substance and basis for the recording of the notice of lien. Otherwise, you would not have affixed your signature to the same. Therefore, please provide the undersigned with the following information which constitutes the composition of the claim of lien:

1. The months that you have not been paid for garbage fees that are the basis for the lien.

2. The amounts that you have not been paid each month that are the basis for the lien.

3. The amounts that you have not been paid each month that represents disposal services to be distinguished from interest that represents the basis for the lien.

Should you fail to provide the information requested herein, you are affirming that you are leaving my client no other alternatives.

Sincerely,

C. Nicholas Pereos

CNP/sjm
C:\Shared\CLIENTS\Pereos Gen Corr 2012\waste management.3.ltr.wpd

WTS 0010

4086834
02/23/2012 10:10:37 AM
Requested By
WASTE MANAGEMENT
Washoe County Recorder
Kathryn L. Burke - Recorder
Fee: $14.00 RPTT: $0.00
Page 1 of 1

CONFORMED COPY

APN #011-266-17
ACCT #010-74135

COPY - has not been compared with the Original Document - WCR

NOTICE OF LIEN FOR GARBAGE FEES
RESIDENTIAL USER

Waste Management of Nevada Inc., or its affiliates (WM of Nevada) pursuant to the authority conferred by Nevada Revised Statues Section 444.520 and Washoe County Garbage Franchise Agreement section 5.8, claims a lien on the real property known as **347 TAYLOR ST W, RENO, NV** more particularly described as follows:

Washoe County Assessor's Parcel**#011-266-17**

1. The owner(s) or reputed owner(s) of the described real property is/are **WEST TAYLOR STREET LLC.**

2. The garbage services rendered by Waste Management Inc. of Nevada for which this lien is claimed consist of Garbage Service fees and penalties, which have accrued monthly rate as set in the Washoe County Garbage Franchise Agreement.

3. The owner(s) or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to Waste Management of Nevada Inc. the sums due on account of rendition of such garbage services, at the time the same were due and payable.

4. There is due and owing to Waste Management Inc. of Nevada by reason of the rendition of such garbage services, the sum of **$489.47**, no part of which has been paid.

DATED: This 22 day of February 2012

Waste Management of Nevada Inc.

By _____
KAREN GONZALES

STATE OF NEVADA)
: SS.
COUNTY OF WASHOE)

On the 22nd day of February, 2012, personally appeared before me, a notary public, Karen Gonzales for Waste Management of Nevada Inc, who acknowledges that she executed this instrument.

_____
NOTARY PUBLIC

TIFFANY FULLER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-90901-2 - Expires October 19, 2014

WHEN RECORDED MAIL TO:

Waste Management of Nevada Inc.
Attn: Karen Gonzales
100 Vassar St.
Reno, NV 89502

C. NICHOLAS PEREOS, LTD.

1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

February 16, 2012

Waste Management-Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: 347 Taylor Street

Gentlemen:

Please be advised that this office represents the interests of West Taylor Street LLC. In this regard, we are receipt of your notice of intent to lien for garbage fees. In light of the fact that you are not owed the amount of money demanded in your notice of intent to lien, please be advised that should you cause to record a notice of lien, this office will pursue an action for slander of title.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0095

WASTE MANAGEMENT

February 7, 2012

NOTICE OF INTENT TO LIEN FOR GARBAGE FEES

Waste Management of Nevada, Inc., or its affiliates (WM of Nevada), pursuant to the authority conferred by Nevada Revised Statues Section 444.520 is hereby sending notification to satisfy the requirement of NRS 444.520 4 (a), notification to the last known owner at his last known address according to the records of the county in which the property is located. This lien applies to the real property known as, **#010-74135, 347 TAYLOR ST W, RENO, NEVADA** more particularly described as follows:

Washoe County Assessor's Parcel Number # 011-266-17

1. The owner(s) or reputed owner(s) of the described real property is/are **WEST TAYLOR STREET LLC**

2. The garbage services rendered by Waste Management of Nevada, Inc. or its affiliates, for which this notice is sent consists of Garbage Service fees and penalties.

3. The owner(s)or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to WM of Nevada, the sums due on account of rendition of such garbage services, at the time the same were due and payable.

4. There is due and owing to WM of Nevada by reason of the rendition of such garbage services, the sum of **$556.58**, no part of which has been paid.

Failure to make payment in full of the amount above within 10 days of this notice will cause WM of Nevada to make effective its lien by delivering, recording and indexing in the Washoe County Recorder's office. Should this action be required, an administrative fee and legal fees will be added to the amount of the lien. Payment may be made via our website www.wm.com or by calling 1-800-637-8648. All major credit cards are accepted.

Sincerely,

Waste Management of Nevada, Inc.
Contact (775) 326-2302
kgonzale@wm.com

WTS 0096

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

June 23, 2010

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: 345 & 347 W. Taylor Street

Gentlemen:

Since acquiring possession of the duplex, my records reflect that you have been paid current on each of the above referenced properties during their occupancy. Your problem is that you try to assess delinquent bills against the current owner of the property. Furthermore, you refuse to request to accept or stop delivery order during vacancies.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0005

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

May 24, 2010

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: Notice Of Intent To Lien

Gentlemen:

Please be advised that this office represents the interest of West Taylor Street LLC. In this regard, we are receipt of your notice of intent to lien for unpaid garbage fees. Please be advised that you are not owed $482.97 and that all of your garbage fees had been paid current while the property was occupied. Accordingly, any placement of a lien against the property will be reciprocated with a lawsuit for slander of Title. Meanwhile, I am enclosing a check for usage prior to canceling on 347 West Taylor.

Very truly yours,

C. Nicholas Pereos

CNP/tm

WTS 0003

WASTE MANAGEMENT

May 20, 2010

NOTICE OF INTENT TO LIEN FOR GARBAGE FEES

Waste Management of Nevada, Inc., or its affiliates (WM of Nevada), pursuant to the authority conferred by Nevada Revised Statues Section 444.520 is hereby sending notification to satisfy the requirement of NRS 444.520 4 (a), notification to the last known owner at his last known address according to the records of the county in which the property is located. This lien applies to the real property known as **Acct#010-74134, 345 TAYLOR ST W, RENO, NV** described as follows:

Washoe County Assessor's Parcel#011-266-17

1. The owner(s) or reputed owner(s) of the described real property is/are **WEST TAYLOR STREET LLC.**

2. The garbage services rendered by Waste Management of Nevada, Inc. or its affiliates, for which this notice is sent consists of Garbage Service fees and penalties.

3. The owner(s)or reputed owner(s) of the described real property has/have failed, neglected and refused to pay to WM of Nevada, the sums due on account of rendition of such garbage services, at the time the same were due and payable.

4. There is due and owing to WM of Nevada. by reason of the rendition of such garbage services, the sum of **$482.97**, no part of which has been paid.

Failure to make payment in full of the amount above within 10 days of this notice will cause WM of Nevada to make effective its lien by delivering, recording and indexing in the Washoe County Recorder's office. Should this action be required, an administrative fee will be added to the amount of the lien. Payment may be made via our website www.wm.com or by calling 1-800-637-8648. All major credit cards are accepted.

Sincerely,

Waste Management of Nevada, Inc.
Contact (775) 326-2302

WTS 0004

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 9

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

November 1, 2012

VIA CERTIFIED MAIL

Waste Management
of Nevada
Attn: Karen Gonzales
100 Vasser Street
Reno, NV 89502

Re: 345 W. Taylor Street; Acct # 010-0074134-1149-2

Dear Ms. Gonzales:

This letter will acknowledge receipt of your certified mail containing the statement of account in response to my inquiry concerning the delinquency and the liens that you have recorded against the above-referenced property.

In connection with the property at 345 W. Taylor Street, your statement of account indicates no payments commencing on January 1, 2010 through October 1, 2012. The subject property was vacant from January 1, 2010 through April 2010. Thereinafter you received check number 3828 for $24.04; 3827 for $36.06; 3882 for $36.06 in the 2010 year.

In connection with the 2011 year, you received check number 3950 for $36.06; 4003 for $36.06; 4066 for $36.06; 4121 for $36.06.

In connection with the 2012 year, you received check number 4182 for $36.06 and then notified the property became vacant February 1, 2012 which means your overpaid for two (2) months. The property remained vacant until July 1, 2012 at which time you received check number 4267 in the amount of $36.06; and check number 4321 for $36.06.

Accordingly, please correct your records and remove any lien that has been recorded the subject property.

Thank you for your anticipated cooperation.

Sincerely,

C. Nicholas Pereos

CNP/sjm

C:\Shared\CLIENTS\Pereos Gen Corr 2012\waste management 7 ltr.wpd

WTS 0090

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

September 13, 2012

Waste Management
of Nevada
Attn: Karen Gonzalez
100 Vasser Street
Reno, NV 89502

Re: Notice of Recorded Lien
Document No. 4086834

Dear Ms. Gonzalez:

Please be advised that this office represents the interests of West Taylor Street, LLC that is in receipt of your Notice of Recorded Lien in connection with unpaid garbage fees. In this regard, I must work on the premise that you are familiar with the substance and basis for the recording of the notice of lien. Otherwise, you would not have affixed your signature to the same. Therefore, please provide the undersigned with the following information which constitutes the composition of the claim of lien:

1. The months that you have not been paid for garbage fees that are the basis for the lien.

2. The amounts that you have not been paid each month that are the basis for the lien.

3. The amounts that you have not been paid each month that represents disposal services to be distinguished from interest that represents the basis for the lien.

Should you fail to provide the information requested herein, you are affirming that you are leaving my client no other alternatives.

Sincerely,

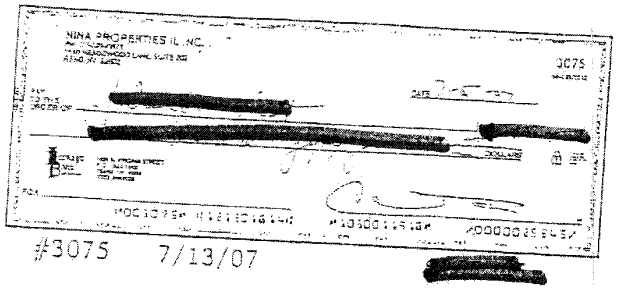
C. Nicholas Pereos

CNP/sjm
C:\Shared\CLIENTS\Pereos Gen Corr 2012\waste management 3.ltr.wpd

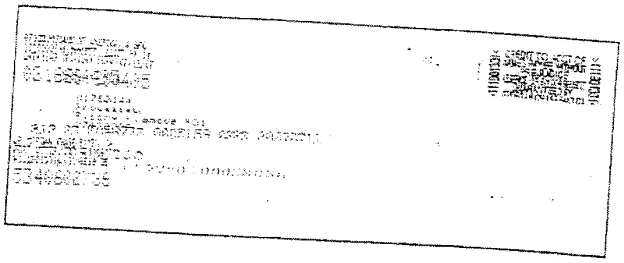
WTS 0010

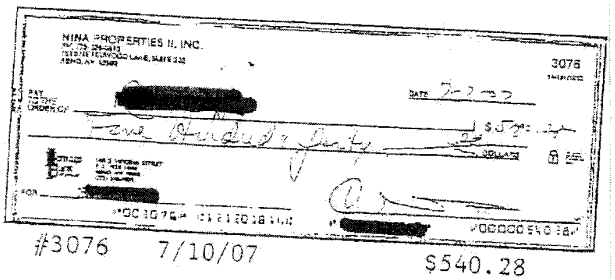
FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 10

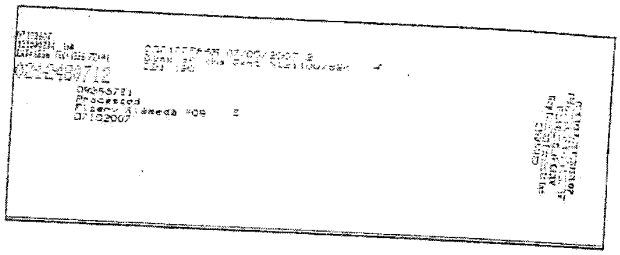


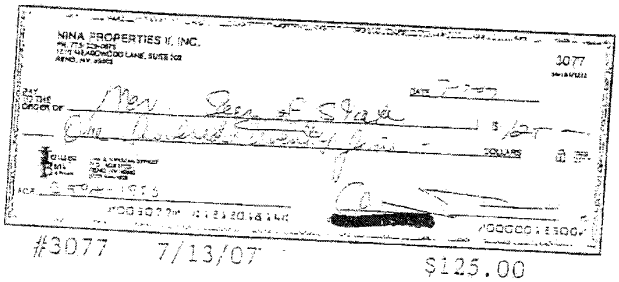
#3075 7/13/07 [redacted]



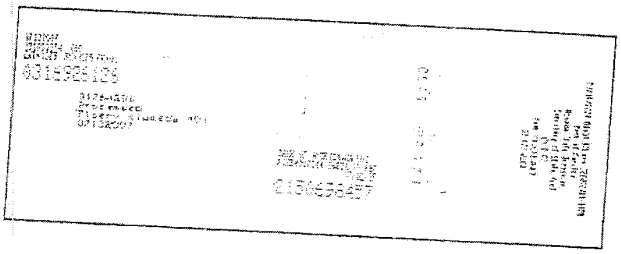


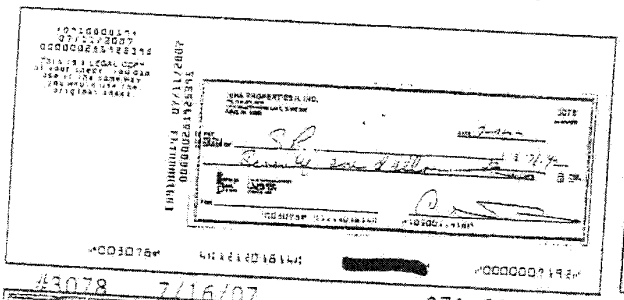
#3076 7/10/07 $540.28





#3077 7/13/07 $125.00





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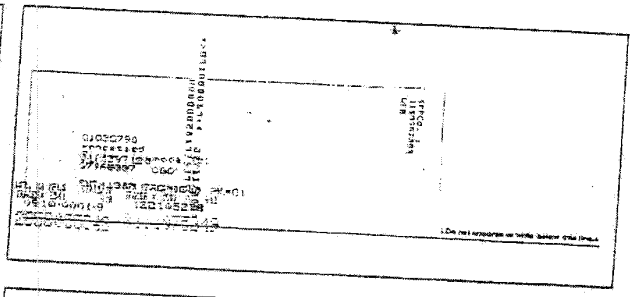
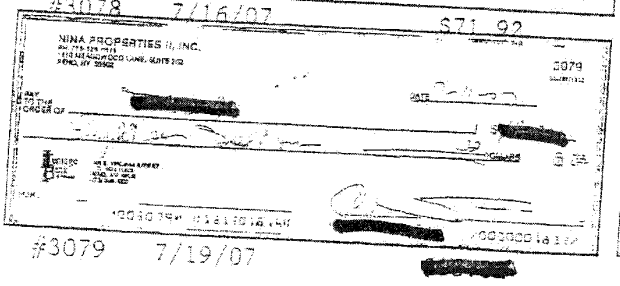
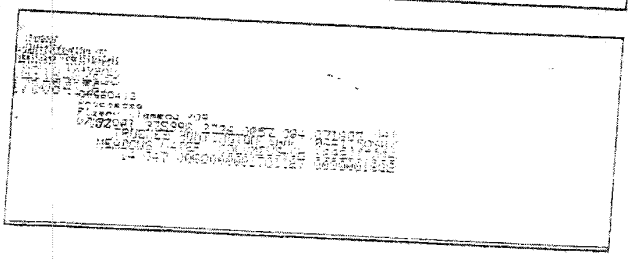
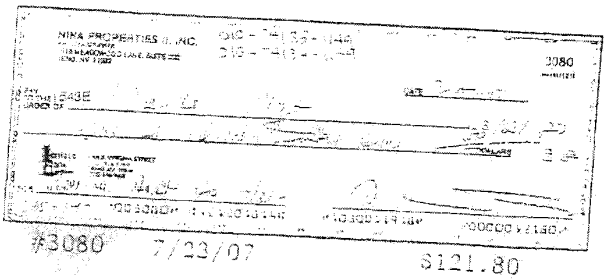


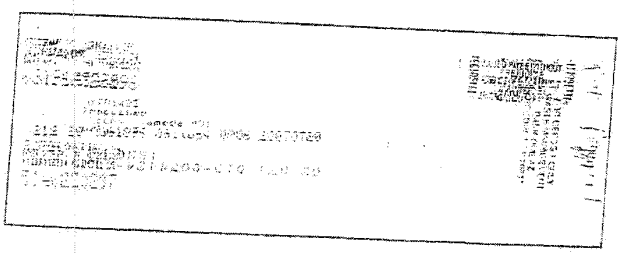


#3079 7/19/07 [redacted]

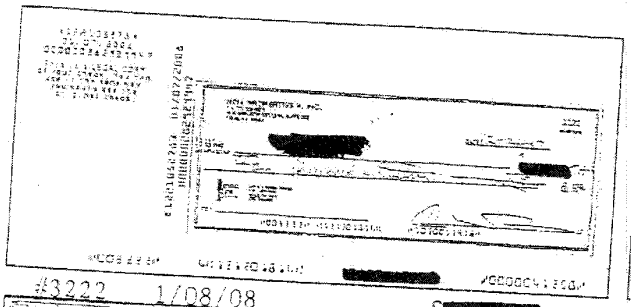




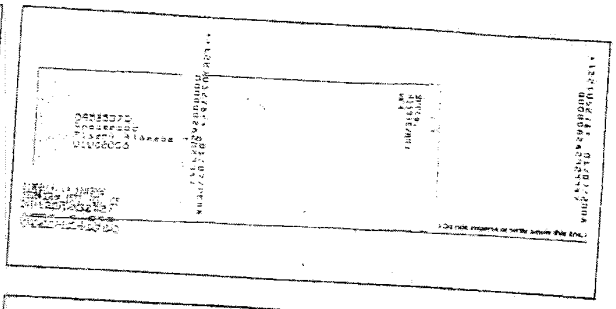
#3080 7/23/07 $121.80

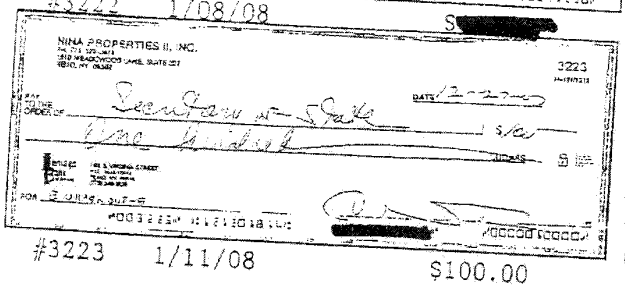


WTS 01148

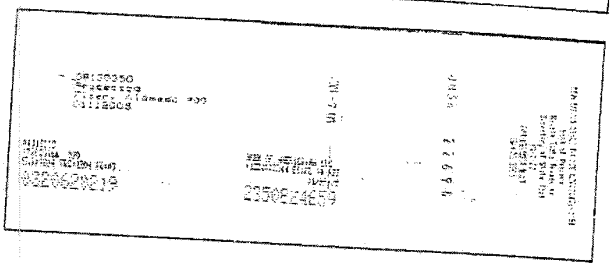


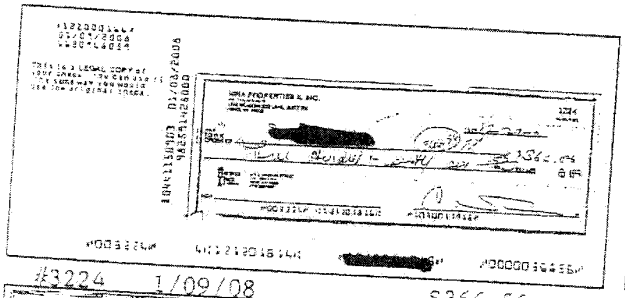
#3222 1/08/08 $[redacted]





#3223 1/11/08 $100.00





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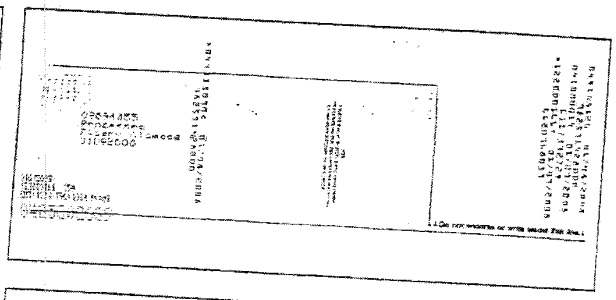

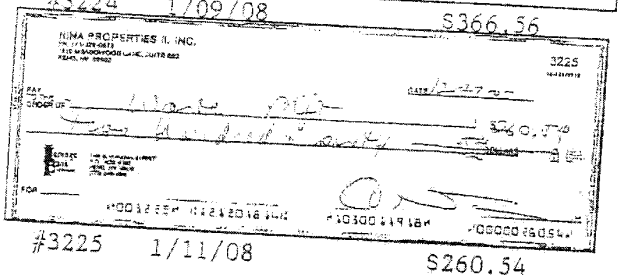

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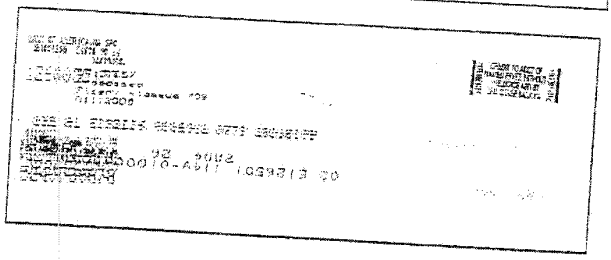
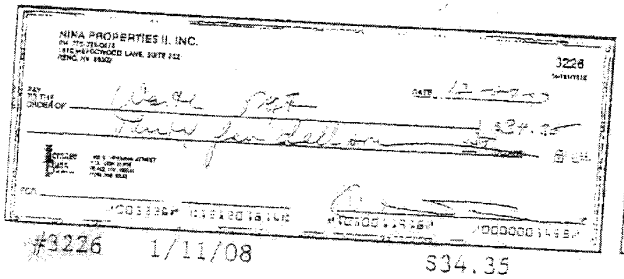
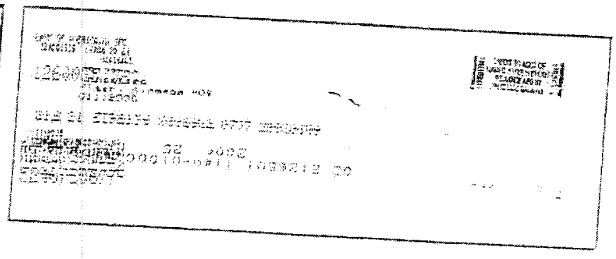
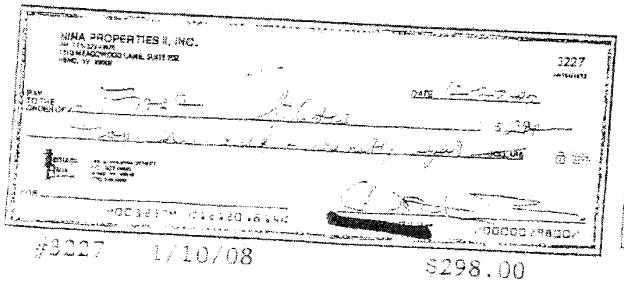




#3226 1/11/08 $34.35





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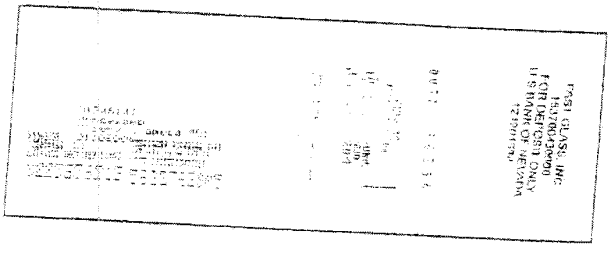


WLS 0149

#3277 4/02/08

#3284 4/01/08

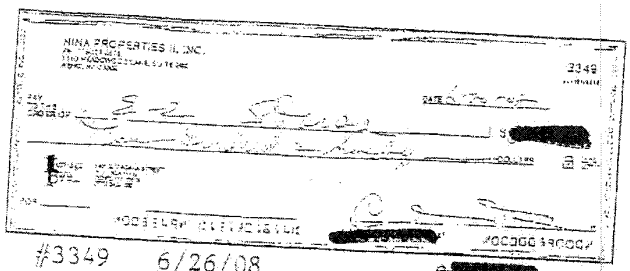
#3289 4/07/08

#3293 4/01/08 $34.35

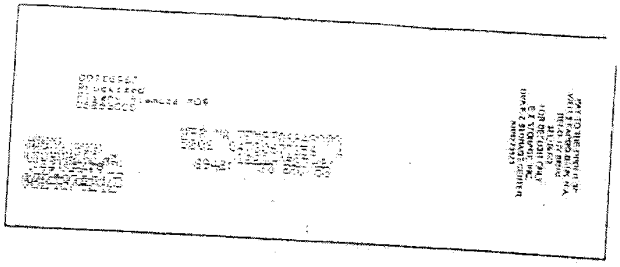
#3294 4/01/08 $42.03

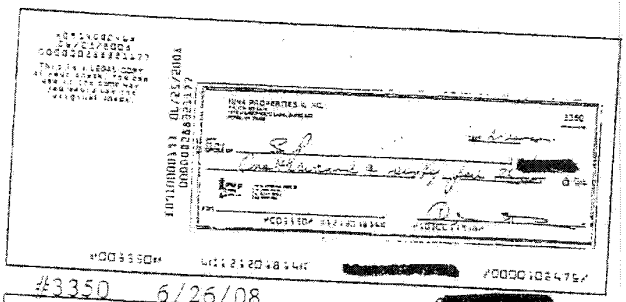
#3295 4/07/08

WTS 0150

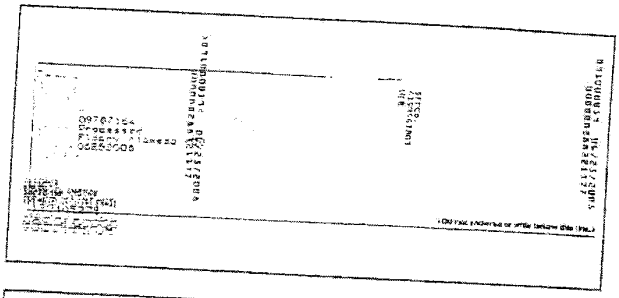


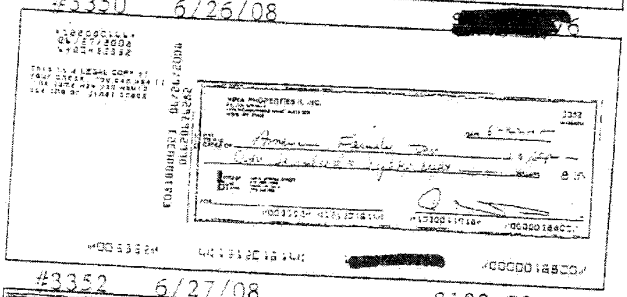
#3349 6/26/08 [redacted]



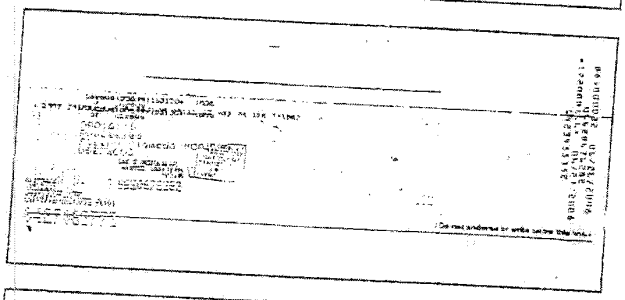


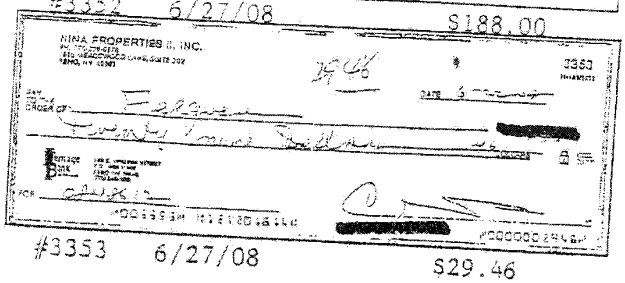
#3350 6/25/08 [redacted]



