

APNs 1320-29-401-005, 1320-29-401-011  
1320-29-401-012

R.P.T.T. #3

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 12 Fee: 25.00  
BK-0411 PG- 2875 RPTT: # 3

MAIL TAX STATEMENTS TO:  
SAME AS BELOW  
WHEN RECORDED MAIL TO:



G PEG II, LLC.  
1627 Highway 395 N.  
Minden, Nevada 89423

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**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That G PEG II, LLC, G PEG II, LLC, a Nevada Limited Liability Company and G PEG II, a Nevada Limited Liability Company**

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **G PEG II, LLC, a Nevada Limited Liability Company**

and to the heirs and assigns of such Grantee forever, all that real property situated in the Douglas County, State of Nevada, more particularly described as:

**SEE ATTACHED EXHIBITS "A", "B", "C" AND "D"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: April 11, 2011



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ORIGINAL PARCEL 1320-29-401-012**

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Commencing** at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

**Thence** S33°24'41"W, a distance of 129.24 feet to the **Point of Beginning**;

**Thence** S33°24'41"W, a distance of 93.47 feet;

**Thence** N62°02'04"W, a distance of 47.82 feet;

**Thence** S27°13'20"W, a distance of 37.63 feet;

**Thence** S79°46'18"W, a distance of 95.20 feet;

**Thence** N62°39'08"W, a distance of 76.71 feet;

**Thence** S27°21'18"W, a distance of 118.07 feet;

**Thence** N62°43'35"W, a distance of 36.92 feet;

**Thence** S79°46'18"W, a distance of 42.47 feet;

**Thence** along a curve to the left, having a radius of 110.00 feet, through a central angle of 52°25'00", and an arc length of 100.63 feet;

**Thence** S27°21'45"W, a distance of 71.56 feet;

**Thence** along a curve to the right, having a radius of 10.00 feet, through a central angle of 90°00'00", and an arc length of 15.71 feet to the Northerly Right-of-Way of Highway 395;

**Thence** along said Northerly Right-of-Way, N62°38'42"W, a distance of 460.59 feet;

**Thence** leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

**Thence** N62°38'45"W, a distance of 207.70 feet;

**Thence** N27°42'56"E, a distance of 58.83 feet;

**Thence** along a non-tangent curve to the left, with a radial bearing of N37°00'14"E, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;

**Thence** N27°15'37"E, a distance of 258.43 feet;

**Thence** along a curve to the left, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length of 8.21 feet;

**Thence** N31°02'07"W, a distance of 62.90 feet;

**Thence** S71°52'56"E, a distance of 50.69 feet;

**Thence** S62°04'05"E, a distance of 264.48 feet;

**Thence** S62°38'42"E, a distance of 718.45 feet to the **Point of Beginning**.

Containing: 8.65 Acres, more or less.

**LEGAL DESCRIPTION  
ORIGINAL APN 1320-29-401-011**

A parcel of land situate in the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Commencing** at a point on the Northerly Right-of-Way of Eighth Street, said point being an angle point in the property line of Parcel 1, as shown on that Record of Survey Map No. 756590, Official Records of Douglas County, Nevada, APN 1320-29-401-012;

**Thence** S62°43'35"E, along said Northerly Right-of-Way, a distance of 36.92 feet;

**Thence** S62°40'37"E, along said Northerly Right-of-Way, a distance of 82.00 feet;

**Thence** S26°59'53"W, leaving said Northerly Right-of-Way, a distance of 84.24 feet to a point on the Southerly Right-of-Way of Eighth Street and the **Point of Beginning**;

**Thence** S62°38'42"E, along said Southerly Right-of-Way, a distance of 11.17 feet;

**Thence** leaving said Right of Way S27°21'18"W, a distance of 110.49 feet to a point on the Northerly Right-of-Way of Highway 395;

**Thence** N62°38'42"W, continuing along said Right of Way a distance of 137.12 feet;

**Thence** leaving said Right of Way, along a curve to the Right, having a radius of 18.50 feet, length of 29.06 feet, central angle of 90°00'03", chord bearing of N17°38'43"W and a chord length of 26.16 feet to a point on the easterly Right of Way of 8th Street;

**Thence** N27°21'18"E, along said Right of Way of 8th Street a distance of 21.50 feet;

**Thence** continuing along said Right of Way, along a curve to the Right, having a radius of 89.50 feet, length of 115.73 feet, central angle of 74°05'15", chord bearing of N64°23'59"E and a chord length of 107.83 feet;

**Thence** continuing along said Right of Way, along a curve to the Right, having a radius of 13.50 feet, length of 17.89 feet, central angle of 75°54'41", chord bearing of S40°36'02"E and a chord length of 16.61 feet;

**Thence** S02°38'42"E, continuing along said Right of Way, a distance of 10.79 feet;

**Thence** S62°38'42"E, continuing along said Right of Way, a distance of 58.71 feet to the **Point of Beginning**.

Containing: 16,915 Square Feet, more or less.

**LEGAL DESCRIPTION  
ORIGINAL APN 1320-29-401-005**

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Commencing** at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

**Thence** S33°24'41"W, a distance of 222.88 feet to a point on the easterly property line of Parcel 1 as shown on that Record of Survey for G PEG II, LLC., File No. 756590, Official Records of Douglas County, Nevada;

**Thence** N62°02'04"W, along said property line a distance of 47.82 feet;

**Thence** S27°13'20"W, continuing along said property line a distance of 37.63 feet to the **Point of Beginning**;

**Thence** S79°46'18"W, continuing along said property line a distance of 95.20 feet;

**Thence** N62°39'08"W, continuing along said property line a distance of 76.71 feet;

**Thence** S27°21'18"W, continuing along said property line a distance of 118.07 feet to a point on the northerly Right of Way of 8th Street;

**Thence** S62°37'30"E, along said Right of Way a distance of 149.27 feet to the southwesterly property corner of parcel APN 1320-29-401-006 as shown on that Record of Survey for Douglas County, Document No. 673541, Official Records of Douglas County, Nevada;

**Thence** N28°17'29"E, leaving said Right-of-Way and following along the westerly property line of said parcel a distance of 176.22 feet; to the **Point of Beginning**.