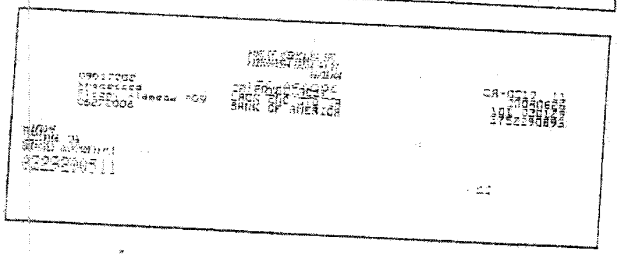


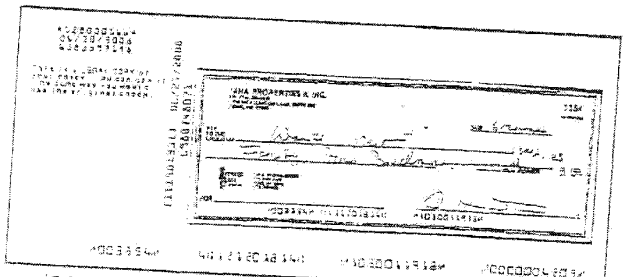
#3352 6/27/08 $188.00 [redacted]



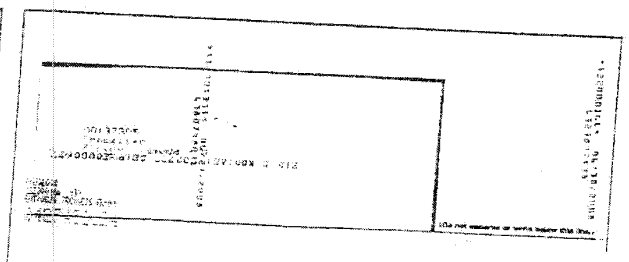


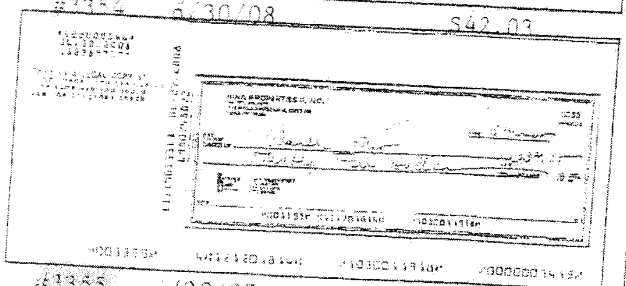
#3353 6/27/08 $29.46 [redacted]



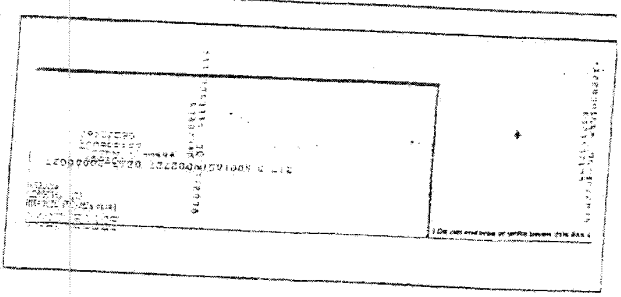


#3354 6/30/08 $42.03 [redacted]





#3355 6/30/08 $34.35 [redacted]



WTS 0151

#3406 10/20/08

#3418 10/21/08 $36.06

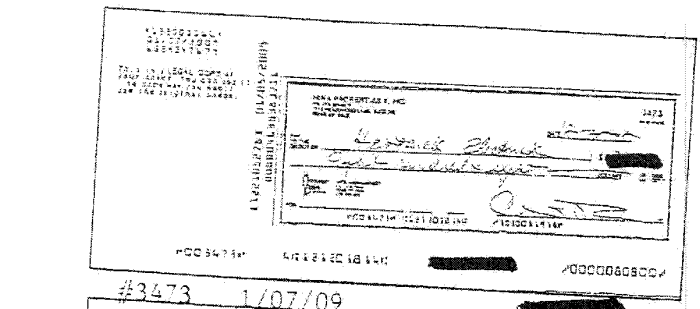
#3419 10/21/08 $273.79

#3420 10/16/08 $100.00

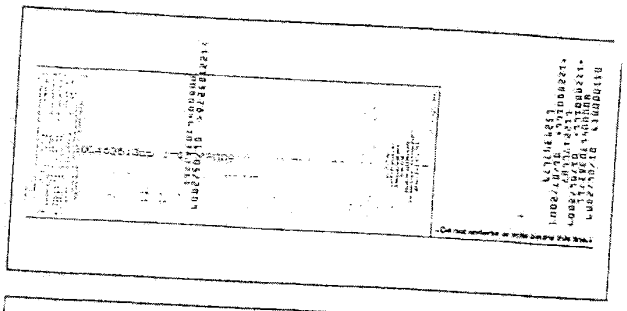
#3421 10/15/08 $239.95

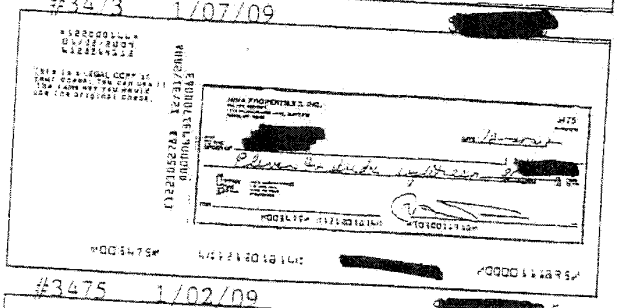
#3422 10/21/08 $71.00

WIS 0153

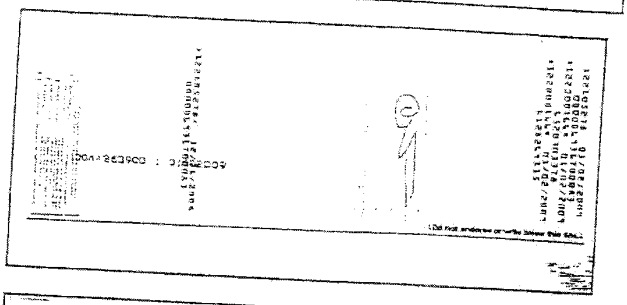


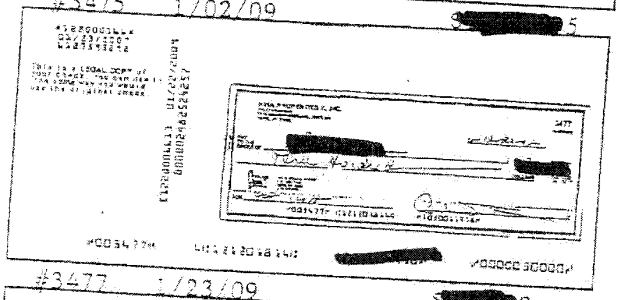
#3473 1/07/09 [redacted]



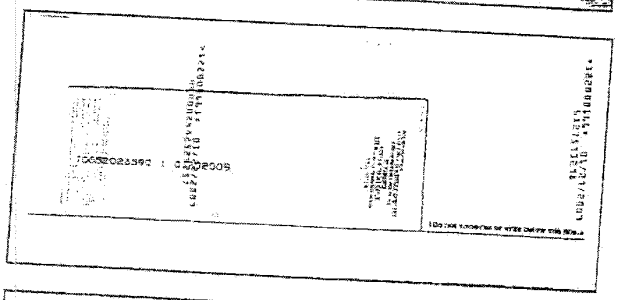


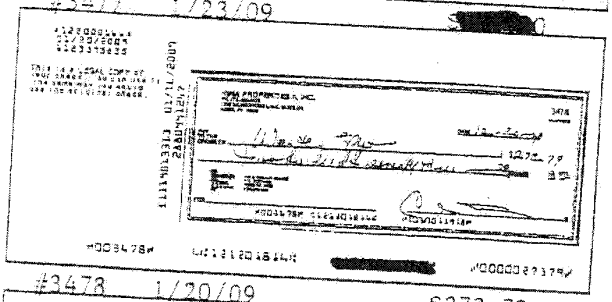
#3475 1/02/09 [redacted]5



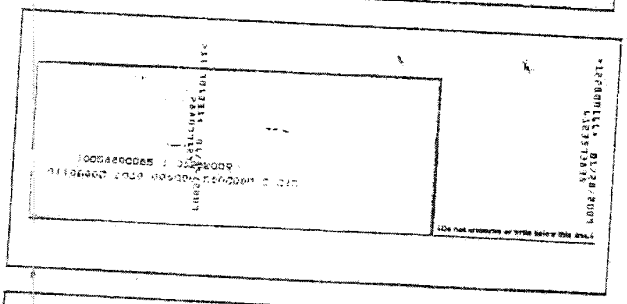


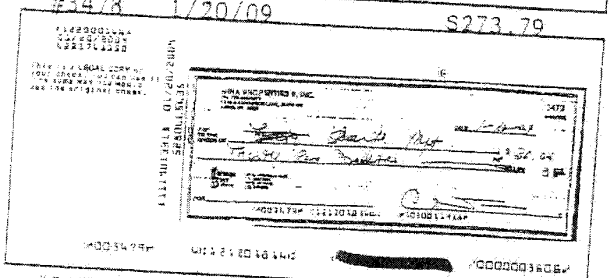
#3477 1/23/09 [redacted]



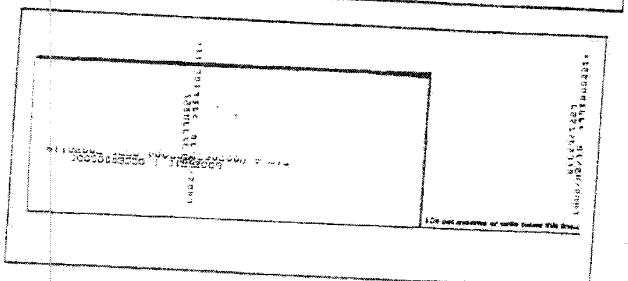


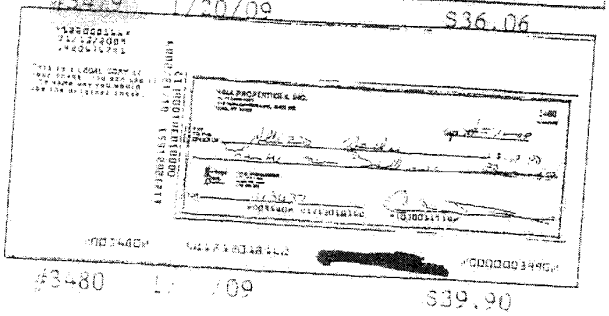
#3478 1/20/09 [redacted] $273.79



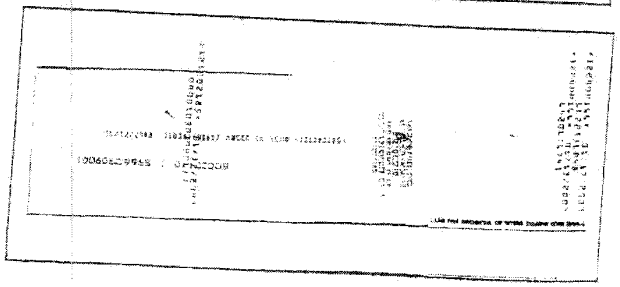


#3479 1/20/09 [redacted] $36.06

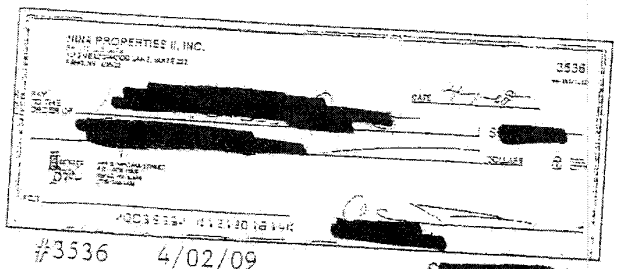




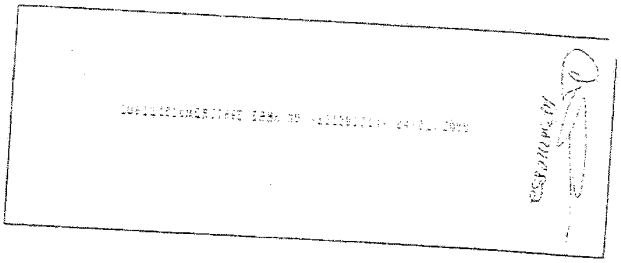
#3480 1/ /09 [redacted] $39.90

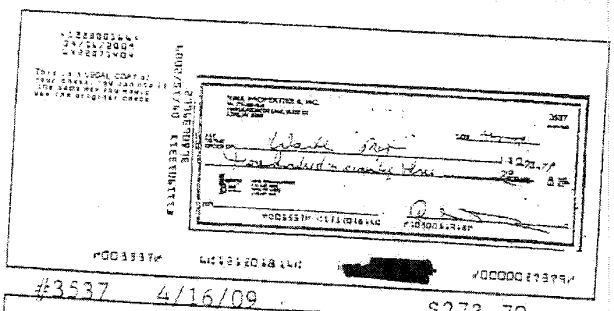


WTS 0153

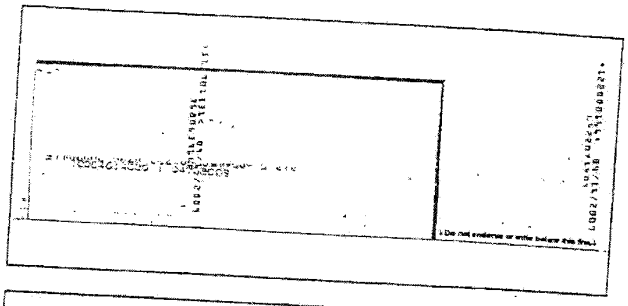


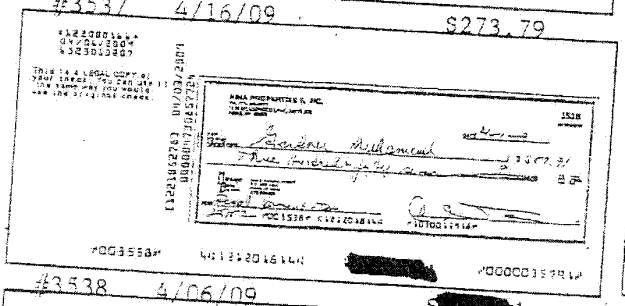
#3536 4/02/09 $[redacted]0



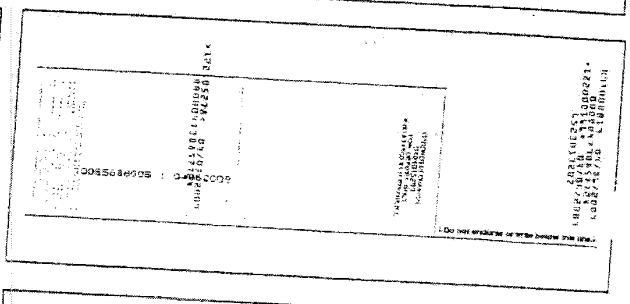


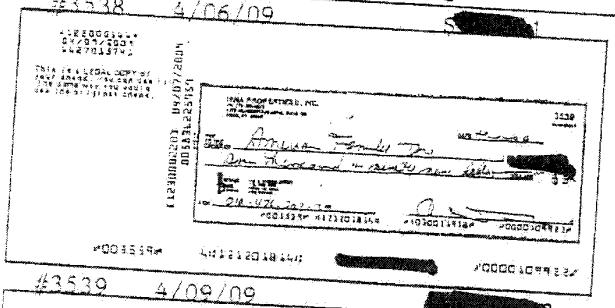
#3537 4/16/09 $273.79



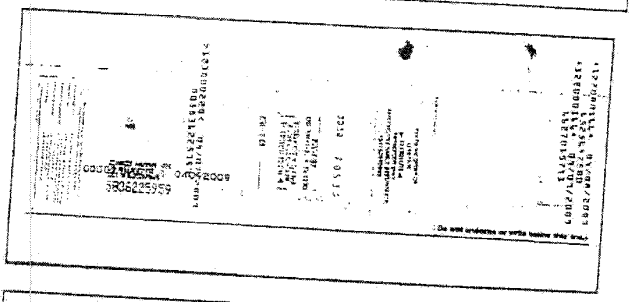


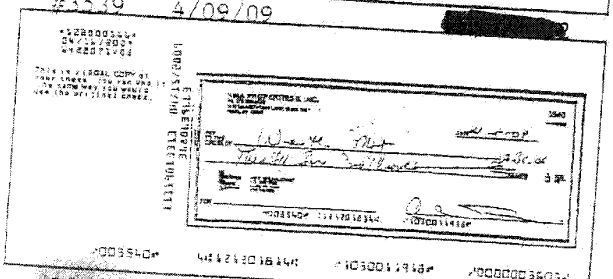
#3538 4/06/09 $[redacted]



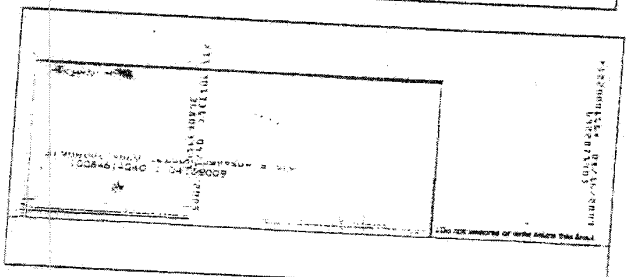


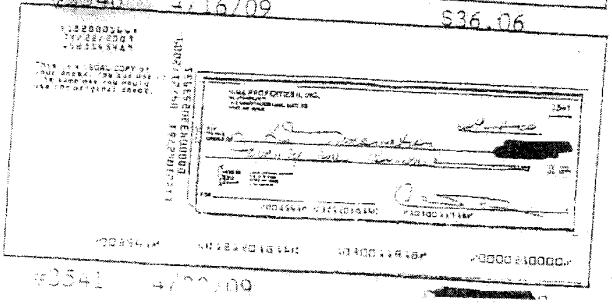
#3539 4/09/09 $[redacted]





#3540 4/16/09 $36.06





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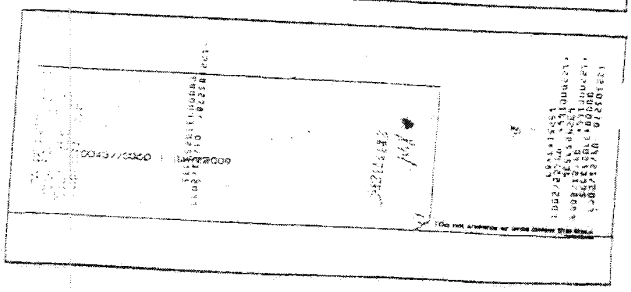
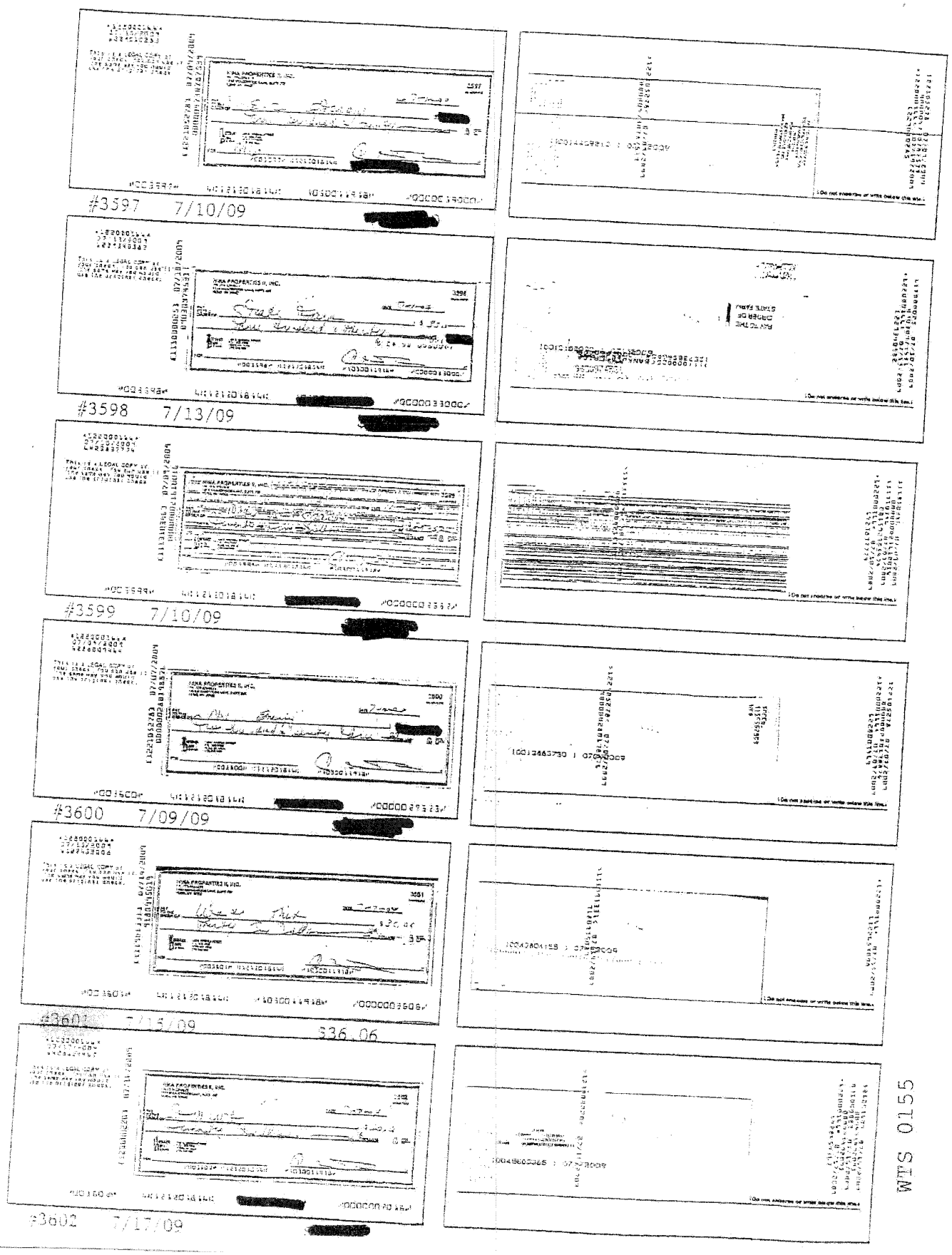
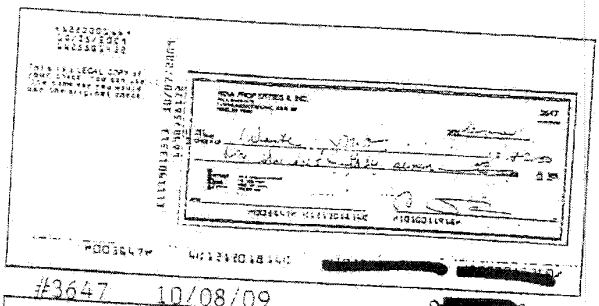


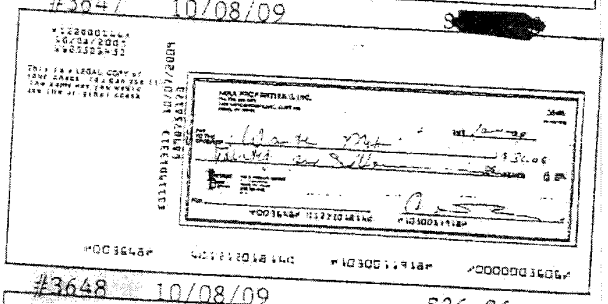
WTS 0154



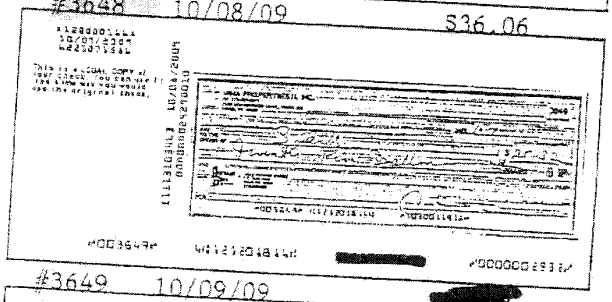
WTS 0155



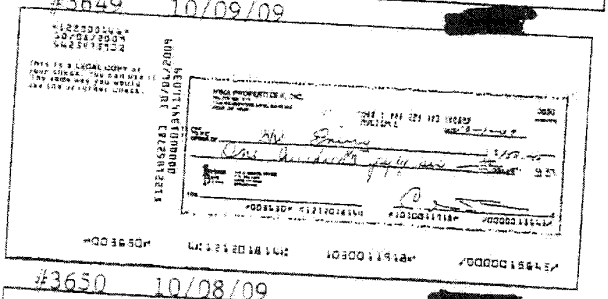
#3647 10/08/09 [redacted]



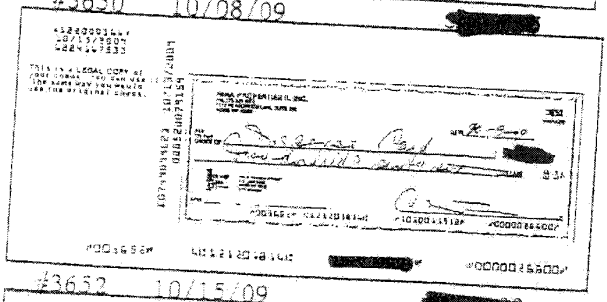
#3648 10/08/09 $36.06



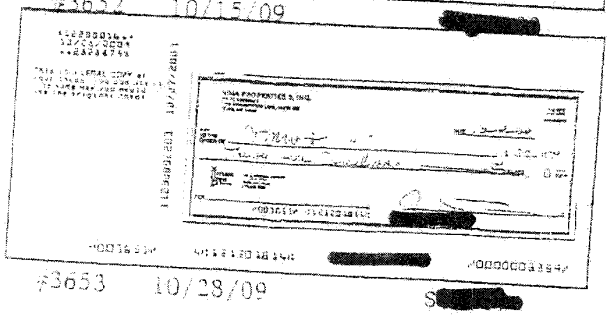
#3649 10/09/09 [redacted]



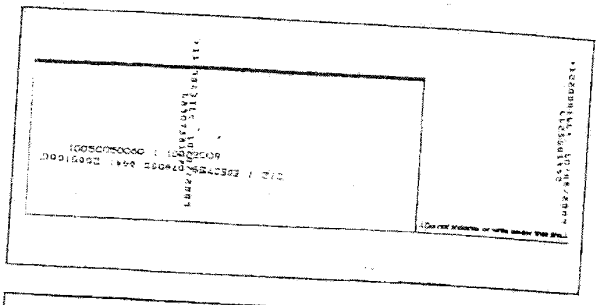
#3650 10/08/09 [redacted]

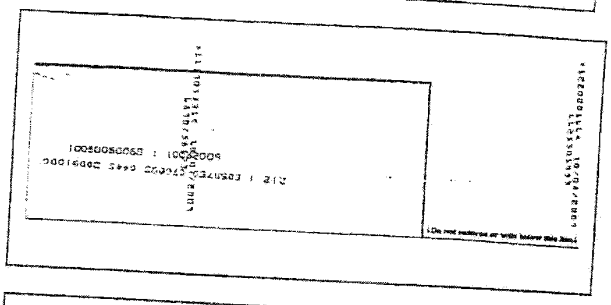


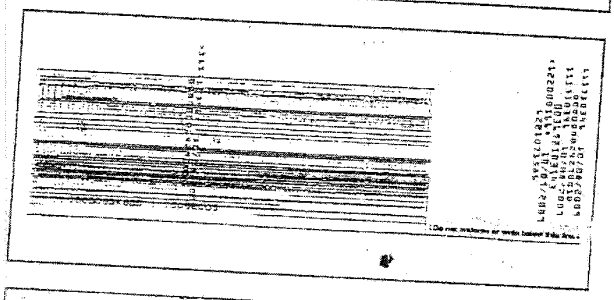
#3652 10/15/09 [redacted]

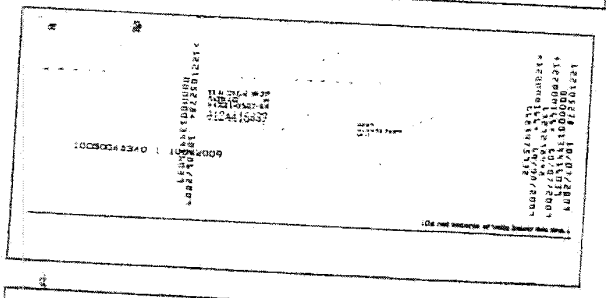


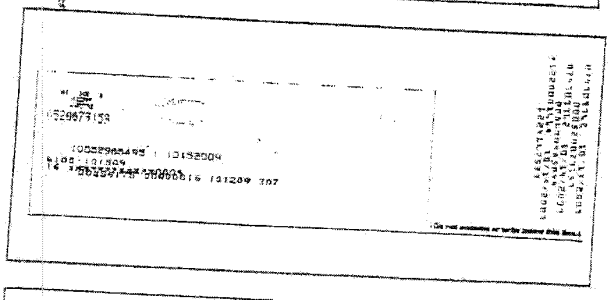
#3653 10/28/09 [redacted]

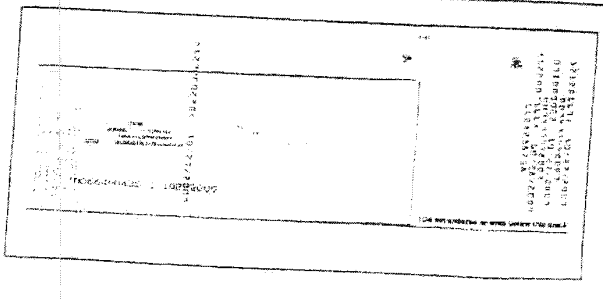












WTS 01156

#3702 1/04/10 [redacted]

#3703 1/05/10 [redacted]

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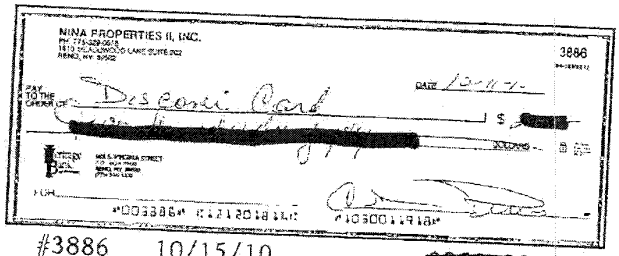
#3710 1/04/10 [redacted]

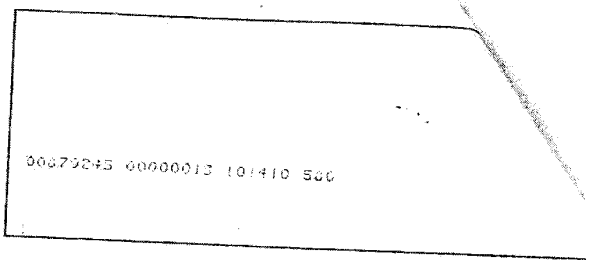
#3713 1/12/10 [redacted]

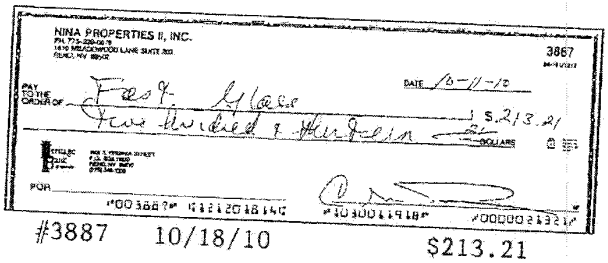
#3714 1/19/10

WTS 0157

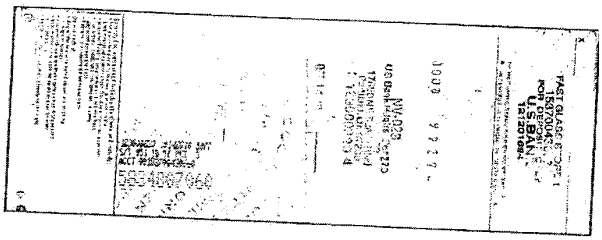


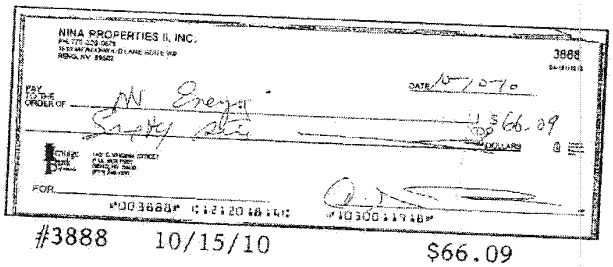
#3886 10/15/10



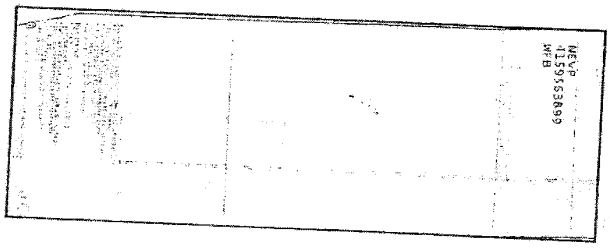


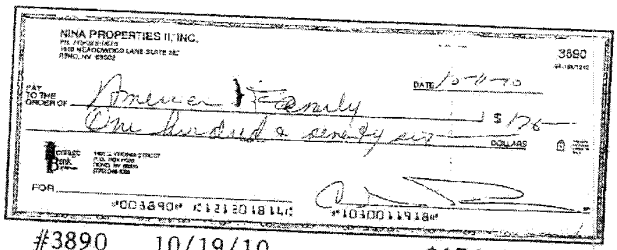
#3887 10/18/10 $213.21



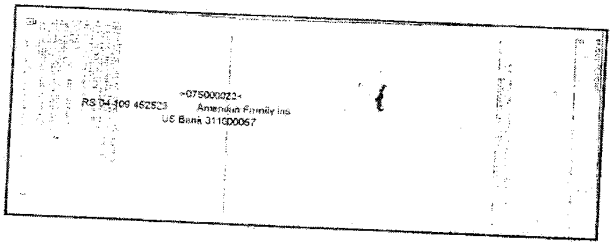


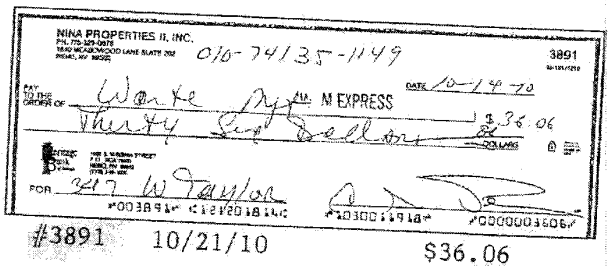
#3888 10/15/10 $66.09



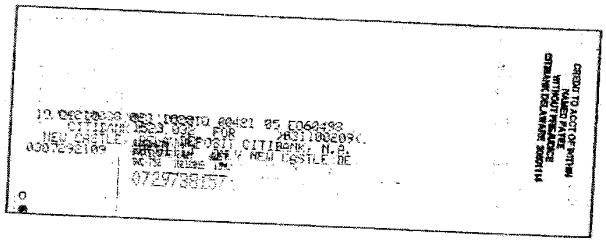


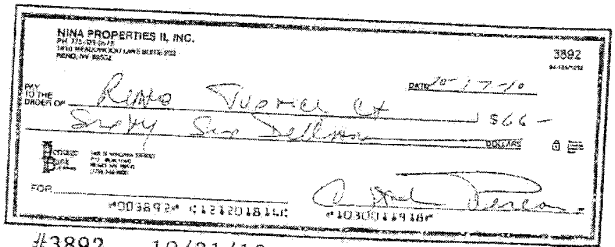
#3890 10/19/10 $176.00



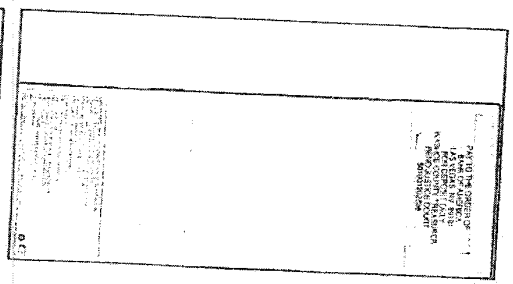


#3891 10/21/10 $36.06

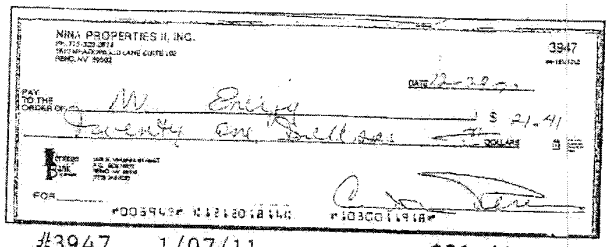




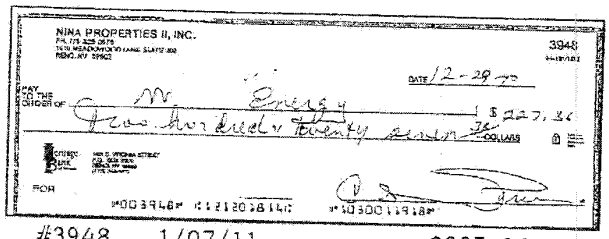
#3892 10/21/10 $66.00



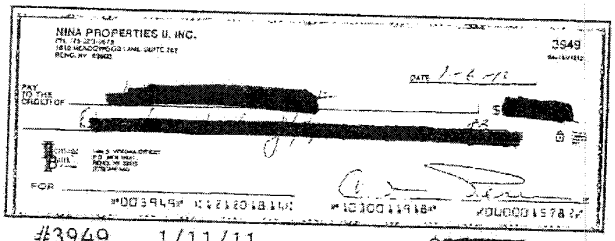
WTS 0158



#3947 1/07/11 $21.41



#3948 1/07/11 $227.36



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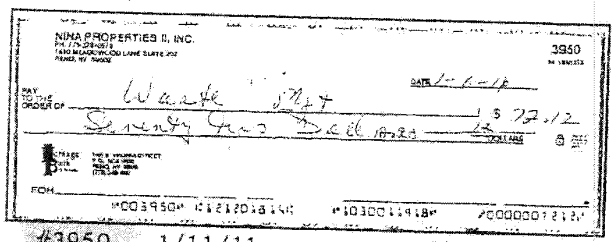
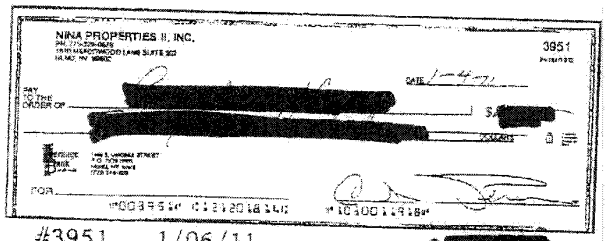
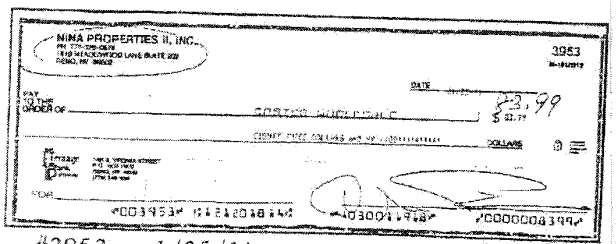


#3950 1/11/11 $72.12

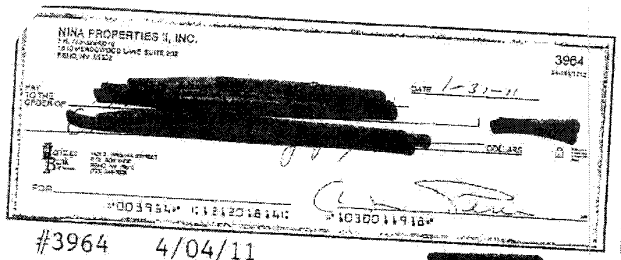


#3951 1/06/11 $[redacted]

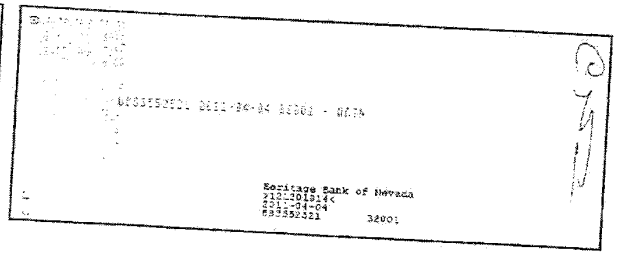


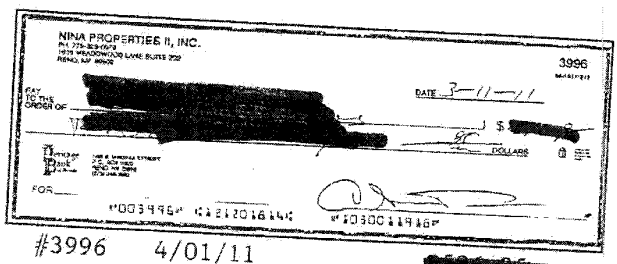
#3953 1/25/11 $83.99

WTS 0159

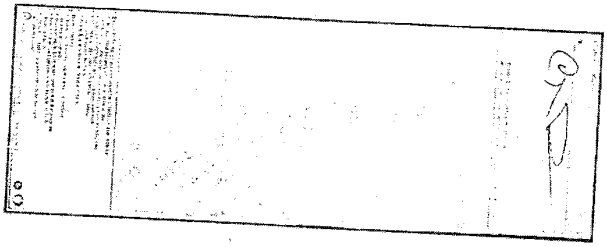


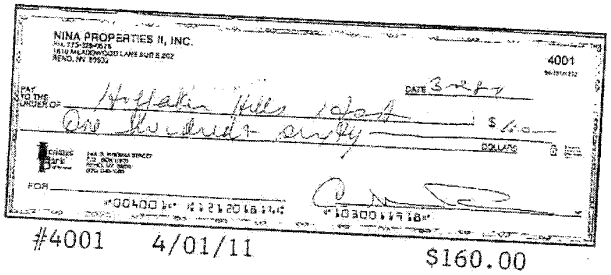
#3964 4/04/11



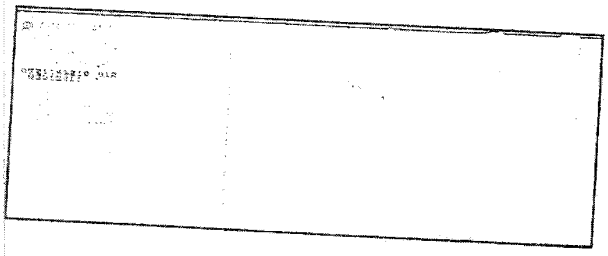


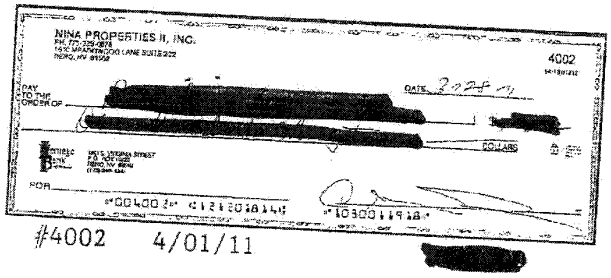
#3996 4/01/11





#4001 4/01/11 $160.00





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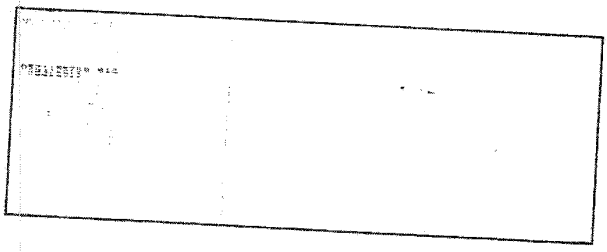
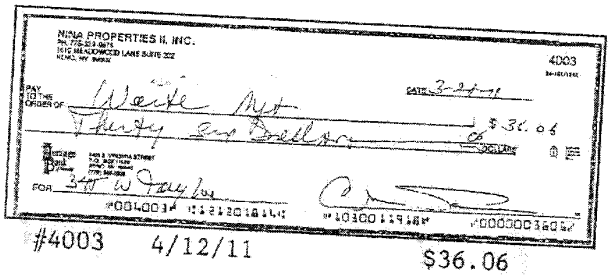
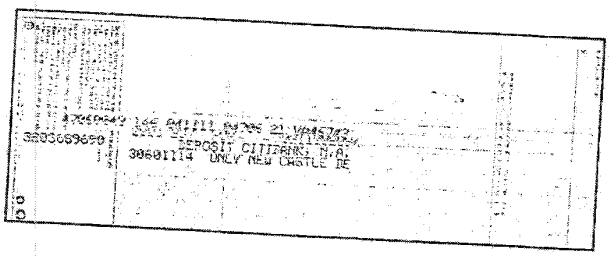
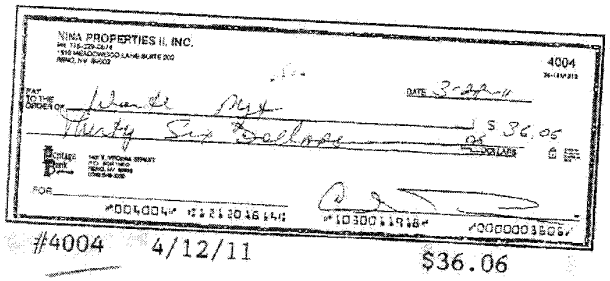


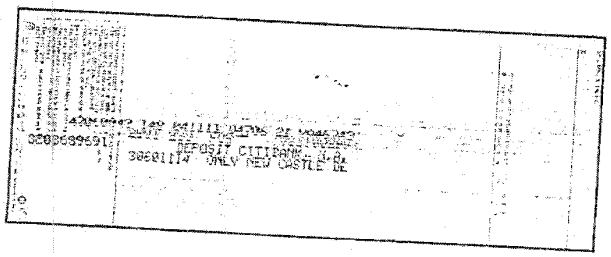


#4003 4/12/11 $36.06

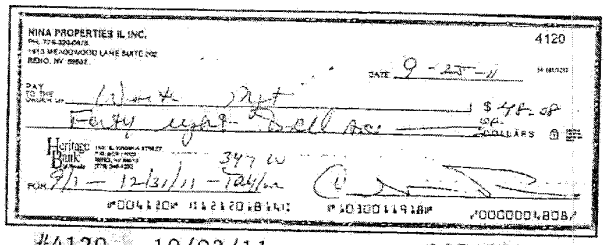


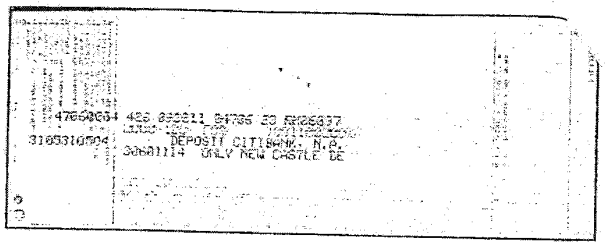


#4004 4/12/11 $36.06

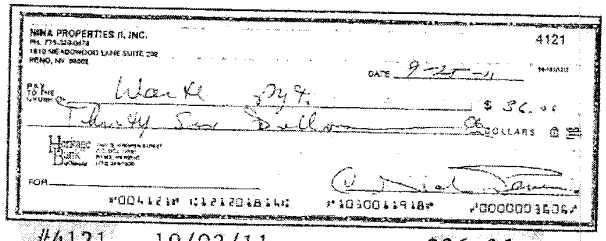


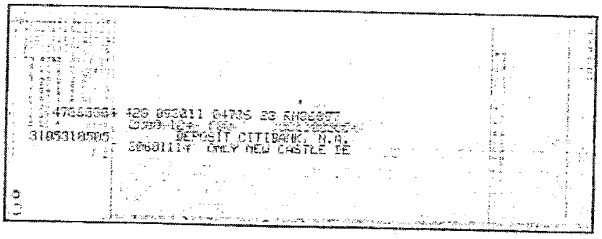
WTS 0160



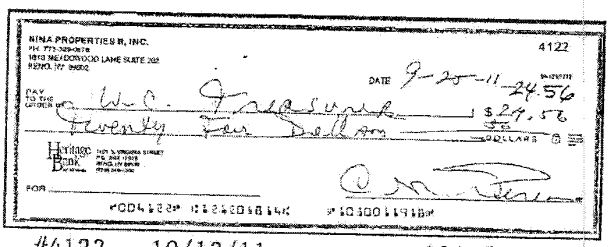


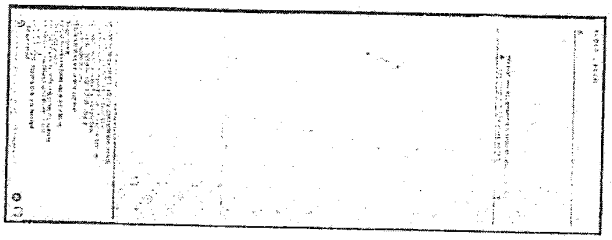
#4120 10/03/11 $48.08



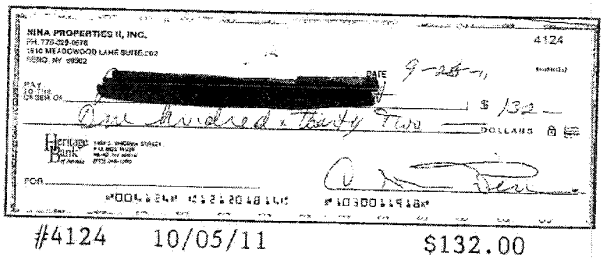


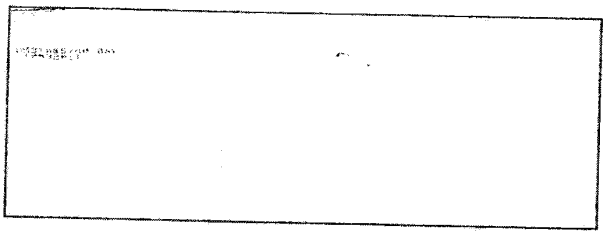
#4121 10/03/11 $36.06



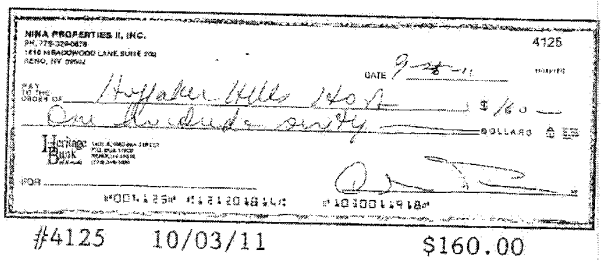


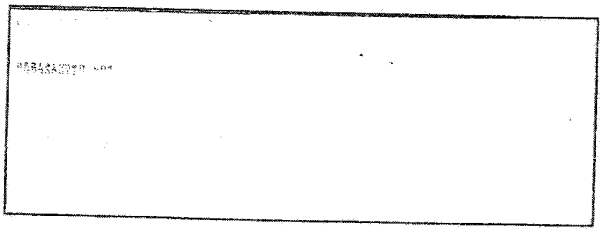
#4122 10/12/11 $24.56





#4124 10/05/11 $132.00





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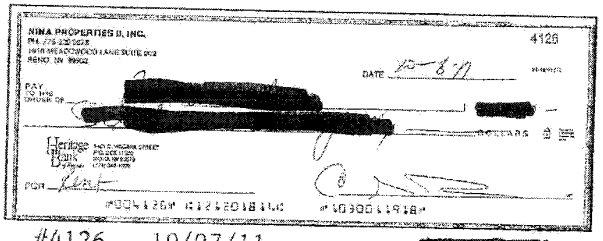
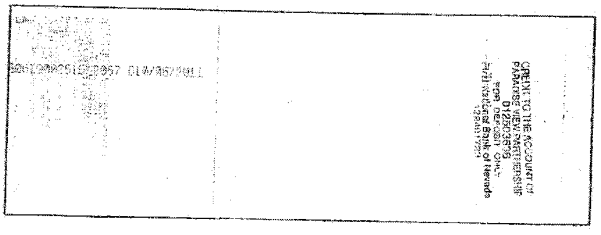
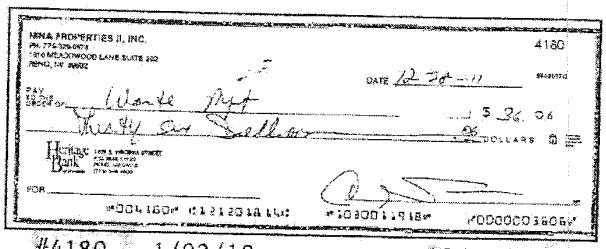
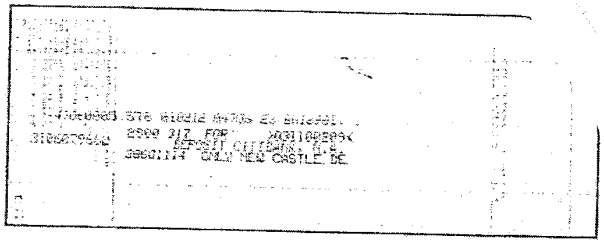


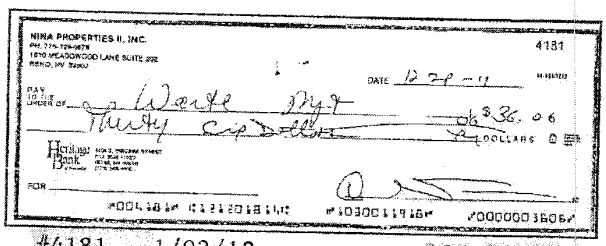


#4126 10/07/11 [redacted]

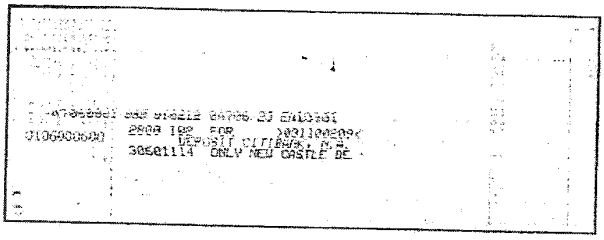


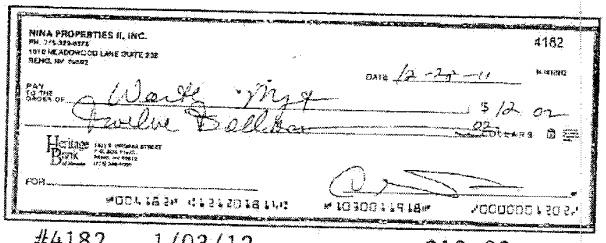
#4180 1/03/12 $36.06



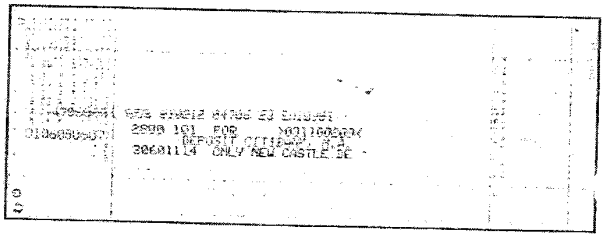


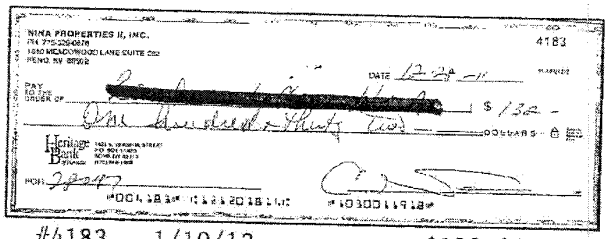
#4181 1/03/12 $36.06



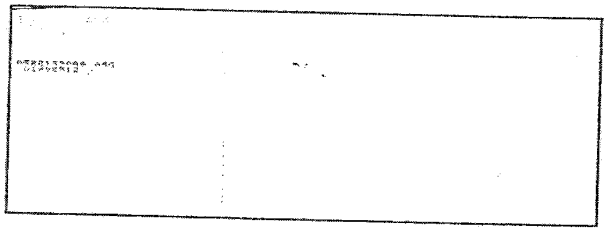


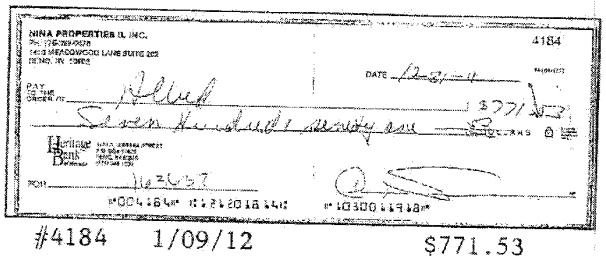
#4182 1/03/12 $12.02



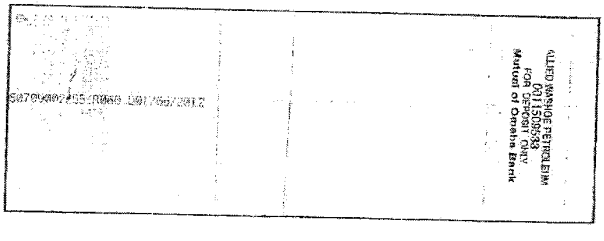


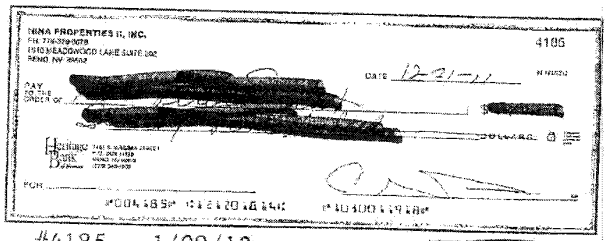
#4183 1/10/12 $132.00



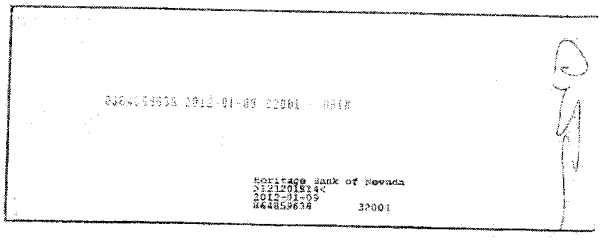


#4184 1/09/12 $771.53





#4185 1/09/12 [redacted]



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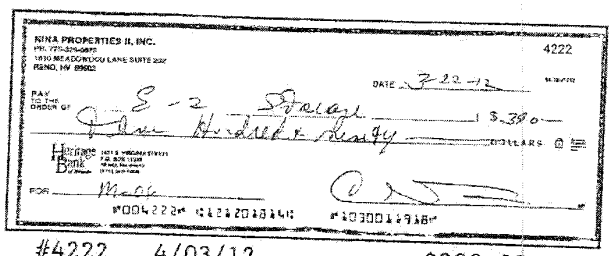
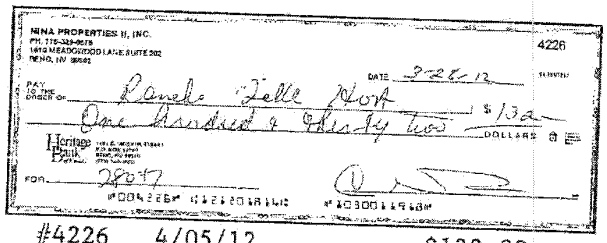
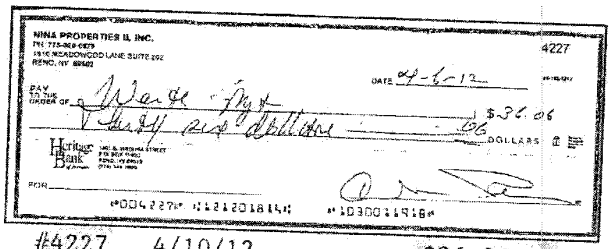


#4222 4/03/12 $390.00



#4226 4/05/12 $132.00



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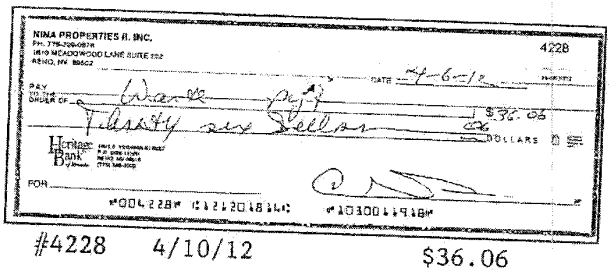

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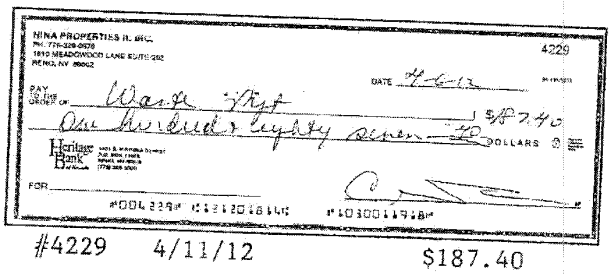

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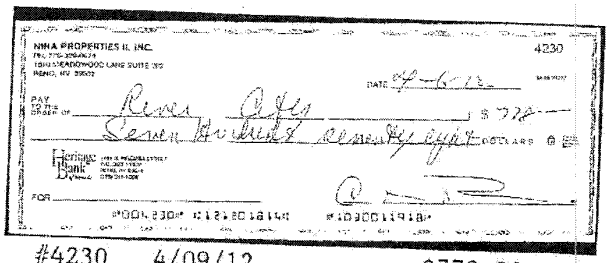
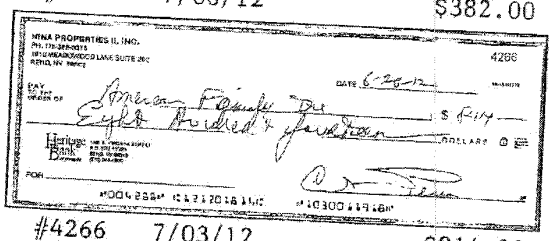


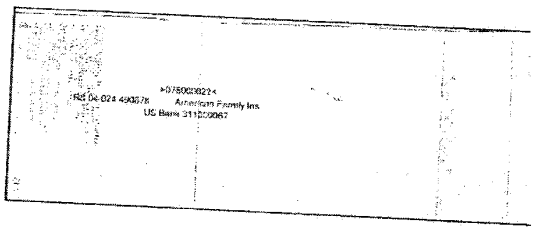
#4230 4/09/12 $778.00

WTS 0163

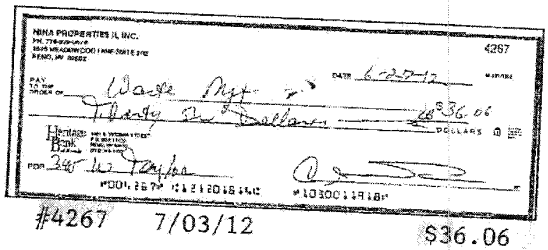
THE IMAGE OF THIS ITEM IS CURRENTLY UNAVAILABLE. IF YOU REQUIRE A COPY OF THIS ITEM PLEASE CONTACT YOUR BANK.

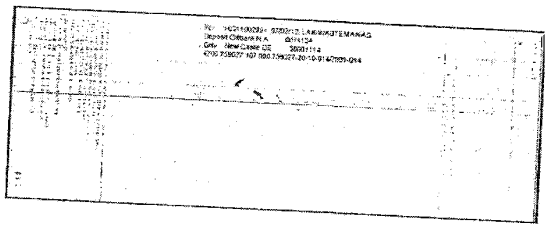
#4265 7/06/12 $382.00



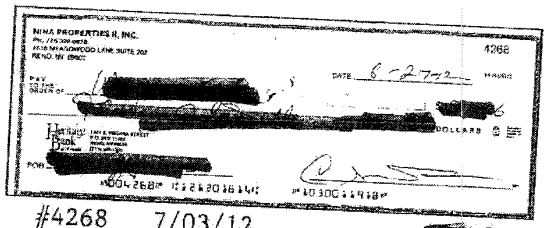


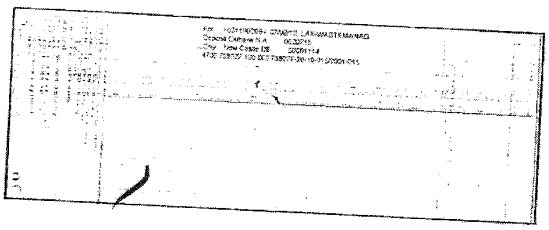
#4266 7/03/12 $814.00



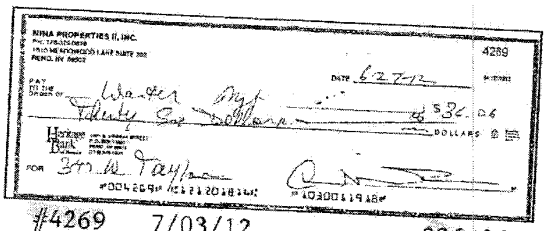


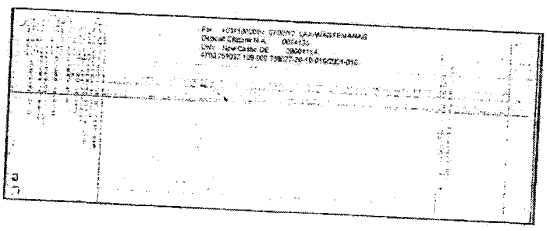
#4267 7/03/12 $36.06



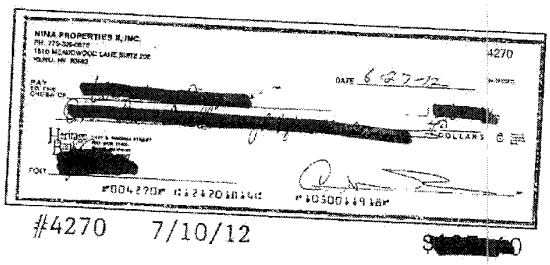


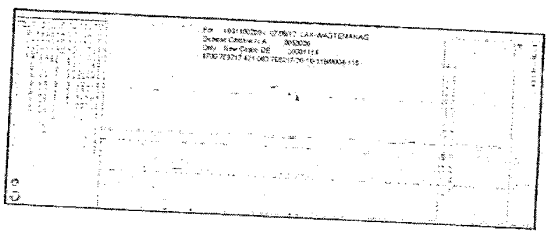
#4268 7/03/12





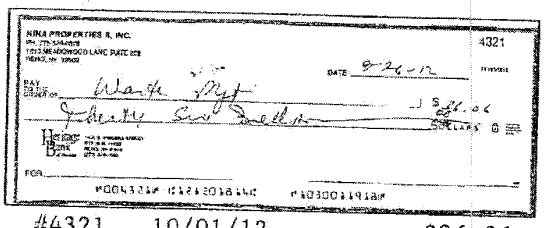
#4269 7/03/12 $36.06

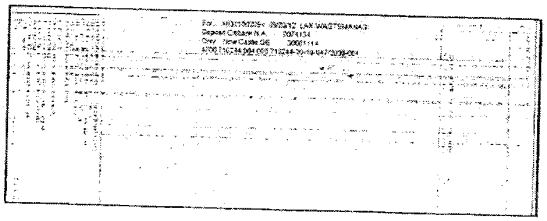




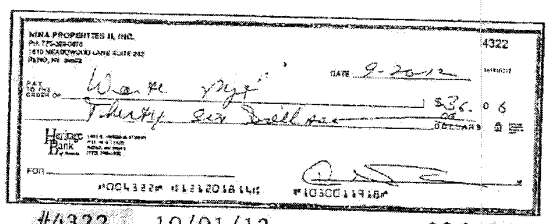
#4270 7/10/12 $[redacted]

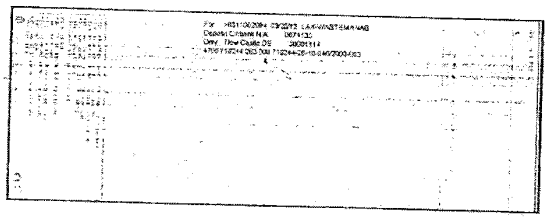
WTS 0164



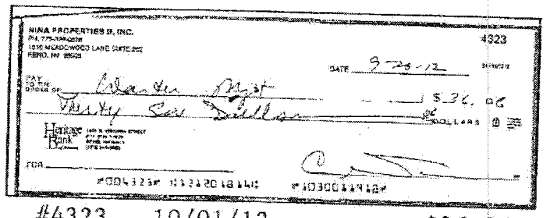


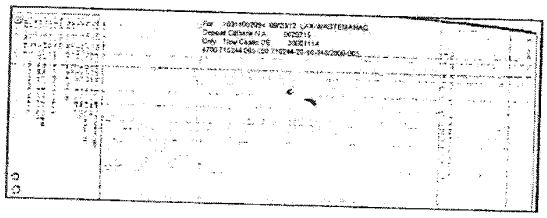
#4321 10/01/12 $36.06



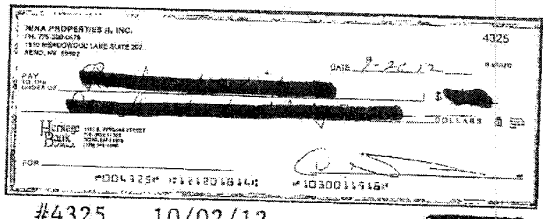


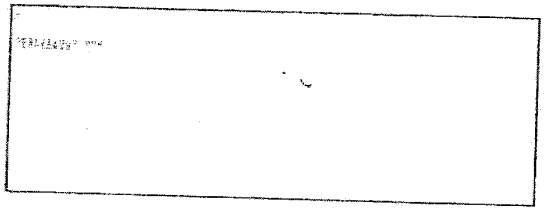
#4322 10/01/12 $36.06



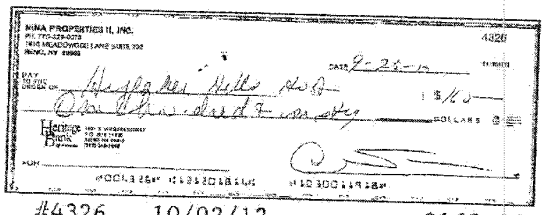


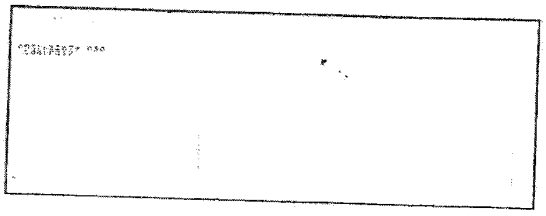
#4323 10/01/12 $36.06



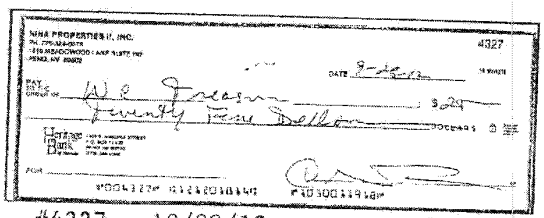


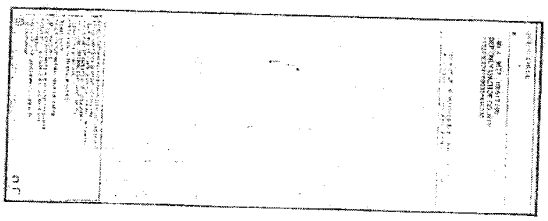
#4325 10/02/12 [redacted]



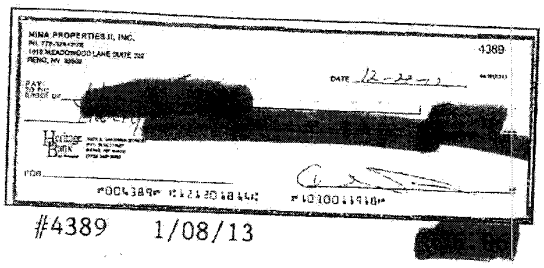


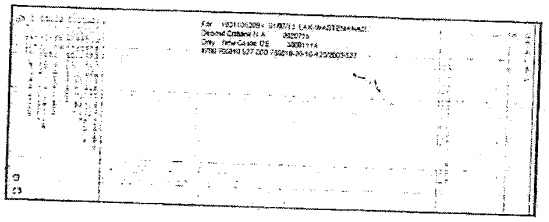
#4326 10/02/12 $160.00



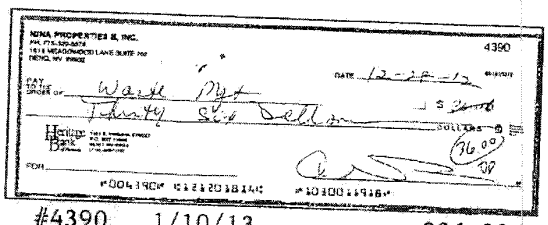


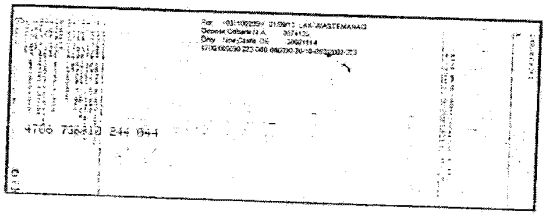
#4327 10/09/12 $25.00



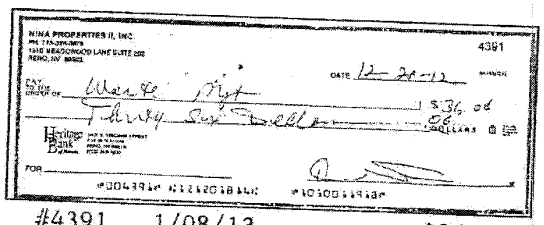


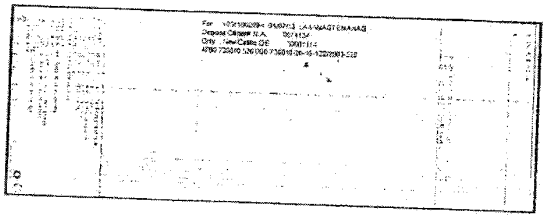
#4389 1/08/13 [redacted]



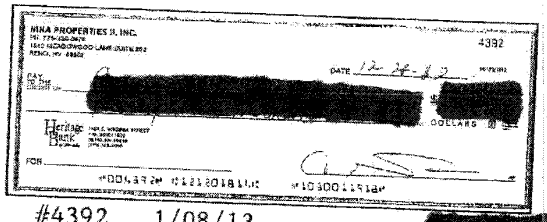


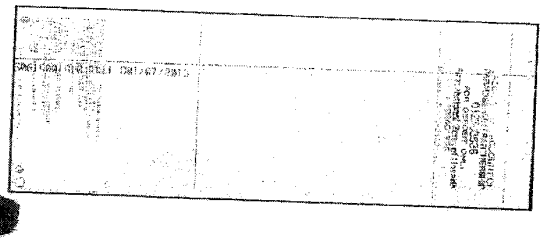
#4390 1/10/13 $36.00



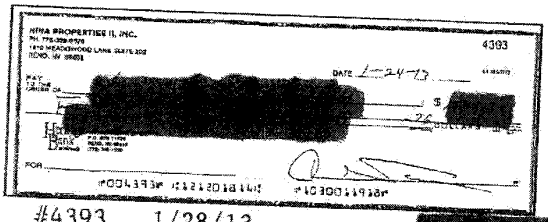


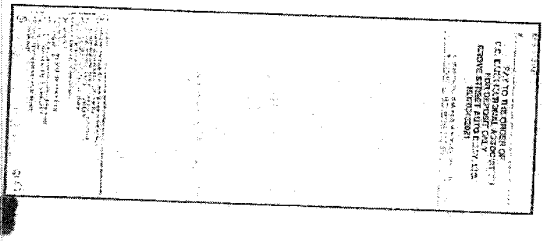
#4391 1/08/13 $36.06



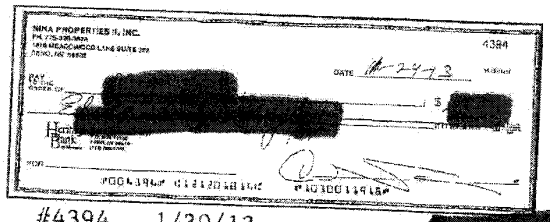


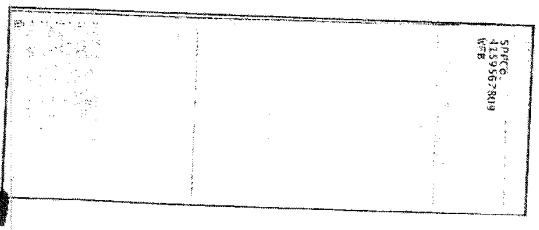
#4392 1/08/13 [redacted]





#4393 1/28/13 [redacted]





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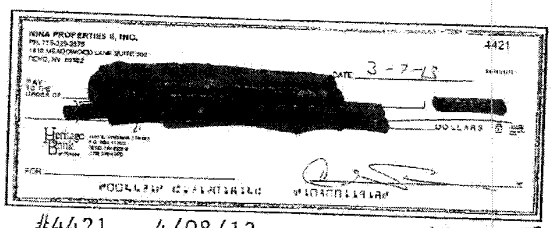
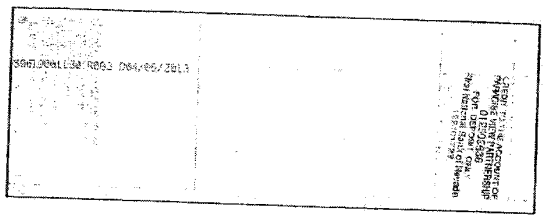
WTS 0166





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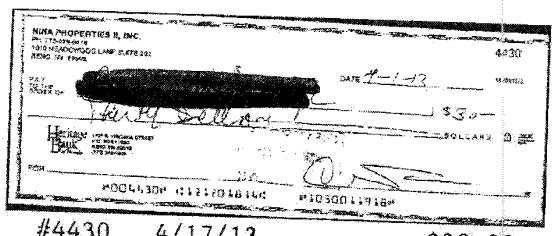
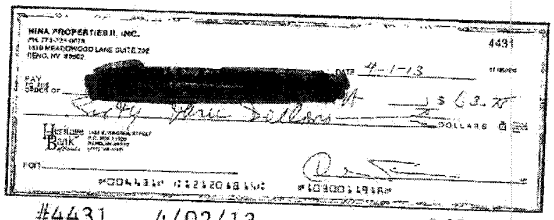
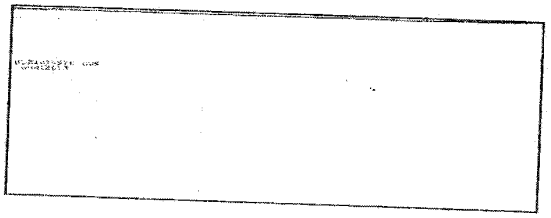
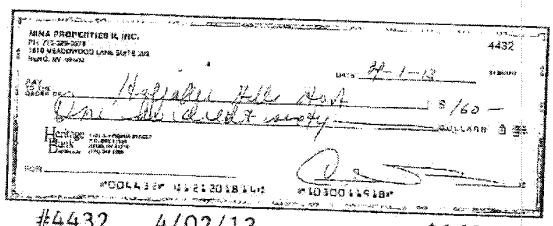


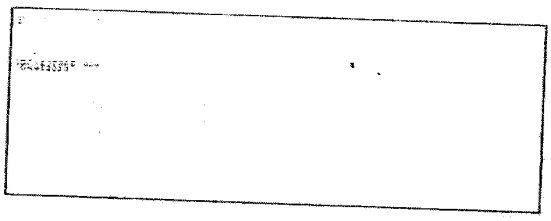
#4430 4/17/13 $30.00



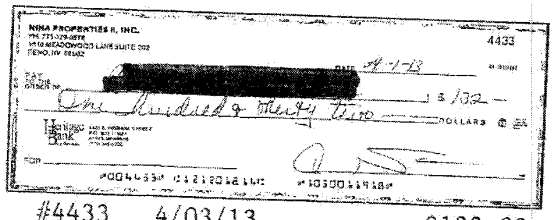


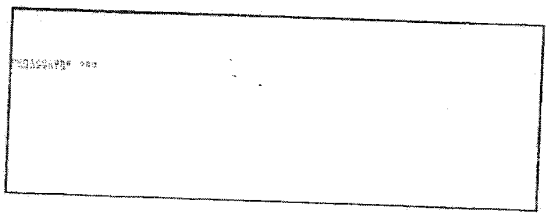
#4431 4/02/13 $63.75



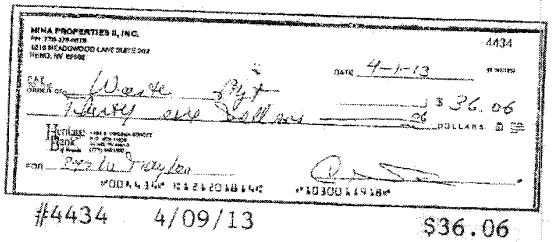


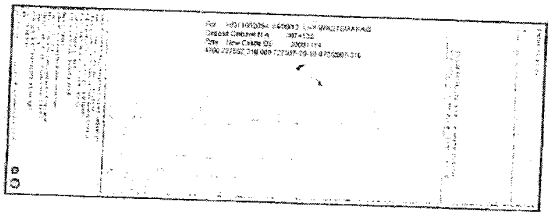
#4432 4/02/13 $160.00





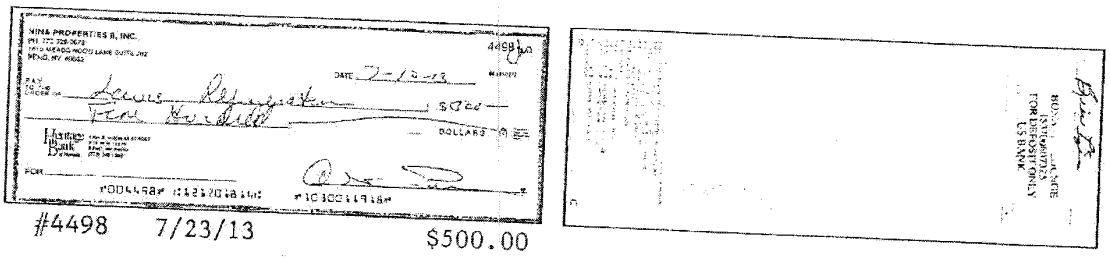
#4433 4/03/13 $132.00



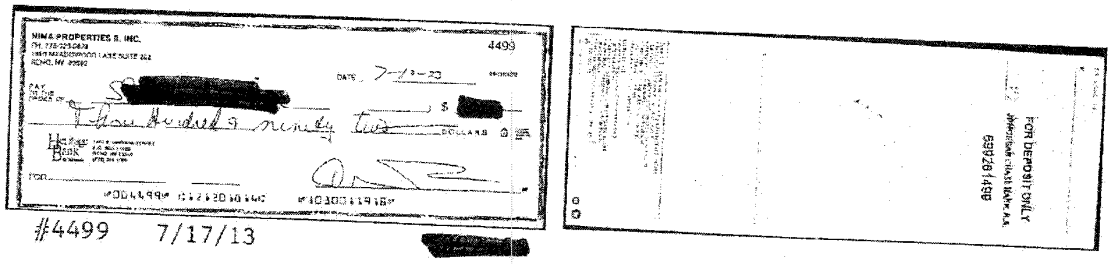


#4434 4/09/13 $36.06

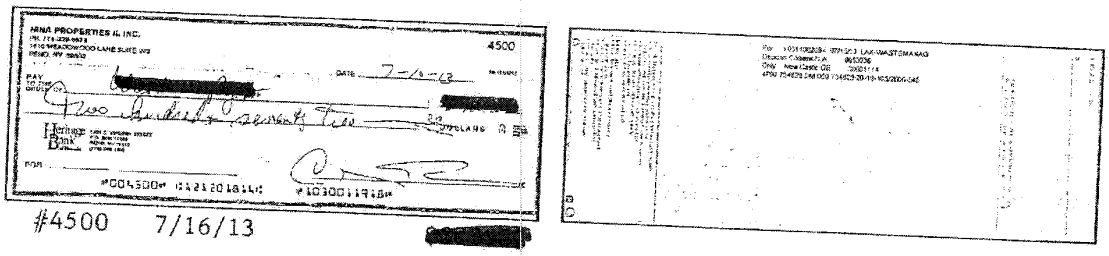
WTS 0167



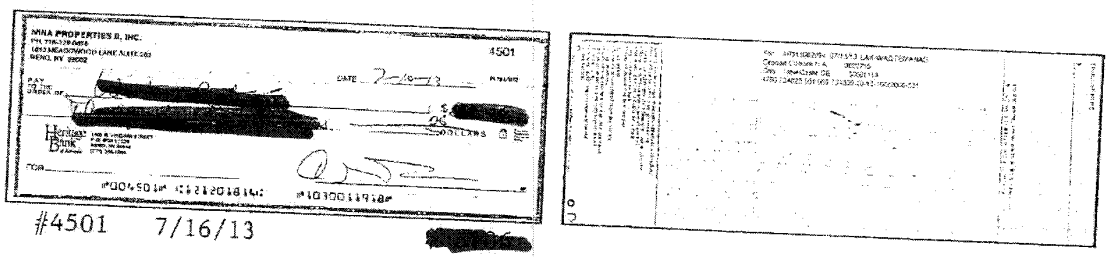
#4498 7/23/13 $500.00



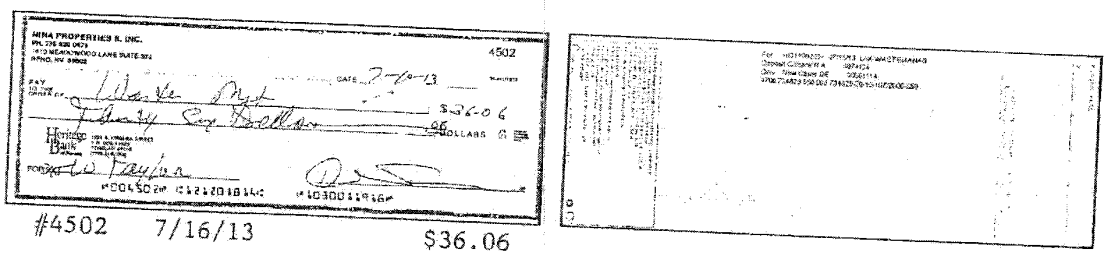
#4499 7/17/13



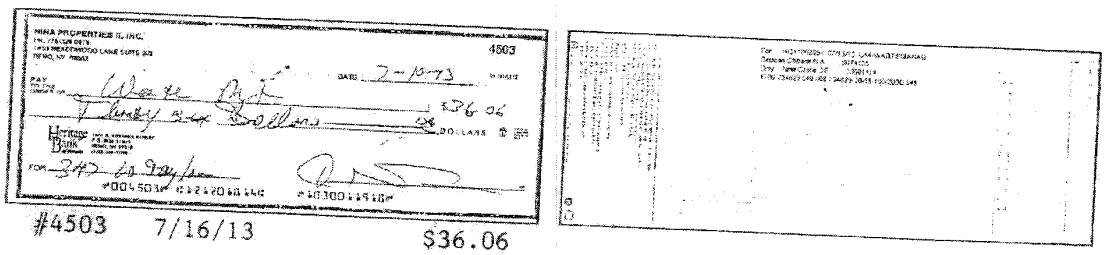
#4500 7/16/13



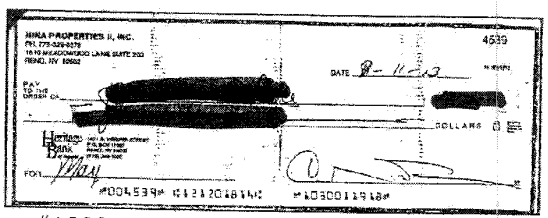
#4501 7/16/13



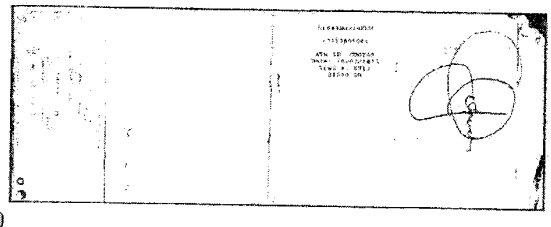
#4502 7/16/13 $36.06

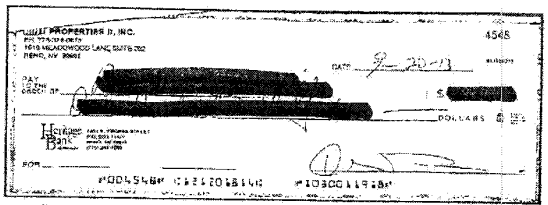


#4503 7/16/13 $36.06

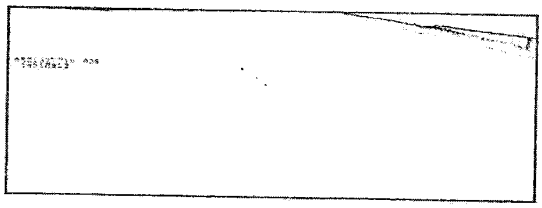


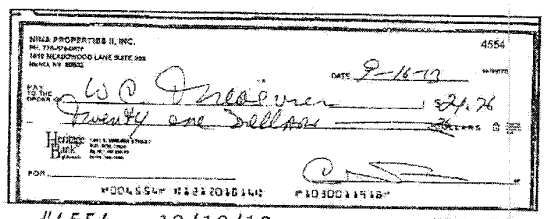
#4539 10/03/13



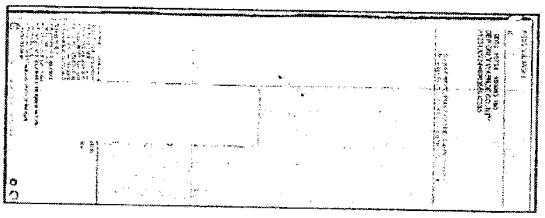


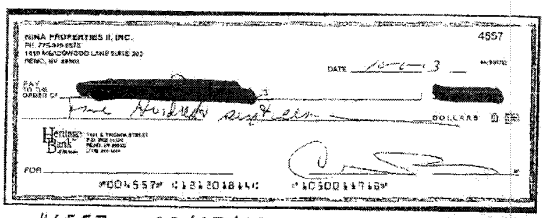
#4548 10/02/13



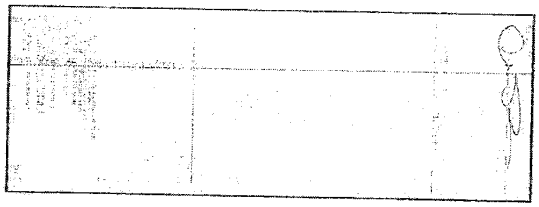


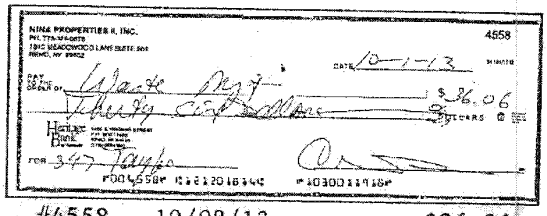
#4554 10/10/13 $21.76



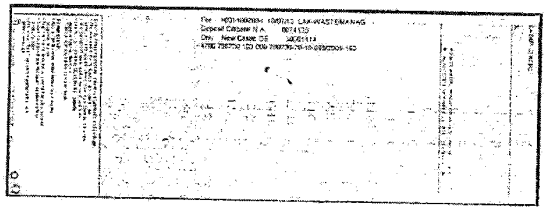


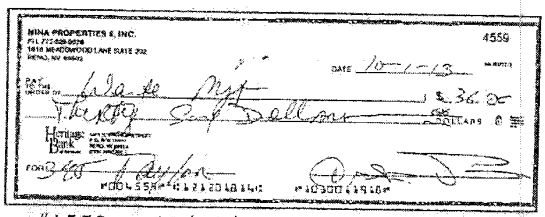
#4557 10/17/13



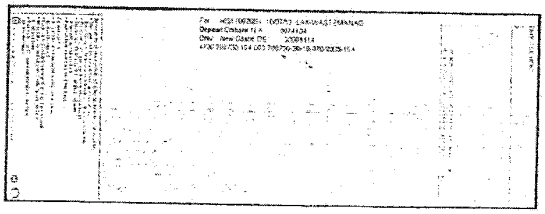


#4558 10/08/13 $36.06

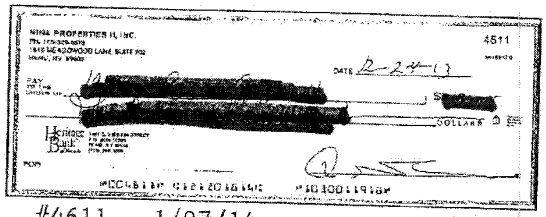


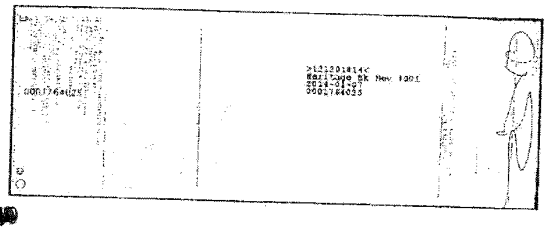


#4559 10/08/13 $36.06

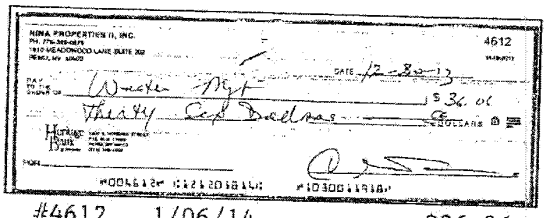


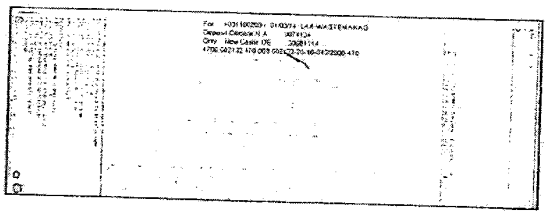
WTS 0169



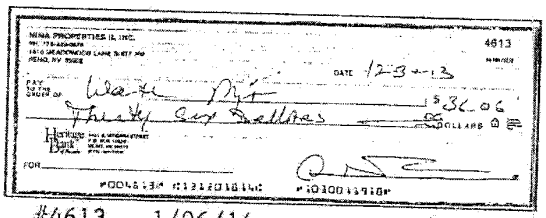


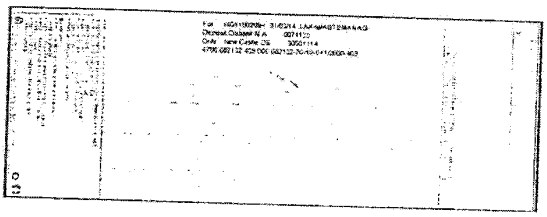
#4611 1/07/14 [redacted]



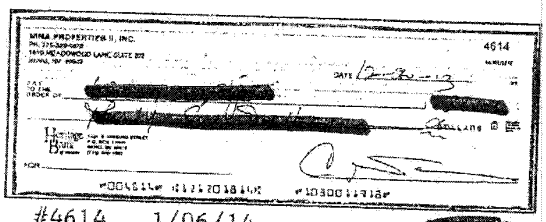


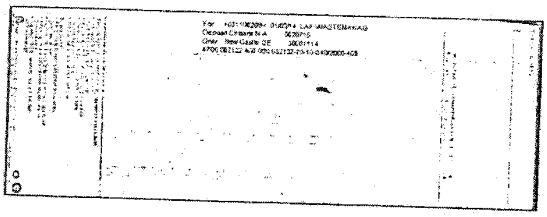
#4612 1/06/14 $36.06



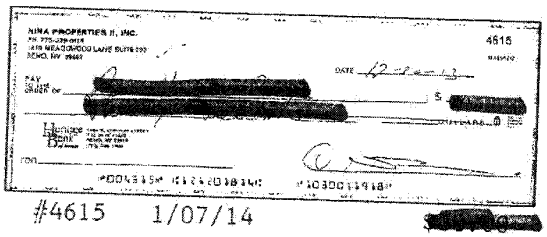


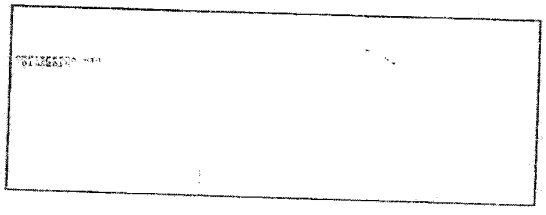
#4613 1/06/14 $36.06





#4614 1/06/14 [redacted]





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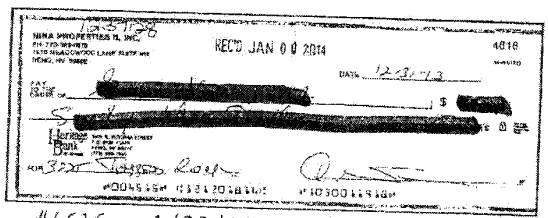

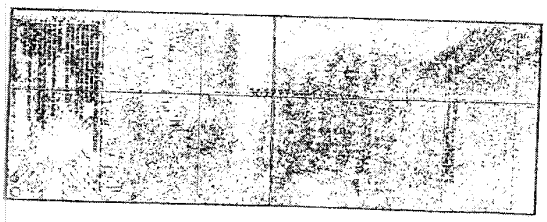

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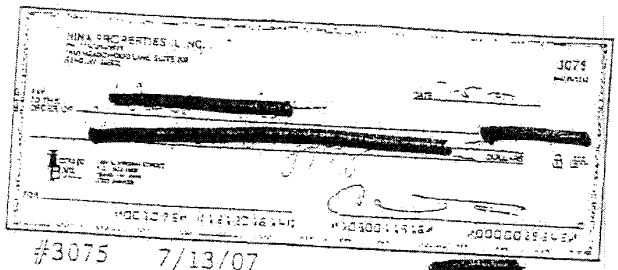
WTS 0170



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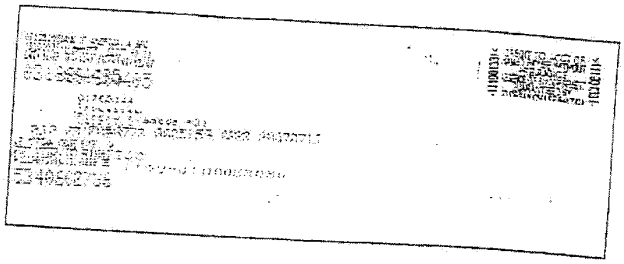
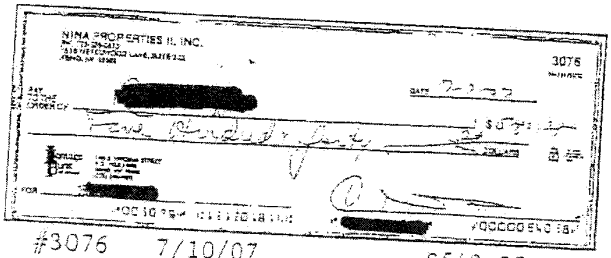
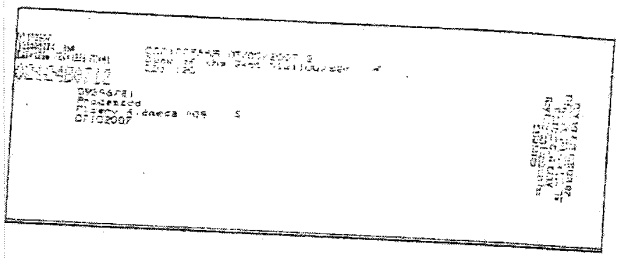
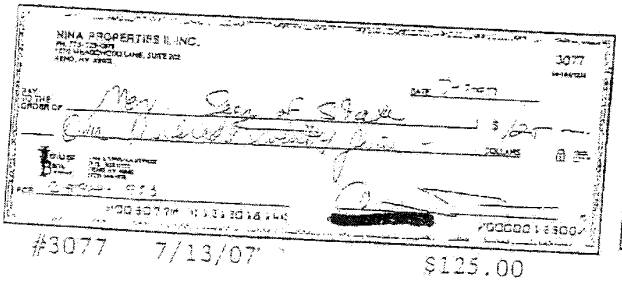


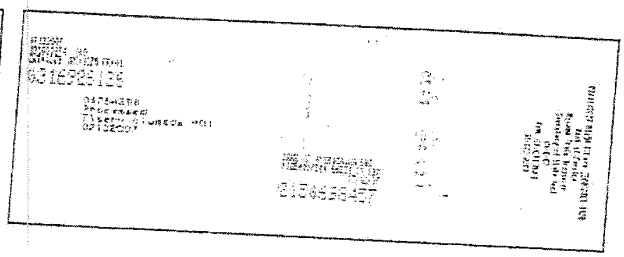


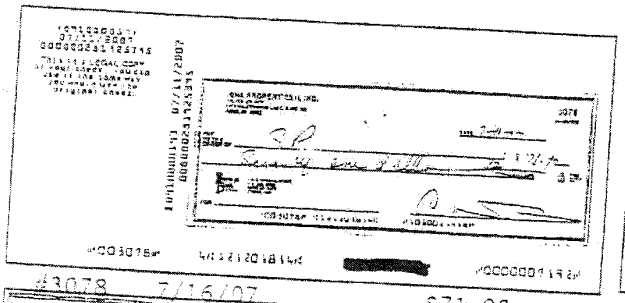
#3076 7/10/07 $540.28



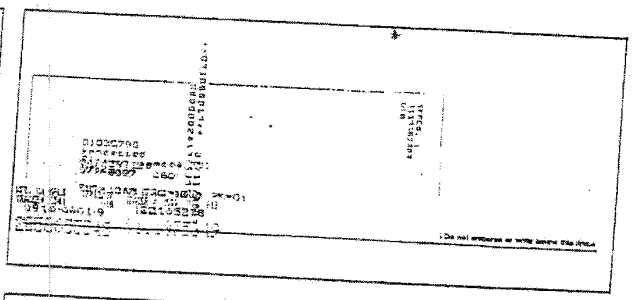


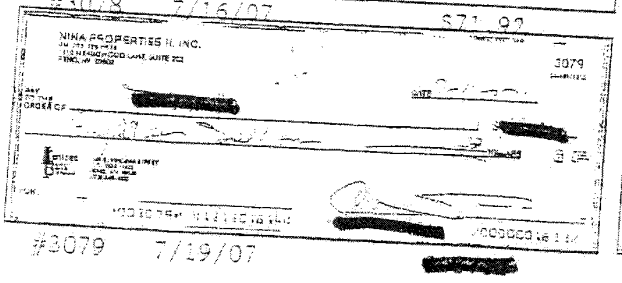
#3077 7/13/07 $125.00





#3078 7/16/07 $71.92





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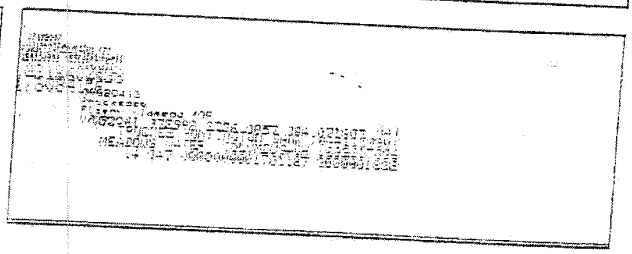

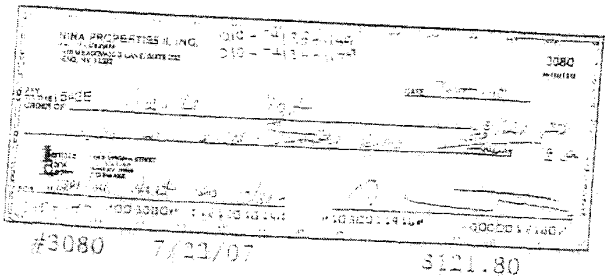

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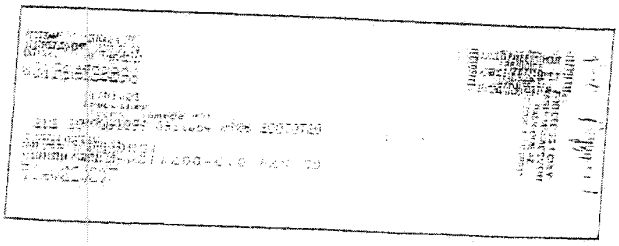

T/T0 SIM

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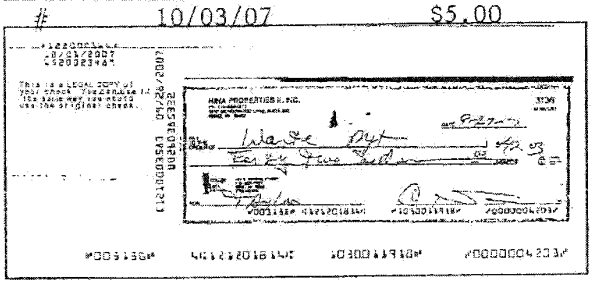
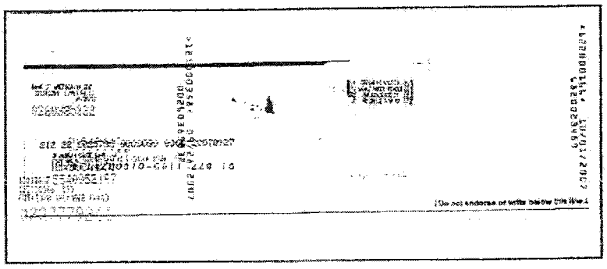
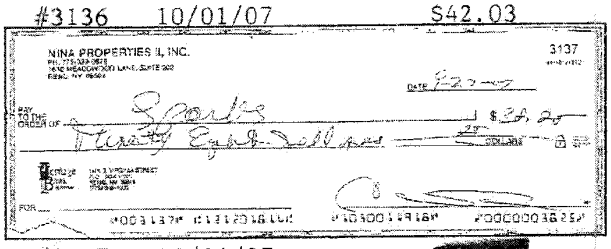
TEM PLEASE CONTACT YOUR

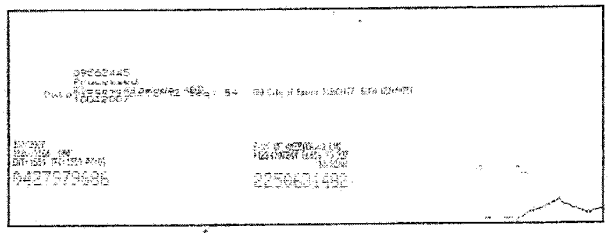
10/03/07 $5.00



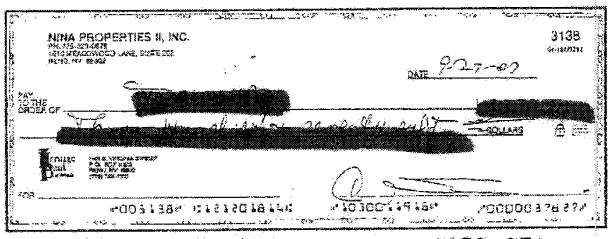


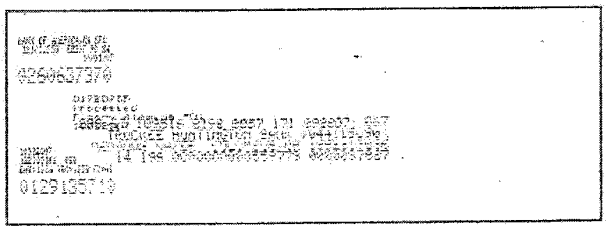
#3136 10/01/07 $42.03





#3137 10/04/07 [redacted]





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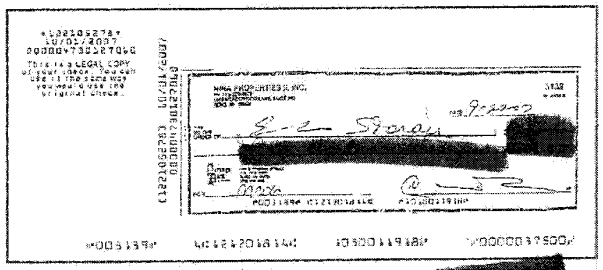

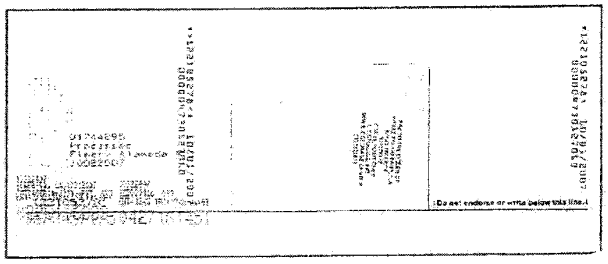

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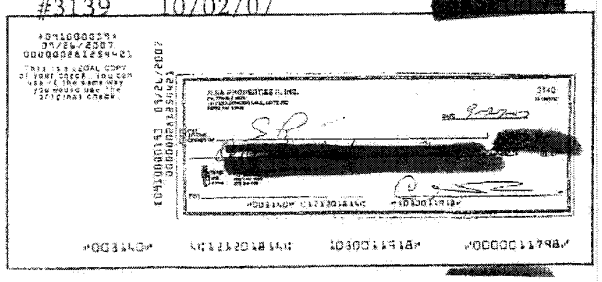
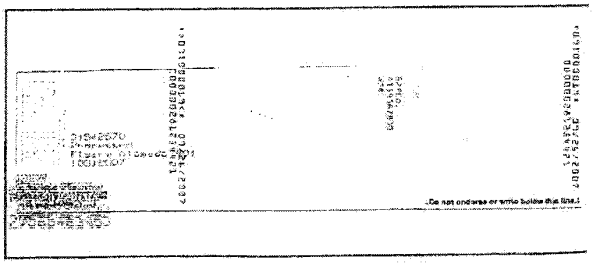
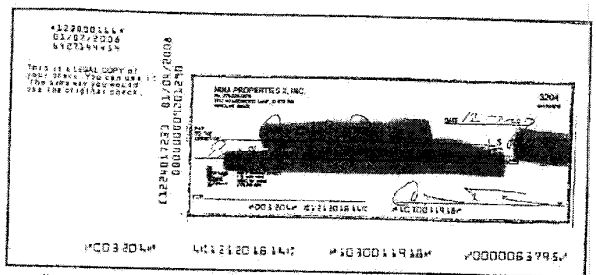




WTS 0172



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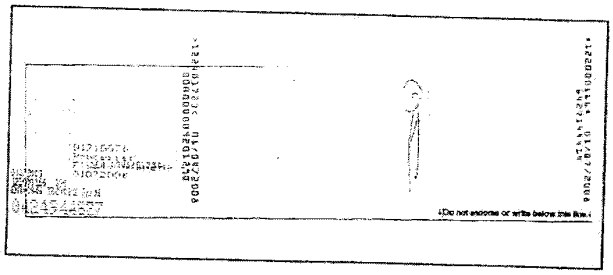
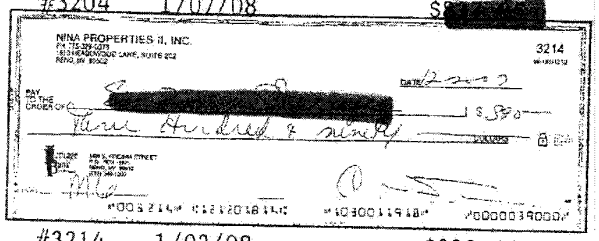
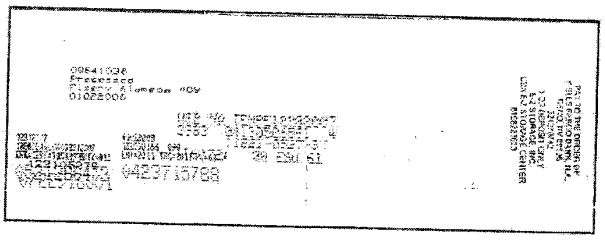
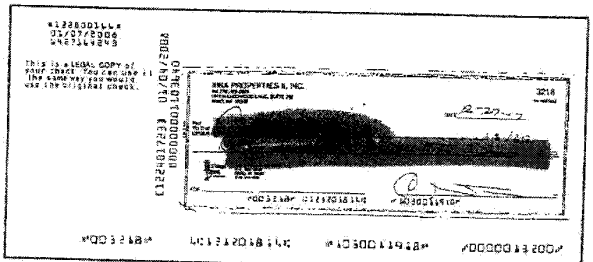




#3214 1/02/08 $390.00





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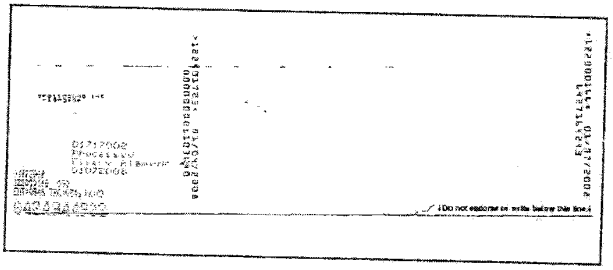

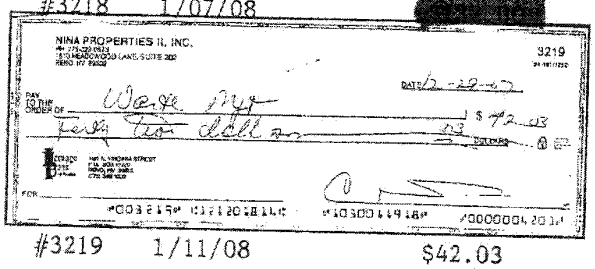

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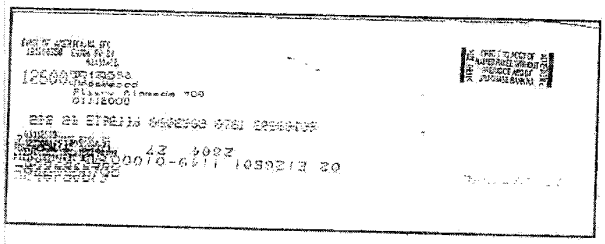
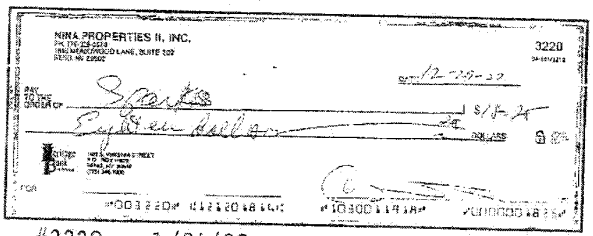
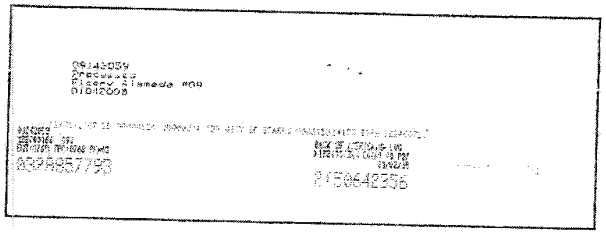
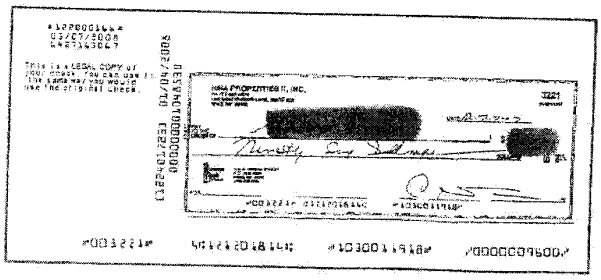
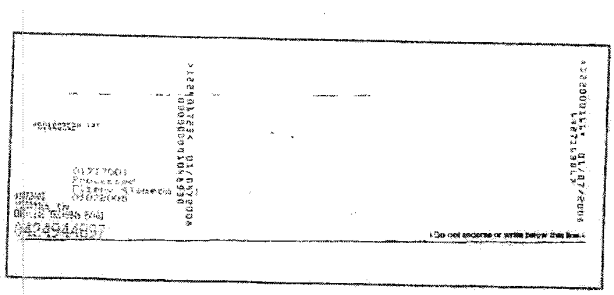




#3220 1/04/08 $18.25







WTS 0173

#3277 4/02/08
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4/01/08 $42.03
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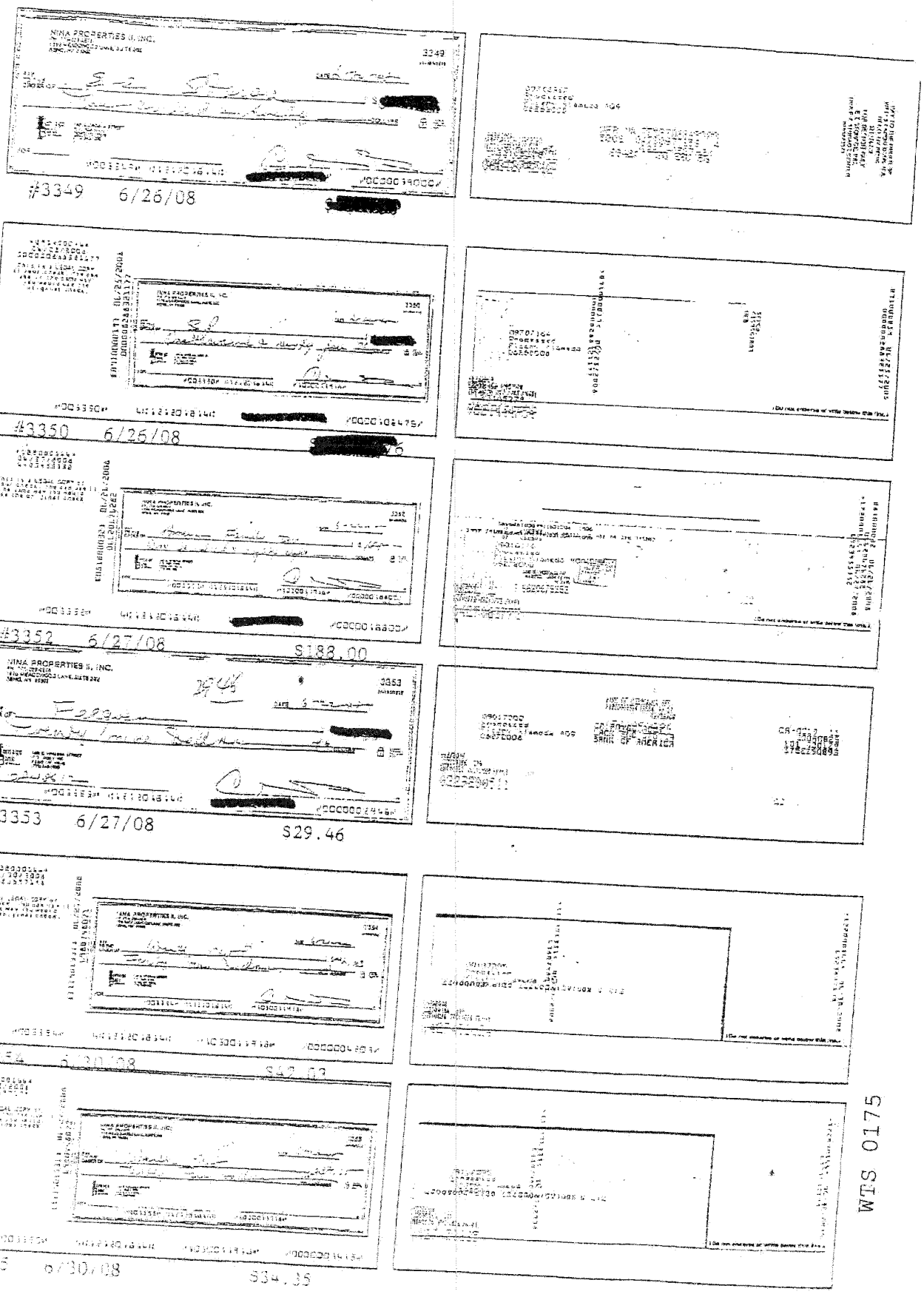
WTS 0174


#3349 6/26/08
#3350 6/26/08
#3352 6/27/08 $188.00
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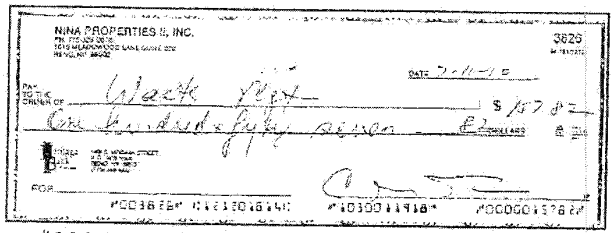
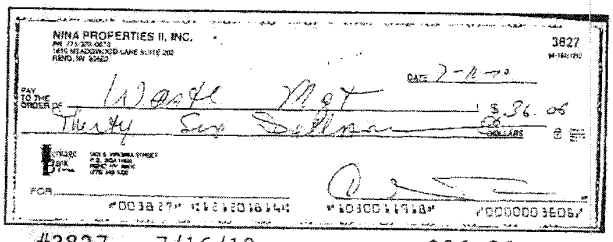
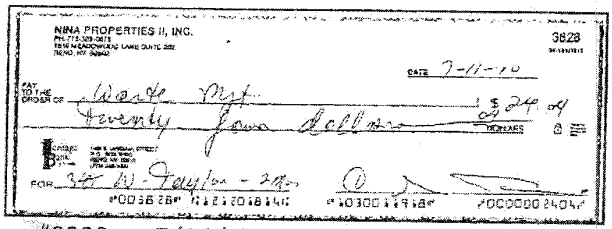
#3354 6/30/08 $42.03
#3355 6/30/08 $34.35
WTS 0175



#3826 7/16/10 $157.82



#3827 7/16/10 $36.06



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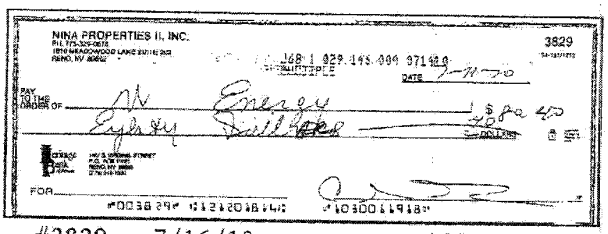

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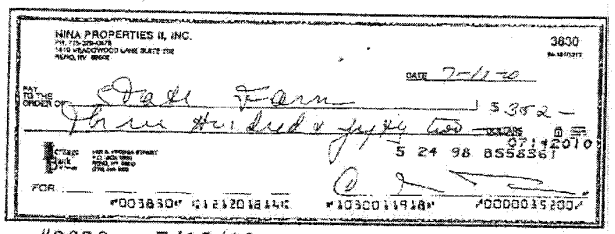
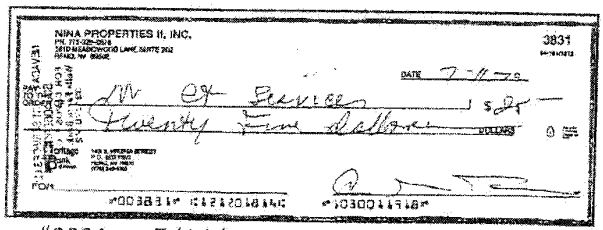
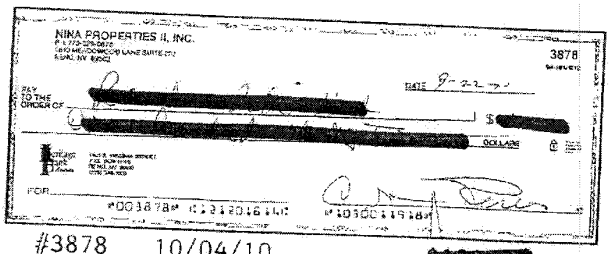


#3830 7/15/10 $352.00

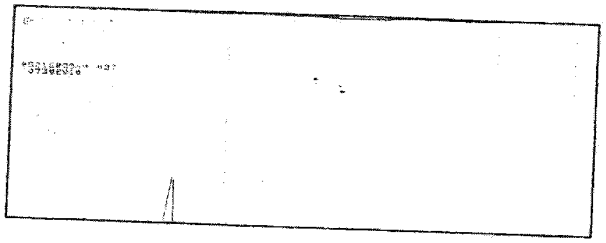


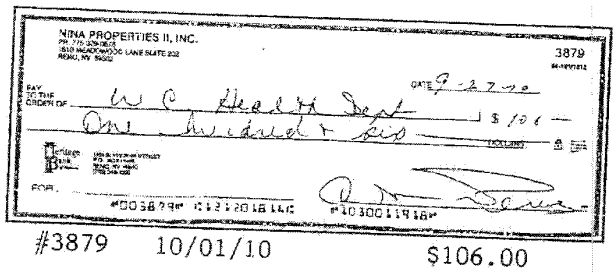
#3831 7/16/10 $25.00

WTS 0176



#3878 10/04/10 [redacted]





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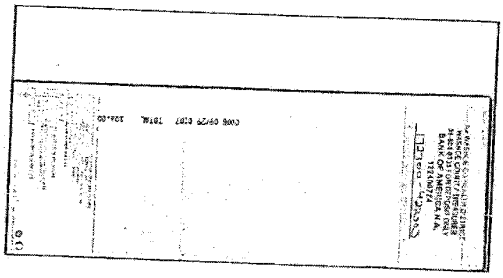
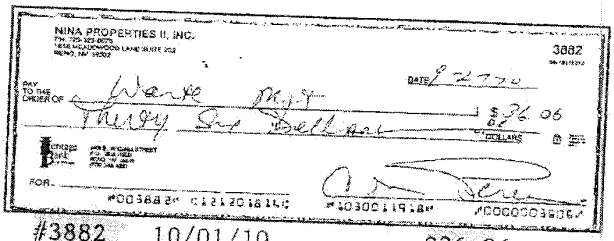
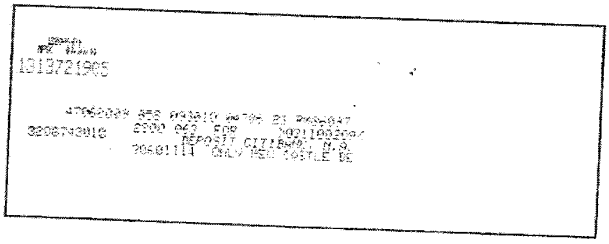
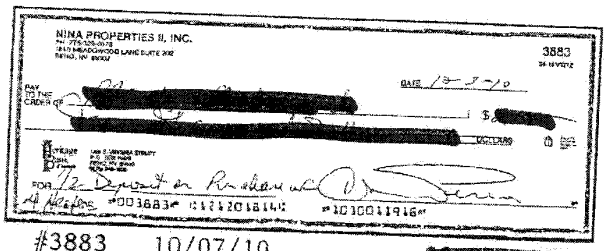


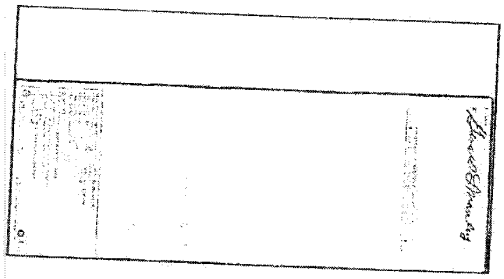


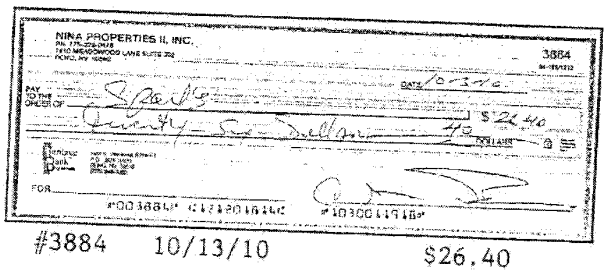
#3882 10/01/10 $36.06



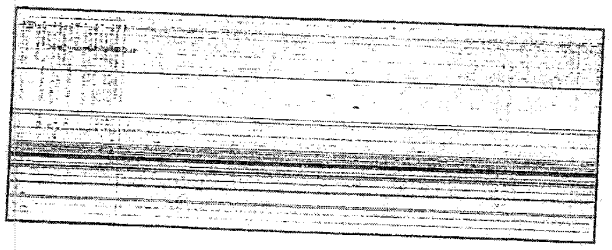


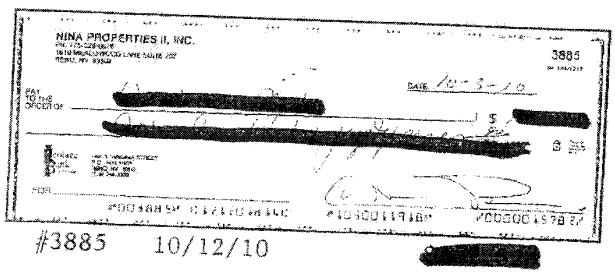
#3883 10/07/10 [redacted]



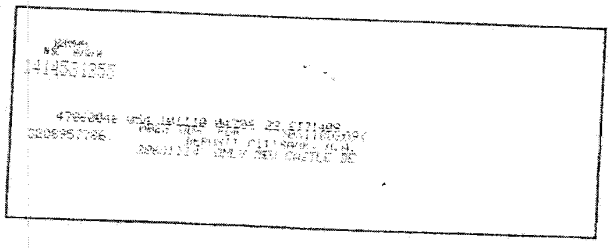


#3884 10/13/10 $26.40

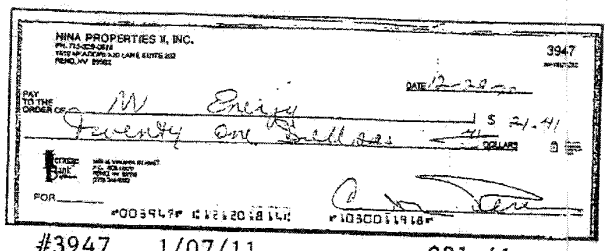


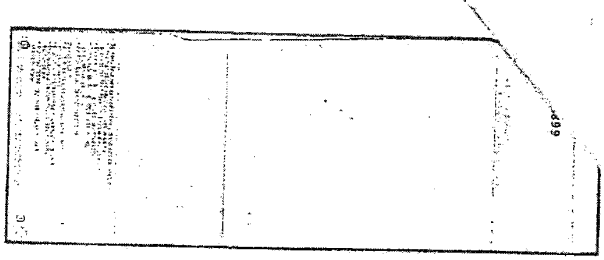


#3885 10/12/10 [redacted]

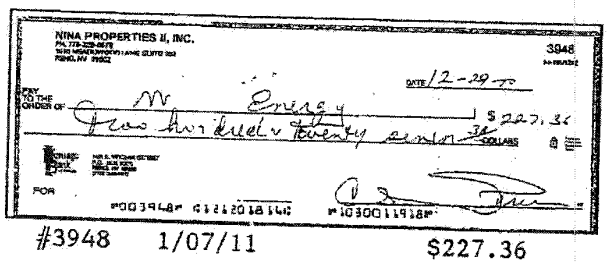


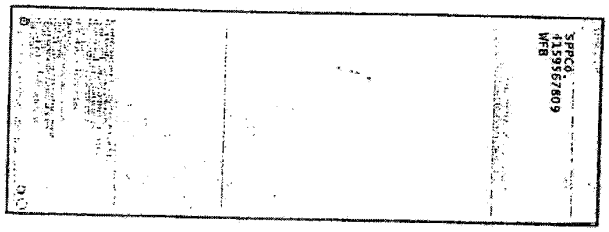
WFS 0177



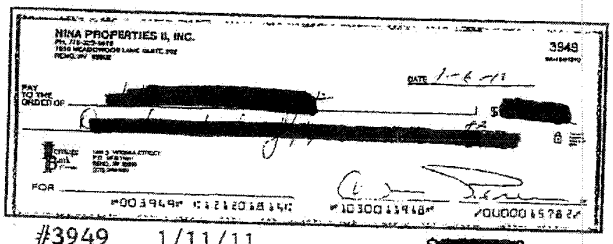


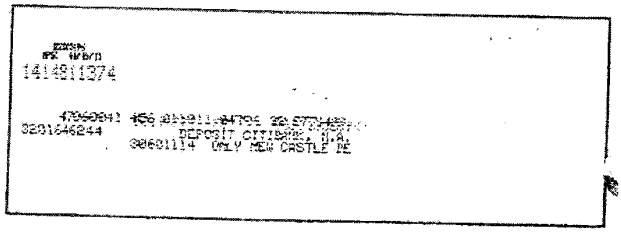
#3947 1/07/11 $21.41



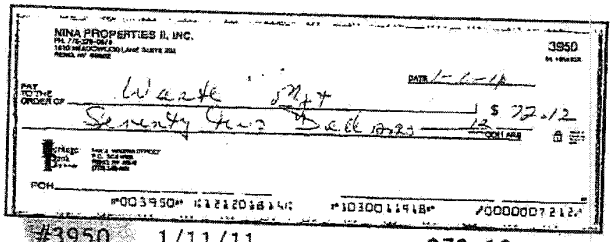


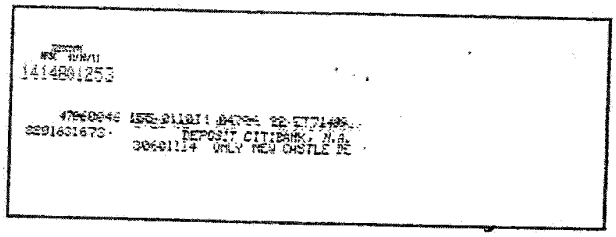
#3948 1/07/11 $227.36



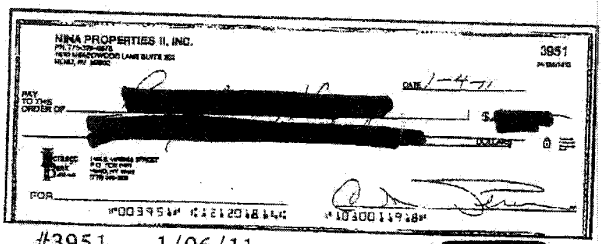


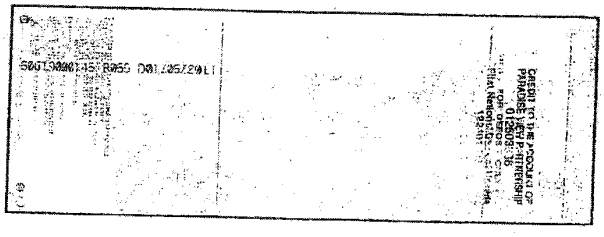
#3949 1/11/11 [redacted]



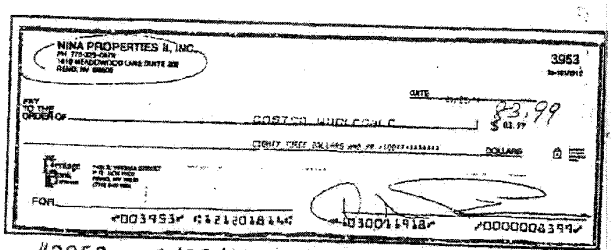


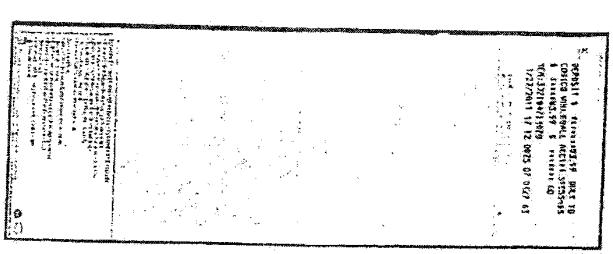
#3950 1/11/11 $72.12





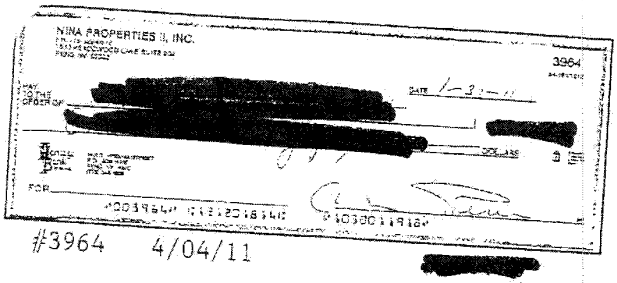
#3951 1/06/11 [redacted]



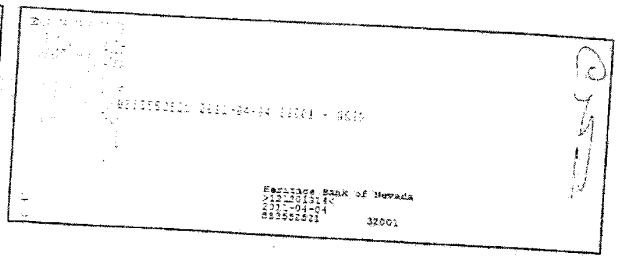


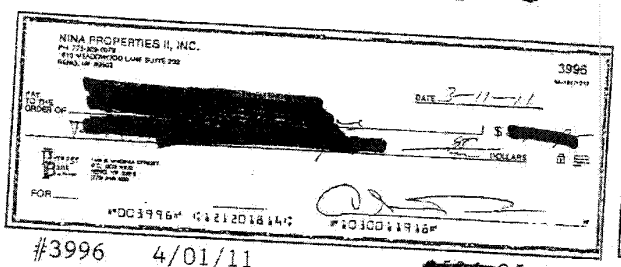
#3953 1/25/11 $83.99

WTS 0178

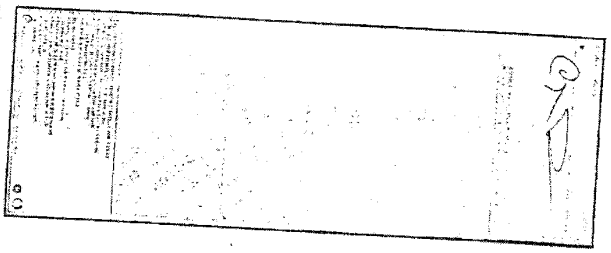


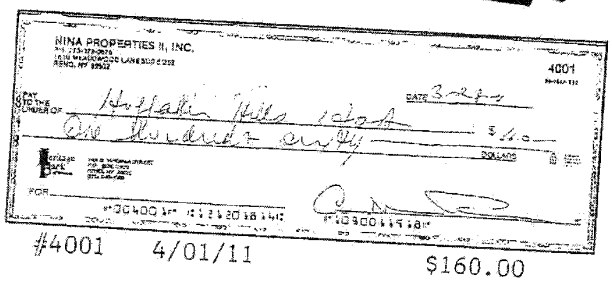
#3964 4/04/11



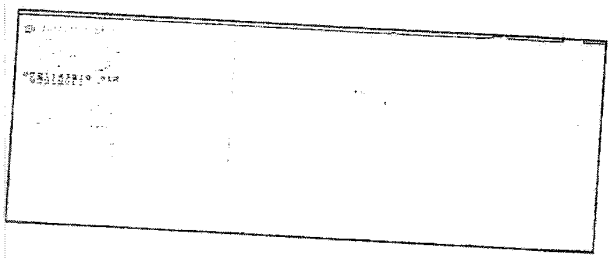


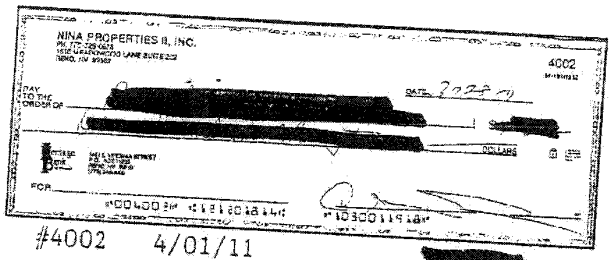
#3996 4/01/11



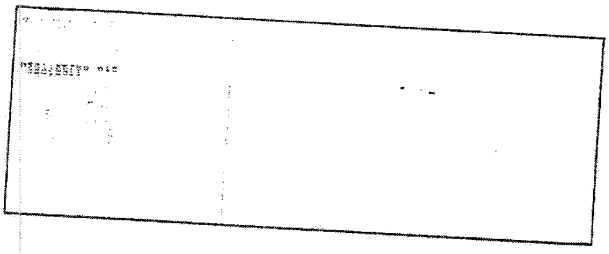


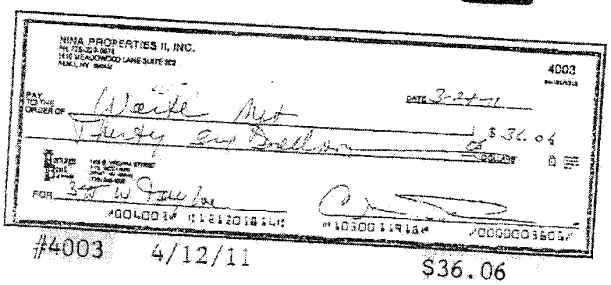
#4001 4/01/11 $160.00



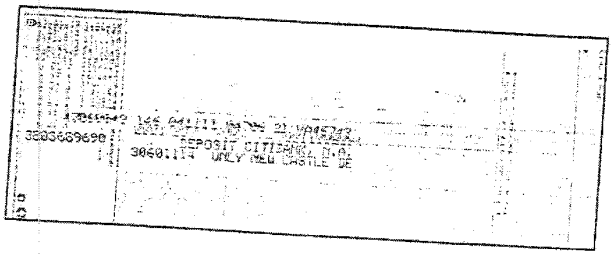


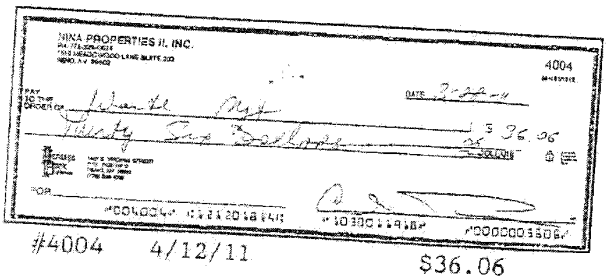
#4002 4/01/11



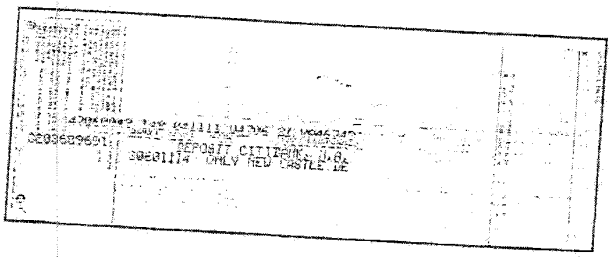


#4003 4/12/11 $36.06

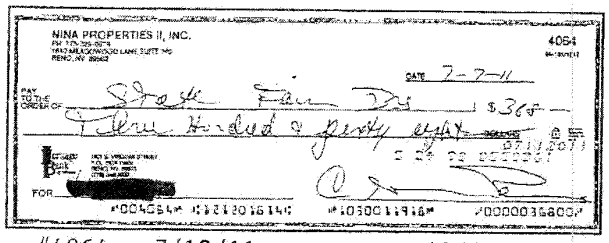


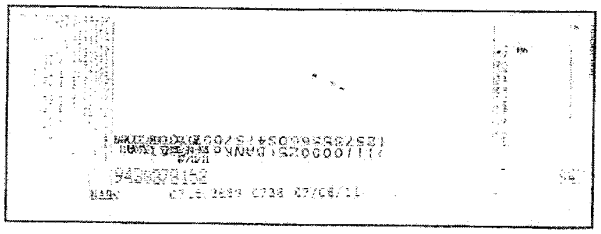


#4004 4/12/11 $36.06

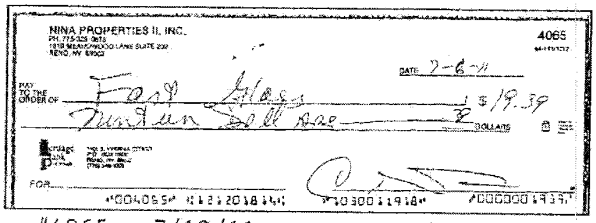


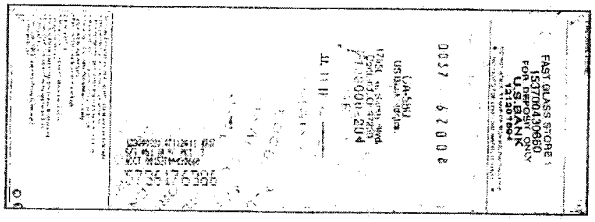
WTS 0179



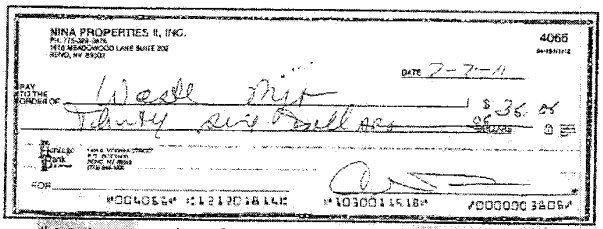


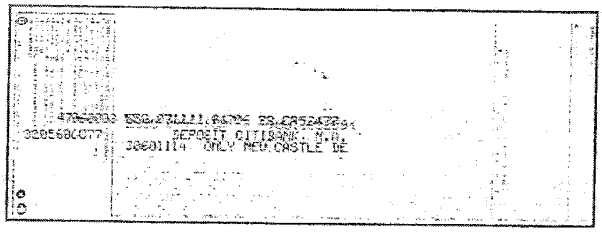
#4064 7/12/11 $368.00



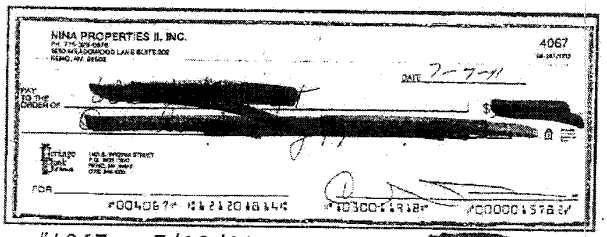


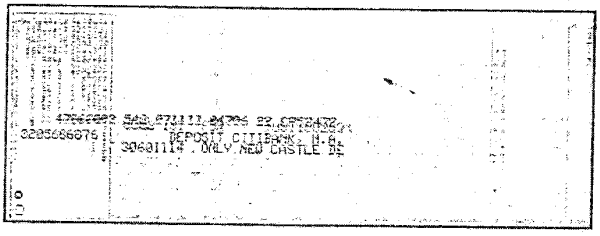
#4065 7/13/11 $19.39



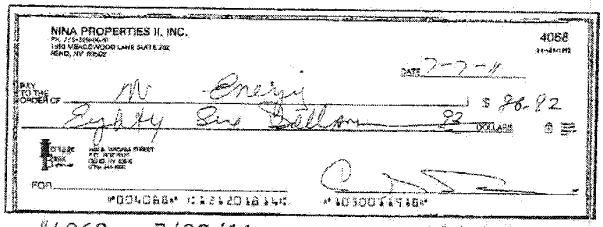


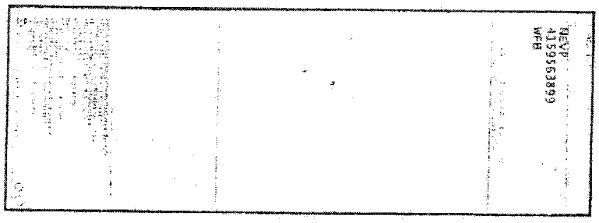
#4066 7/12/11 $36.06



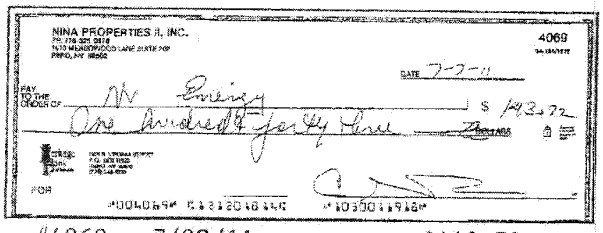


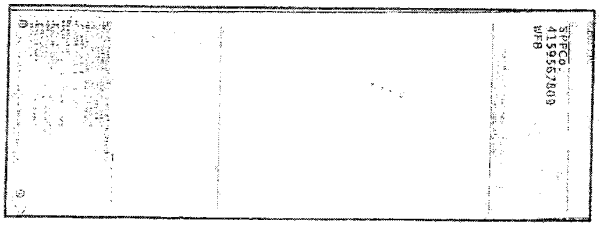
#4067 7/12/11 [redacted]





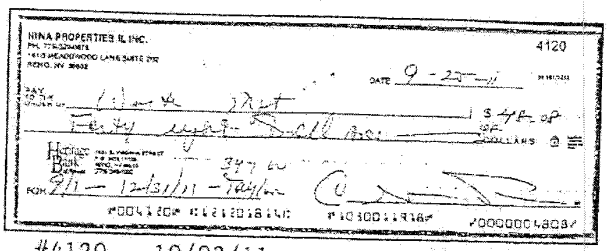
#4068 7/08/11 $86.92

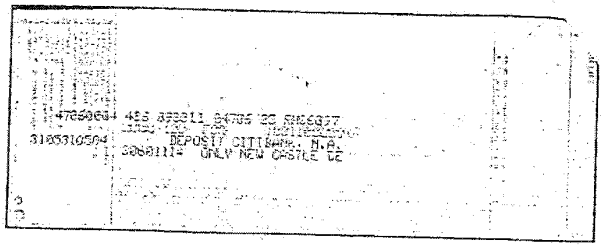




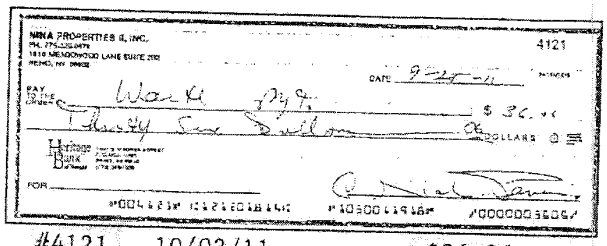
#4069 7/08/11 $143.72

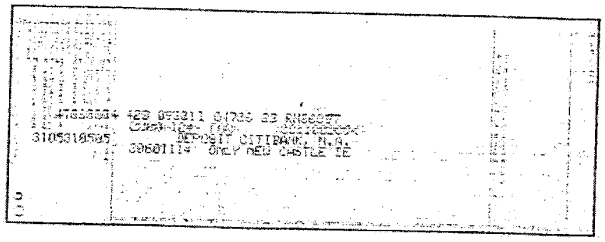
WTS 0180



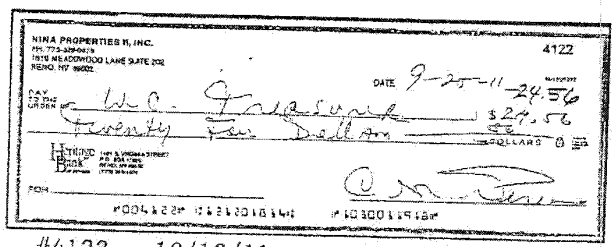


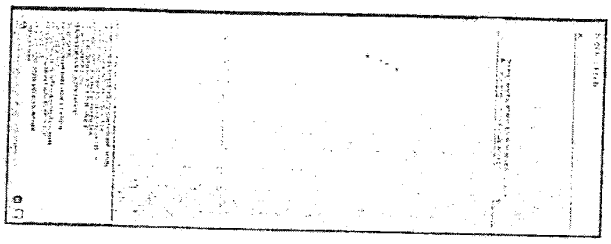
#4120 10/03/11 $48.08



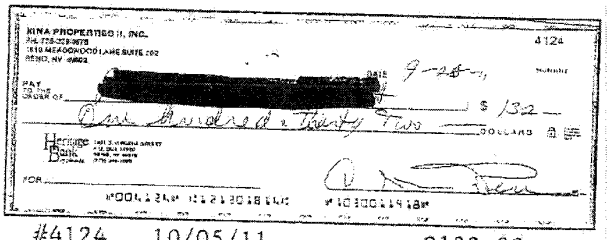


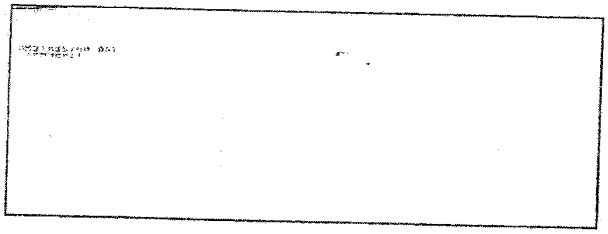
#4121 10/03/11 $36.06



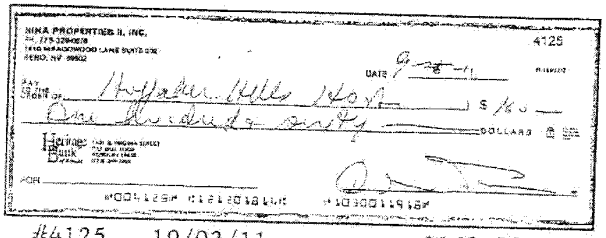


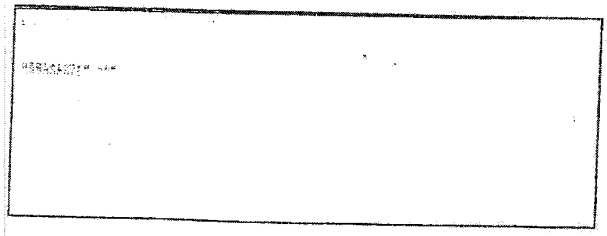
#4122 10/12/11 $24.56



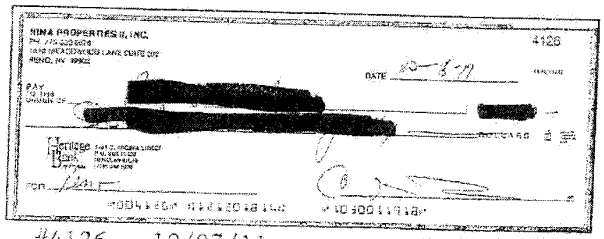


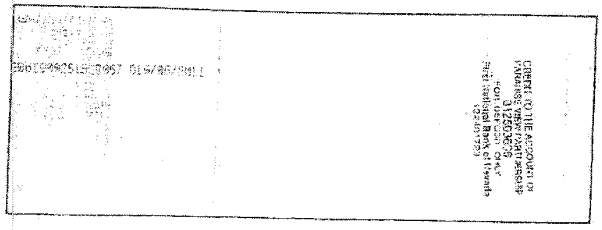
#4124 10/05/11 $132.00





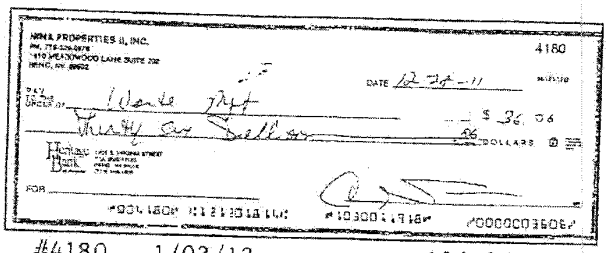
#4125 10/03/11 $160.00



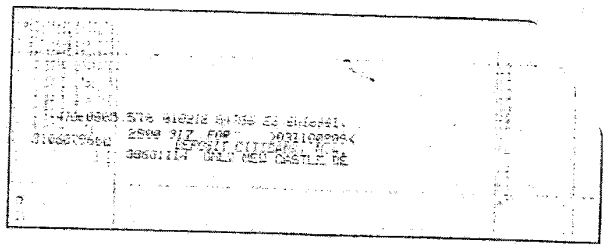


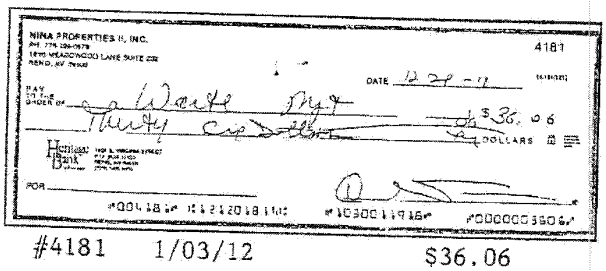
#4126 10/07/11 [redacted]

WTS 0181

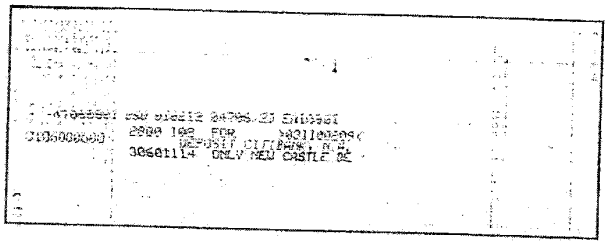


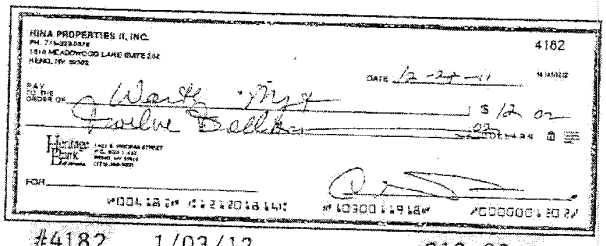
#4180 1/03/12 $36.06





#4181 1/03/12 $36.06





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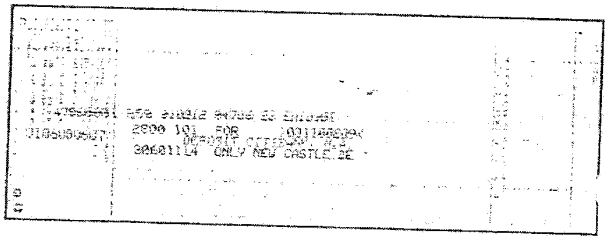
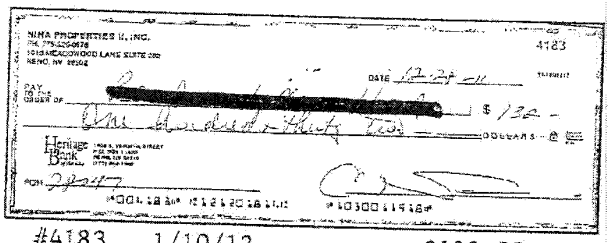
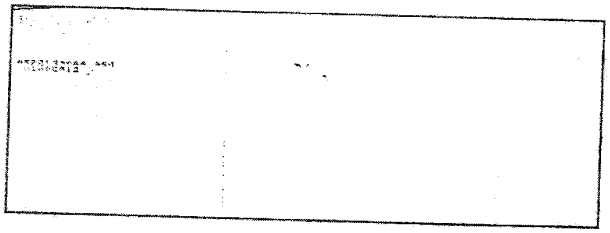
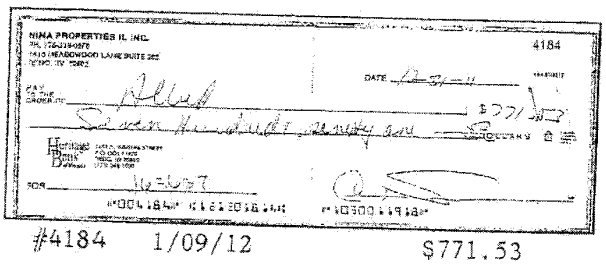


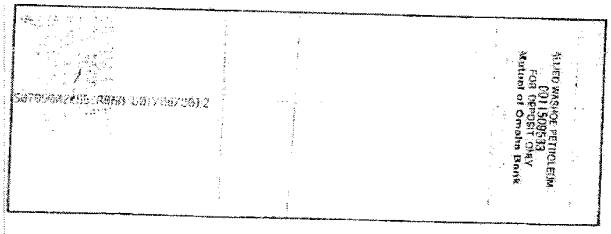


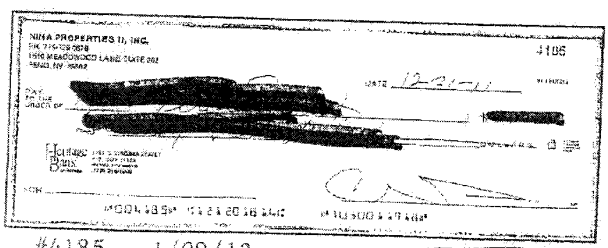
#4183 1/10/12 $132.00





#4184 1/09/12 $771.53





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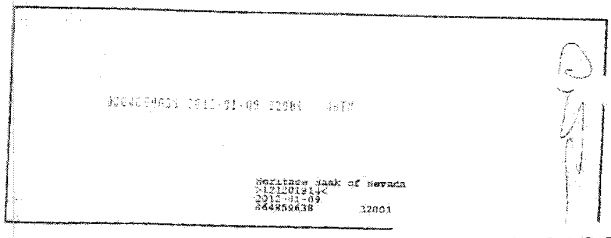
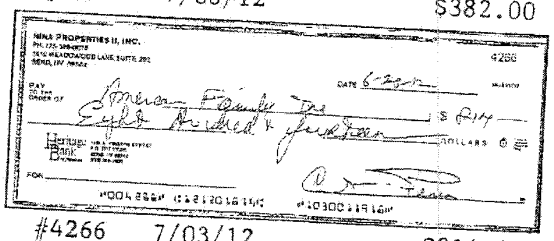


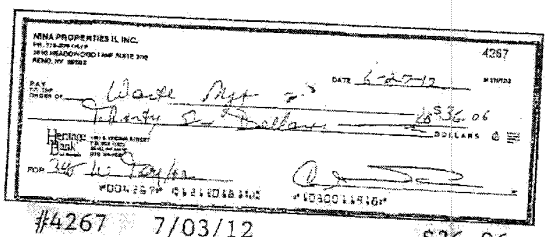
WTS 0182

THE IMAGE OF THIS ITEM IS CURRENTLY UNAVAILABLE. IF YOU REQUIRE A COPY OF THIS ITEM PLEASE CONTACT YOUR BANK.

#4265 7/06/12 $382.00



#4266 7/03/12 $814.00



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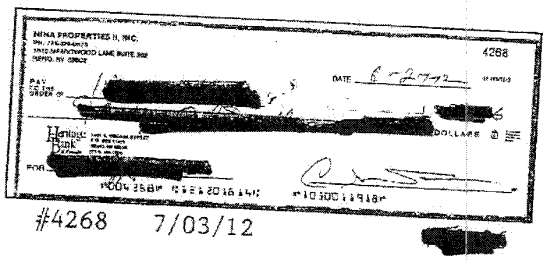
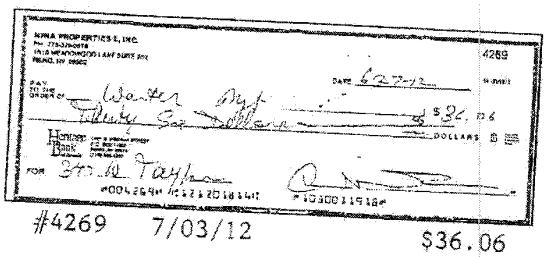
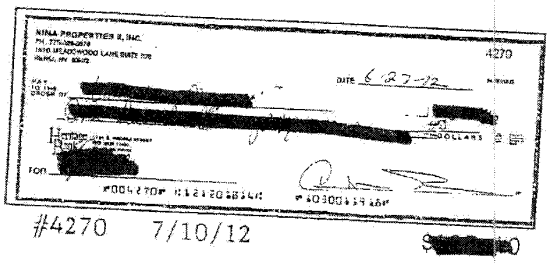


#4268 7/03/12

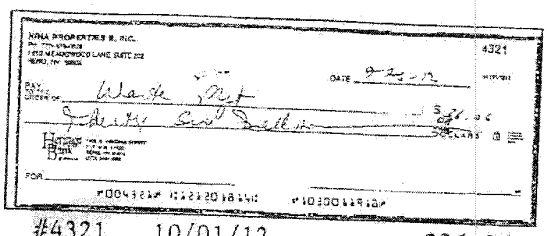


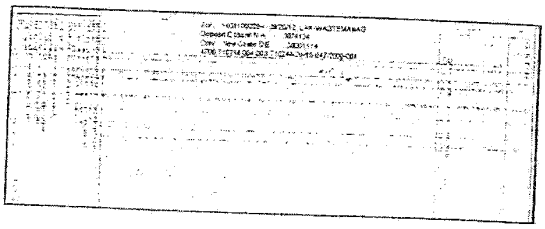
#4269 7/03/12 $36.06



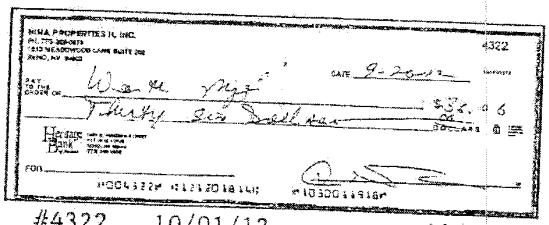
#4270 7/10/12

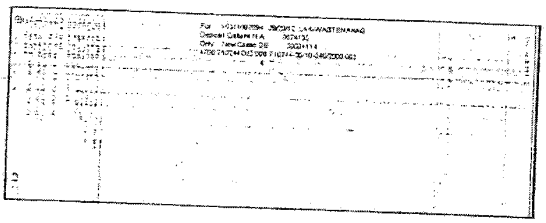
WTS 0183



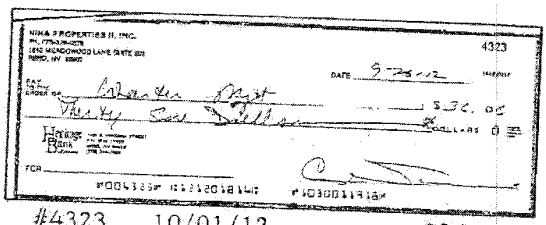


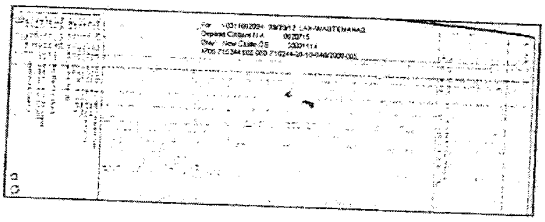
#4321 10/01/12 $36.06



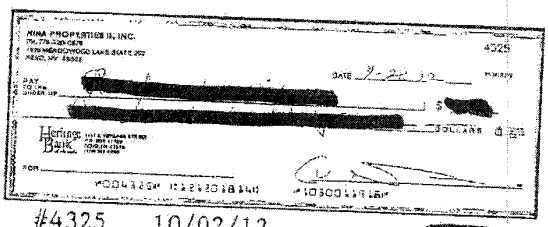


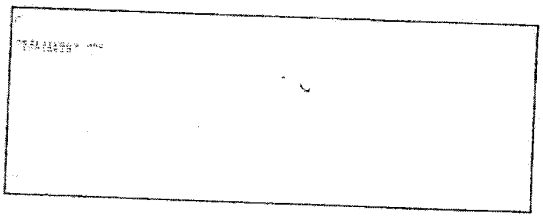
#4322 10/01/12 $36.06



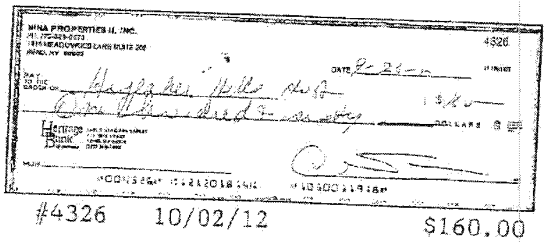


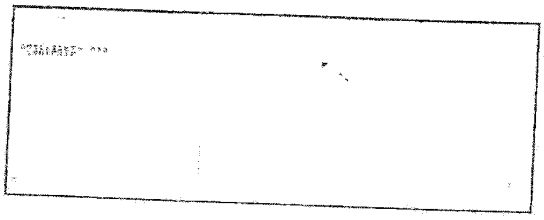
#4323 10/01/12 $36.06



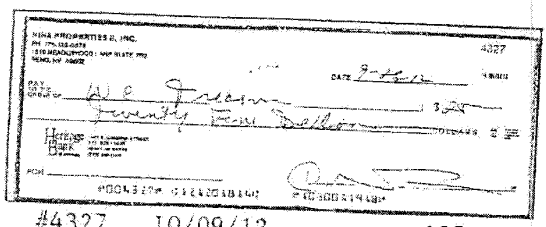


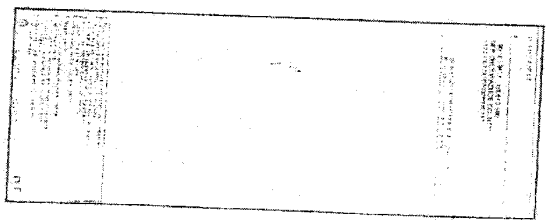
#4325 10/02/12 $[redacted]





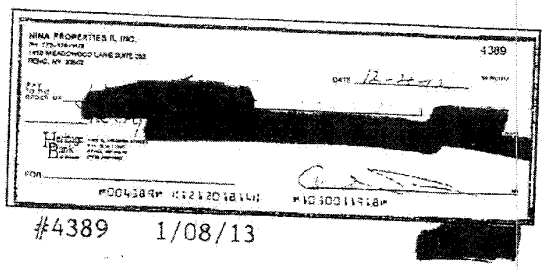
#4326 10/02/12 $160.00



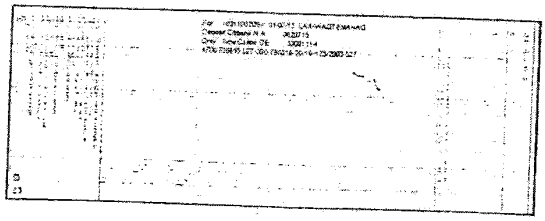


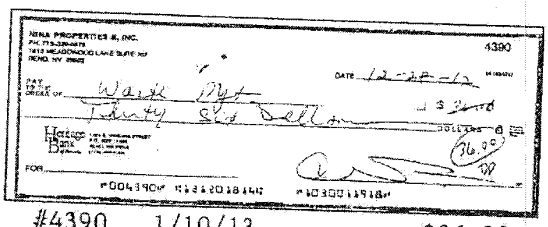
#4327 10/09/12 $25.00

WTS 0184

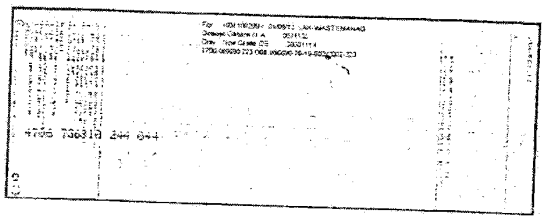


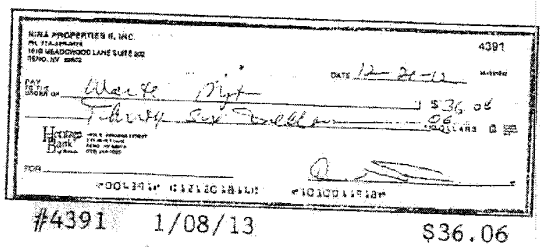
#4389 1/08/13



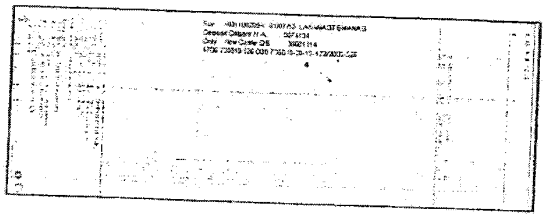


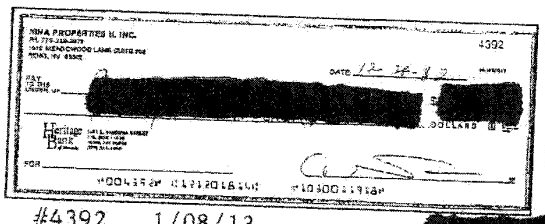
#4390 1/10/13 $36.00





#4391 1/08/13 $36.06





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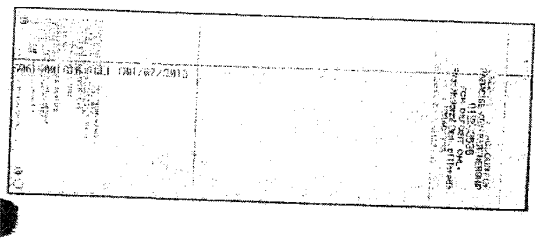
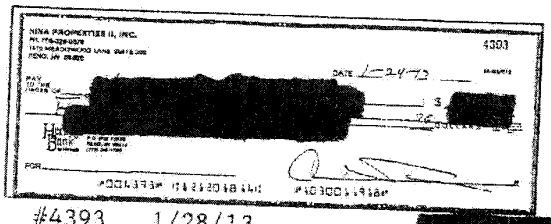
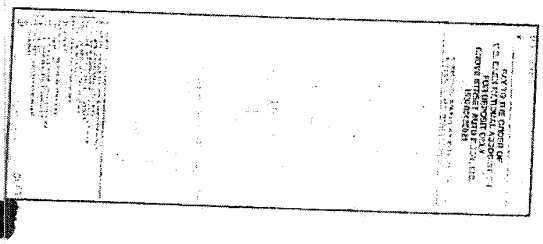
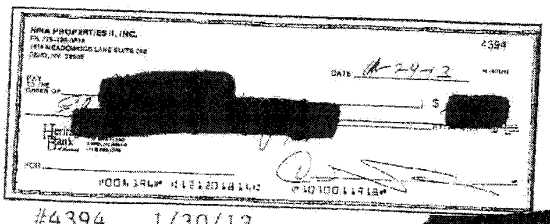


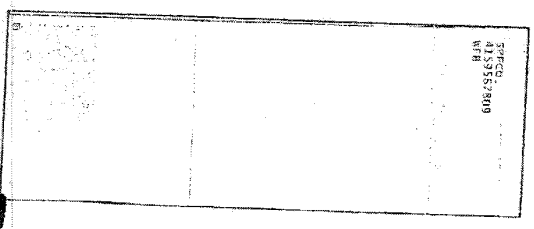


#4393 1/28/13

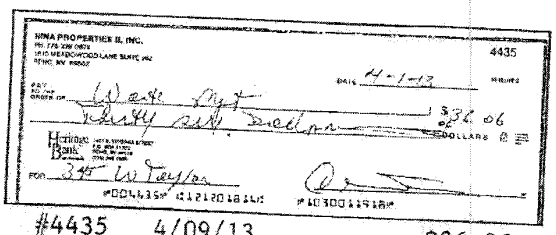


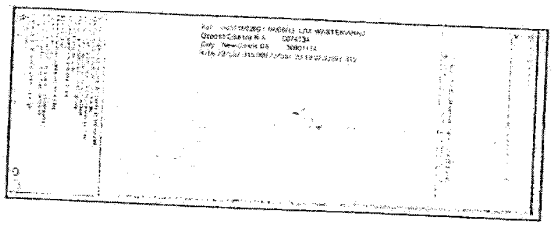


#4394 1/30/13

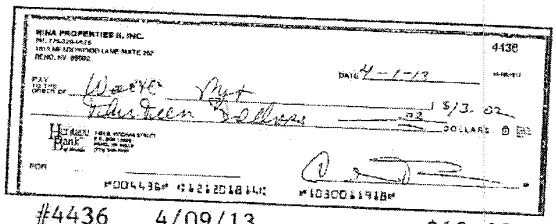


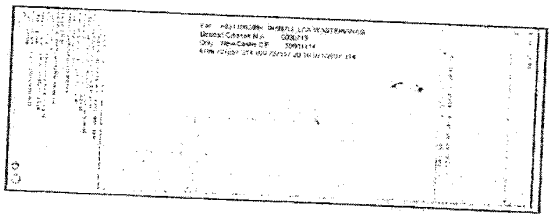
WTS 0185



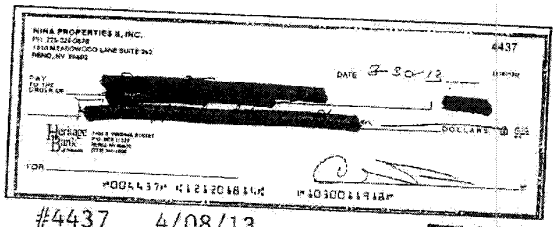


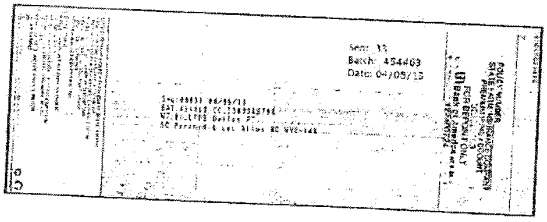
#4435 4/09/13 $36.06





#4436 4/09/13 $13.02





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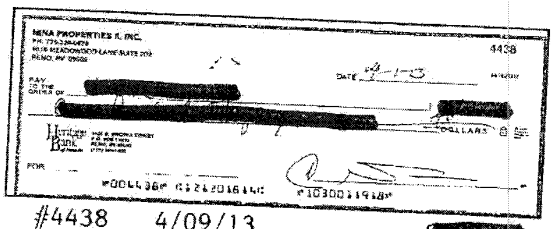

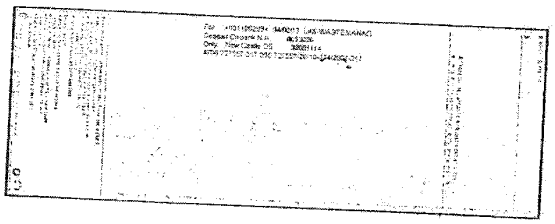

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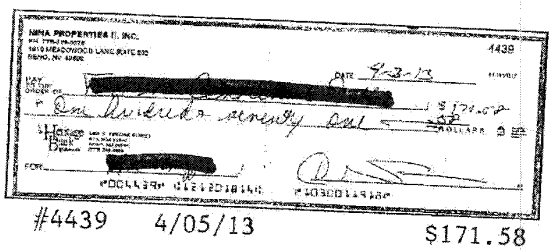
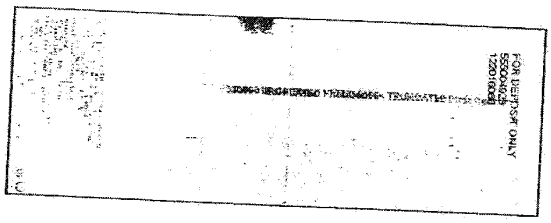
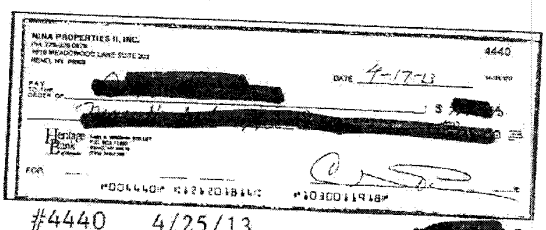
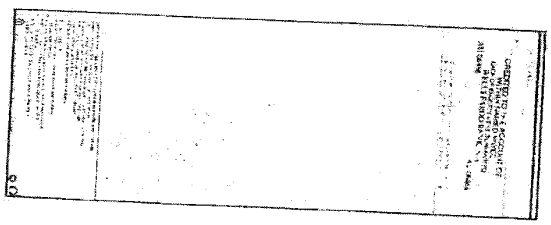




#4439 4/05/13 $171.58





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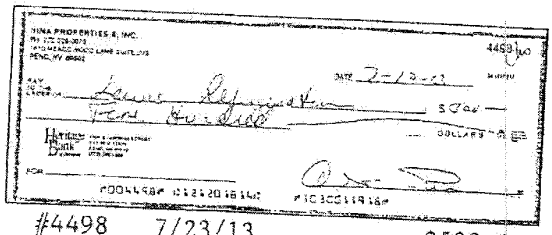
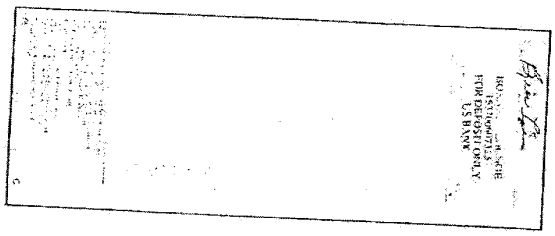
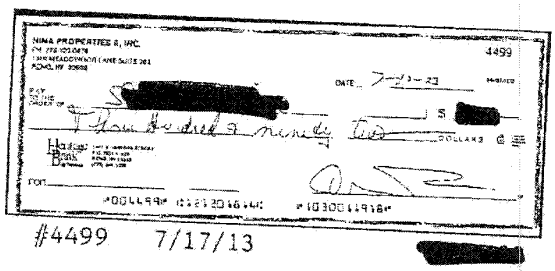
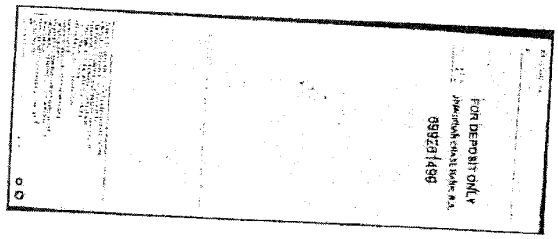



#4498 7/23/13 $500.00

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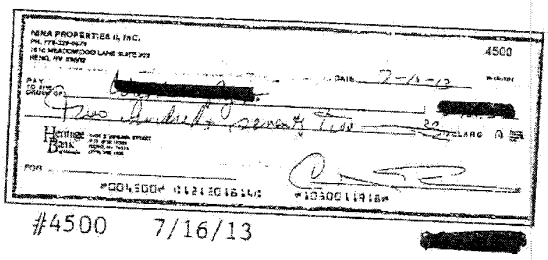
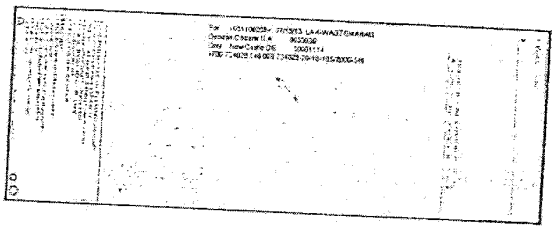

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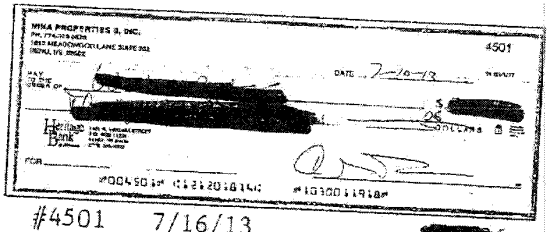
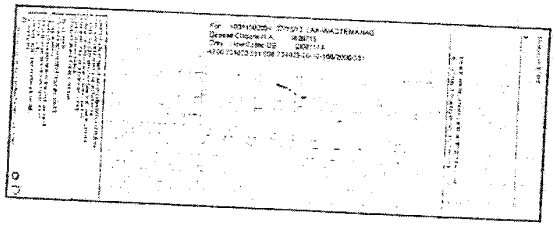

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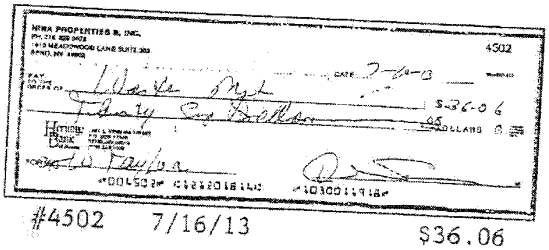
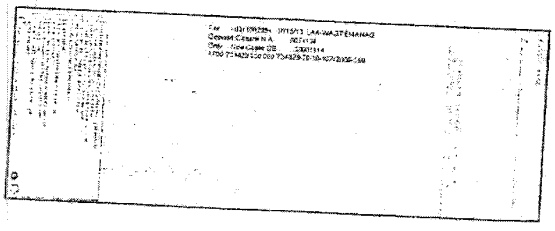

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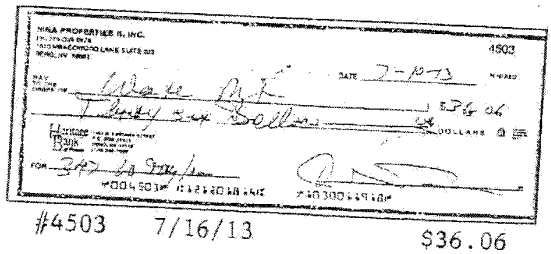
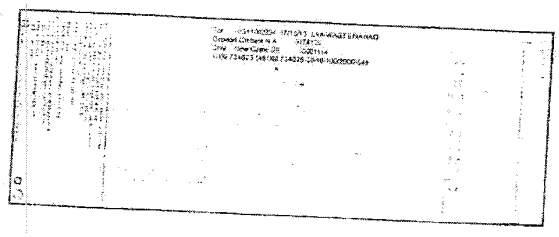

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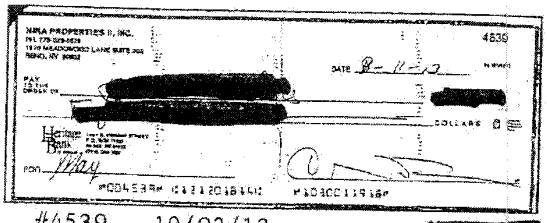
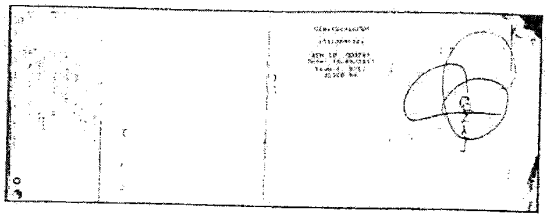

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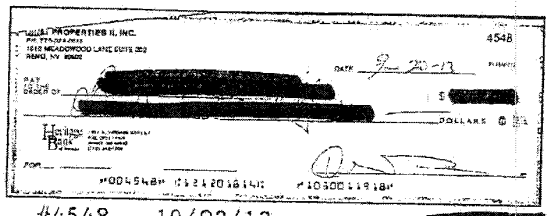
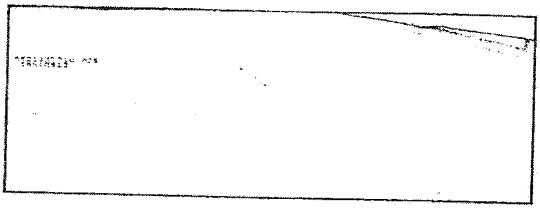

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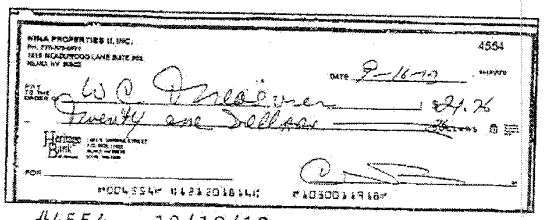
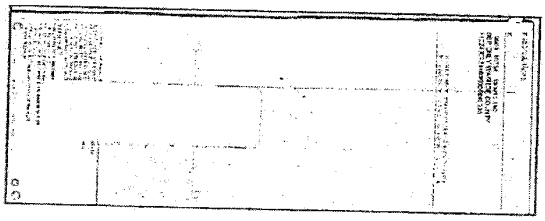

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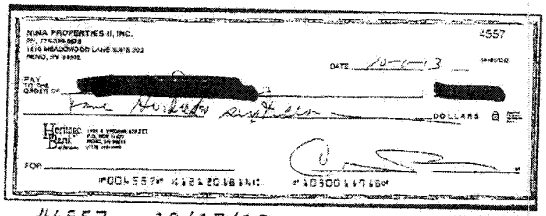
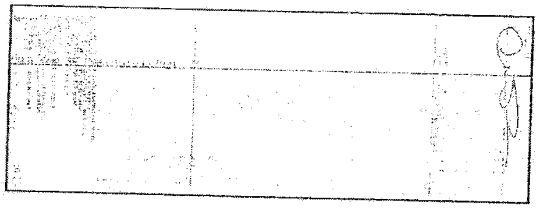

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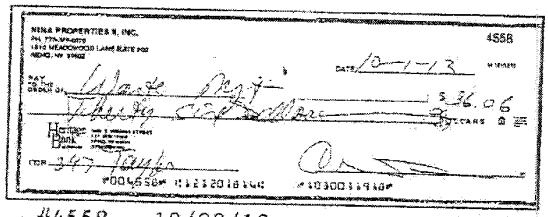
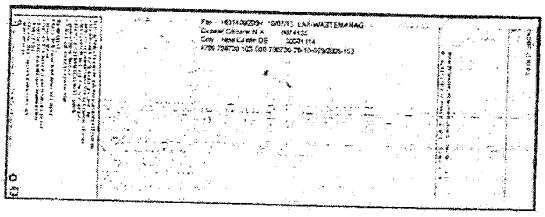

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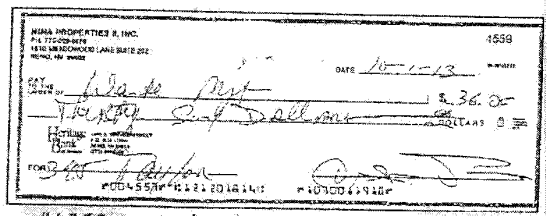
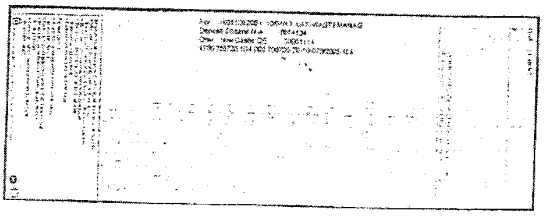

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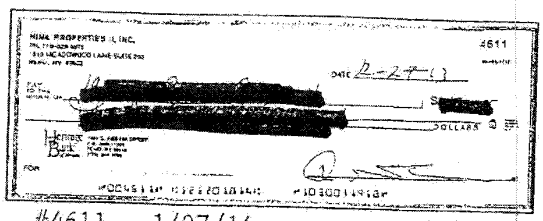

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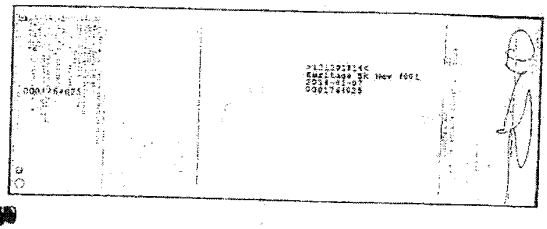

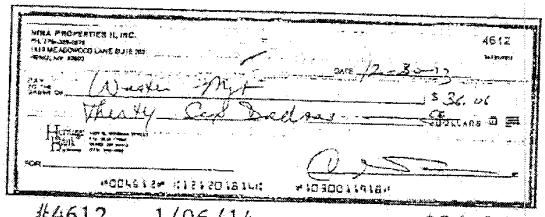

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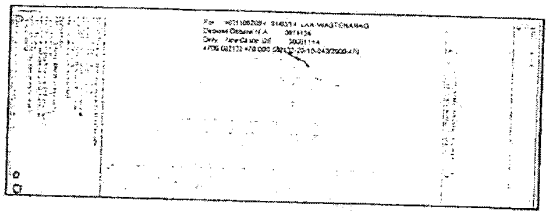

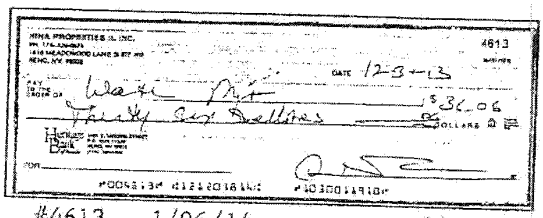

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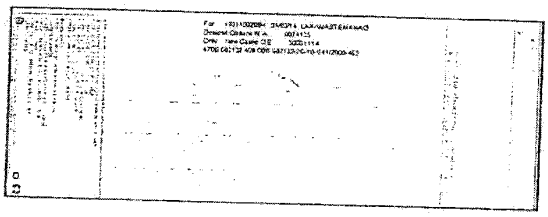

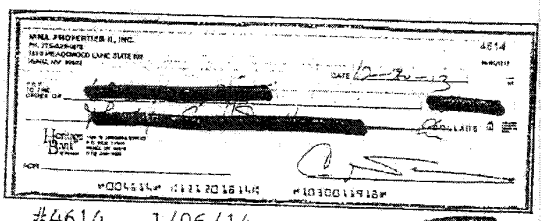

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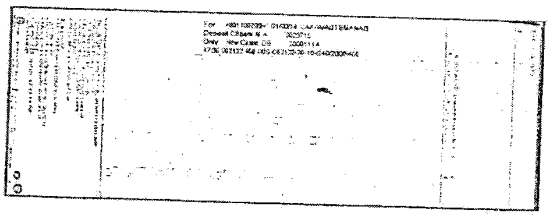

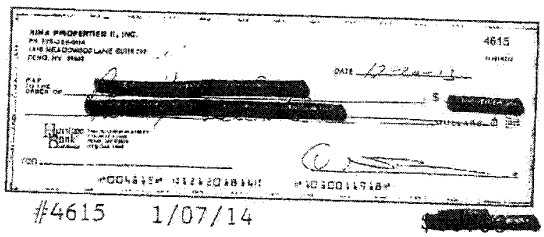

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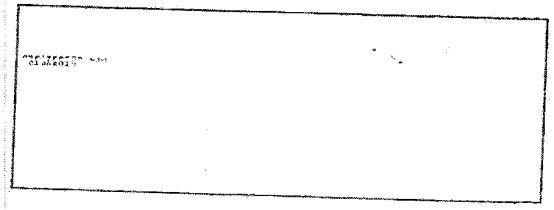

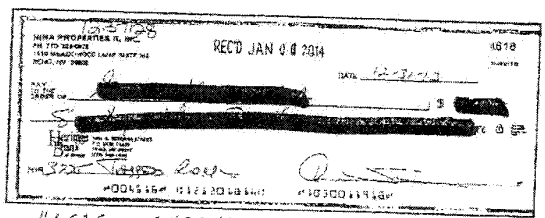

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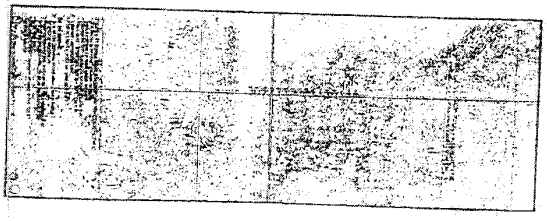


WTS 0189

Fld

MEMORANDUM

To: CNP
From: Teri
Date: 7-14-10
Subject: 345 W. Taylor

Kimberly signed her lease on March 5, 2010. You wanted to know this so you could figure out wether you owe Waste Management for the months of May and June. I see the April 1, 2010 invoice in the disposal file and that invoice is for months April, May and June 2010 and I didn't see a check number on that invoice. I hope this helps you

I sent a ck for 2 mos
on 7/10

WTS 0203

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

EXHIBIT 11

NINA PROPERTIES II, INC.
1610 MEADOW WOOD LANE, SUITE 202
RENO, NV 89502
(775) 329-0678

July 13, 2007

Waste Management - Reno Disposal
100 Vassar Street
Reno, NV 89502

Re: Account No. 010-0074135-1149-9
Account No. 010-0074134-1149-2

Gentlemen:

Confirming conversation with Jenny on June 22nd and we got the account charges set for account no. 010-0074135-1149-9 to be $10.22 monthly and for account no. 010-0074134-1149-2 to be $12.67 monthly. We owe for 8 months on account 0074134-1149-2 totaling $101.36 plus we owe 2 months for account 010-0074135-1149-9 totaling $20.44 since there has been a tenant for only 2 months of service. Enclosed is a check for the amount of $121.80 to bring these 2 accounts current. The reason the account has not been paid is because we were never receiving the invoices, you were sending it to the wrong address, therefore the invoice wasn't paid, but you sent the lien to the right address! The correct address to send these invoices for these accounts is: 1610 Meadow Wood Lane Suite #202, Reno, NV 89502. This will clear all accounts for 345 & 347 W. Taylor until July 31st, 2007.

Very truly yours,

Teri Morrison
Assistant Property Manager

tm
Encl.

WTS 0001

FILED
Electronically
CV12-02995
2016-10-18 10:11:56 AM
Jacqueline Bryant
Clerk of the Court
Transaction # 5762292 : rkwatkir

Exhibit 12

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

November 1, 2012

VIA CERTIFIED MAIL

Waste Management
of Nevada
Attn: Karen Gonzales
100 Vasser Street
Reno, NV 89502

Re: 347 W. Taylor Street; Acct # 010-0074135-1149-9

Dear Ms. Gonzales:

This letter will acknowledge receipt of your certified mail containing the statement of account in response to my inquiry concerning the delinquency and the liens that you have recorded against the above-referenced property.

In connection with the property at 347 W. Taylor Street, your statement of account indicates no payments commencing on October 1, 2010 through October 1, 2012.

In connection with the 2010 year, you received check number 3891 for $36.06 on October 2010.

In connection with the 2011 year, you received check number 3950 for $72.12 (one-half of which was for 345 W. Taylor); 4004 for $36.06. You were notified of a vacancy of the property effective July. The last quarter bill was paid after occupancy of the property by Check Number 4120 for $36.06.

In connection with the 2012 year, you received check number 4180 for $48.08; 4227 for $36.06; and 4322 for $36.06.

Accordingly, please correct your records and remove any lien that has been recorded the subject property.

WTS 0012

Thank you for your anticipated cooperation.

Sincerely,

C. Nicholas Pereos

CNP/sjm

C:\Shared\CLIENTS\Pereos Gen Corr 2012\waste management.8 ltr.wpd

WTS 0013

C. Nicholas Pereos, Ltd.
1610 Meadow Wood Lane, Suite 202
Reno, NV 89502

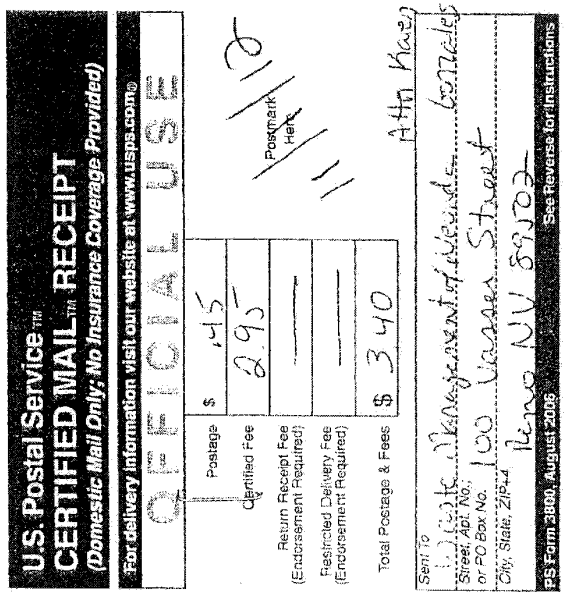
7008 3230 0001 0465 5718

$3.40
US POSTAGE
FIRST-CLASS
062S0007608463
89502

WTS 0014

JA_0728

Attn: Karen Gonzales
Waste Management
of Nevada
100 Vasser Street
Reno, NV 89502



7008 3230 0001 0465 5718

LAW OFFICES OF
C. NICHOLAS PEREOS, LTD.
A PROFESSIONAL CORPORATION

SUITE 202
1610 MEADOW WOOD LANE
RENO, NEVADA 89502

TELEPHONE
AREA CODE 775
329-0678

November 1, 2012

VIA CERTIFIED MAIL

Waste Management
of Nevada
Attn: Karen Gonzales
100 Vasser Street
Reno, NV 89502

Re: 345 W. Taylor Street; Acct # 010-0074134-1149-2

Dear Ms. Gonzales:

This letter will acknowledge receipt of your certified mail containing the statement of account in response to my inquiry concerning the delinquency and the liens that you have recorded against the above-referenced property.

In connection with the property at 345 W. Taylor Street, your statement of account indicates no payments commencing on January 1, 2010 through October 1, 2012. The subject property was vacant from January 1, 2010 through April 2010. Thereinafter you received check number 3828 for $24.04; 3827 for $36.06; 3882 for $36.06 in the 2010 year.

In connection with the 2011 year, you received check number 3950 for $36.06; 4003 for $36.06; 4066 for $36.06; 4121 for $36.06.

In connection with the 2012 year, you received check number 4182 for $36.06 and then notified the property became vacant February 1, 2012 which means your overpaid for two (2) months. The property remained vacant until July 1, 2012 at which time you received check number 4267 in the amount of $36.06; and check number 4321 for $36.06.

Accordingly, please correct your records and remove any lien that has been recorded the subject property.

Thank you for your anticipated cooperation.

Sincerely,

C. Nicholas Pereos

CNP/sjm

C:\Shared\CLIENTS\Pereos Gen Corr 2012\waste management 7.ltr.wpd

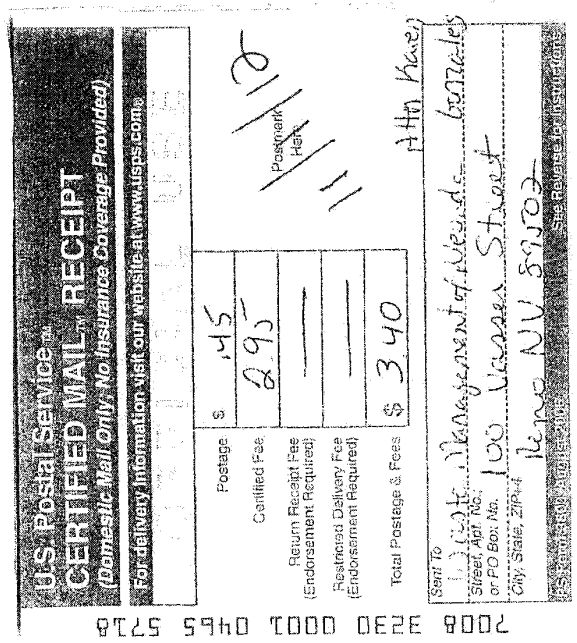
WTS 0090

C. Nicholas Pereos, Ltd.
1610 Meadow Wood Lane, Suite 202
Reno, NV 89502

7008 3230 0001 0465 5718

$3.40
US POSTAGE
FIRST-CLASS
062S0007608463
89502

Attn: Karen Gonzales
Waste Management
of Nevada
100 Vasser Street
Reno, NV 89502

WTS 0091

JA_0731