Containing: 19,894 Square Feet, more or less.

**BASIS OF BEARINGS:** The North line of A.P.N. 1320-29-401-006, as shown on that Record of Survey for Douglas County, Official Records of Douglas County as Document No. 673541.

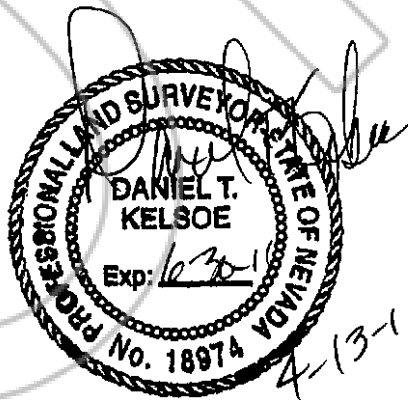
**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Daniel T. Kelsoe, PLS  
Nevada PLS 18974  
For and on behalf of



9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 743-3500



4-13-11

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**  
**ADJUSTED PARCEL 1320-29-401-012**

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Commencing** at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

**Thence** S33°24'41"W, a distance of 129.24 feet to the **Point of Beginning**;

**Thence** S33°24'41"W, a distance of 93.47 feet;

**Thence** N62°02'04"W, a distance of 47.82 feet;

**Thence** S27°13'20"W, a distance of 37.63 feet;

**Thence** S79°46'18"W, a distance of 95.20 feet;

**Thence** N62°39'08"W, a distance of 76.71 feet;

**Thence** S27°21'18"W, a distance of 118.07 feet to the North Right-of-Way of Eighth Street;

**Thence** S62°41'32"E, along said North Right-of-Way, a distance of 82.00 feet;

**Thence** S26°59'53"W, leaving said North Right-or-Way, a distance of 42.00 feet;

**Thence** N62°40'37"W, a distance of 132.33 feet;

**Thence** along a non-tangent curve to the left, having a radius of 85.00 feet, through a central angle of 56°45'57", and an arc length of 84.21 feet, a chord bearing of S55°44'17"W, a chord distance of 80.81;

**Thence** S27°21'45"W, a distance of 81.55 feet to the North Right-of-Way of Highway 395;

**Thence** along said Northerly Right-of-Way, N62°38'42"W, a distance of 495.58 feet;

**Thence** leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

**Thence** N62°38'45"W, a distance of 207.70 feet;

**Thence** N27°42'56"E, a distance of 58.83 feet;

**Thence** along a non-tangent curve to the left, with a radial bearing of N37°00'14"E, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;

**Thence** N27°15'37"E, a distance of 258.43 feet;

**Thence** along a curve to the left, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length of 8.21 feet;

**Thence** N31°02'07"W, a distance of 62.90 feet;

**Thence** S71°52'56"E, a distance of 50.69 feet;

**Thence** S62°04'05"E, a distance of 264.48 feet;

**Thence** S62°38'42"E, a distance of 718.45 feet to the **Point of Beginning**.

Containing: 8.89 Acres, more or less.

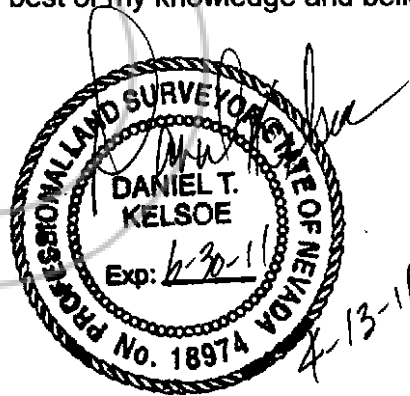
**BASIS OF BEARINGS:** The North line of A.P.N. 1320-29-401-006, as shown on that Record of Survey for Douglas County, Official Records of Douglas County as Document No. 673541.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Daniel T. Kelsoe, PLS  
Nevada PLS 18974  
For and on behalf of

**Manhard**  
CONSULTING  
9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 743-3500





**EXHIBIT "C"**  
**LEGAL DESCRIPTION**  
**ADJUSTED APN 1320-29-401-011**

A parcel of land situate in the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Commencing** at the intersection of the northerly Right of Way line of U.S. Highway 395, also known as Railroad Avenue, and the Westerly Right of Way line of Seventh Street extended as shown on the certain Record of Survey recorded September 2, 1980, in Book 980, Page 057, as Document No. 48058 of the Official Record of Douglas County, Nevada;

**Thence** N62°38'42"W, along said Right of Way of U.S. Highway 395 a distance of 159.00 feet the **Point of Beginning**;

**Thence** N62°38'42"W, continuing along said Right of Way a distance of 182.17 feet;

**Thence** N27°21'45"E, leaving said Right of Way a distance of 81.55 feet;

**Thence** along a curve to the Right, having a radius of 85.00 feet, through a central angle of 56°45'57", an arc length of 84.21 feet;

**Thence** S62°40'37"E, a distance of 132.33 feet;

**Thence** S26°59'53"W, a distance of 42.24 feet to the South Right-of-Way of Eighth Street;

**Thence** S62°38'42"E, along said South Right-of-Way, a distance of 11.17 feet;

**Thence** S27°21'38"W, leaving said South Right-of-Way, a distance of 110.49 feet to the **Point of Beginning**.

Containing: 26,529 Square Feet, more or less.

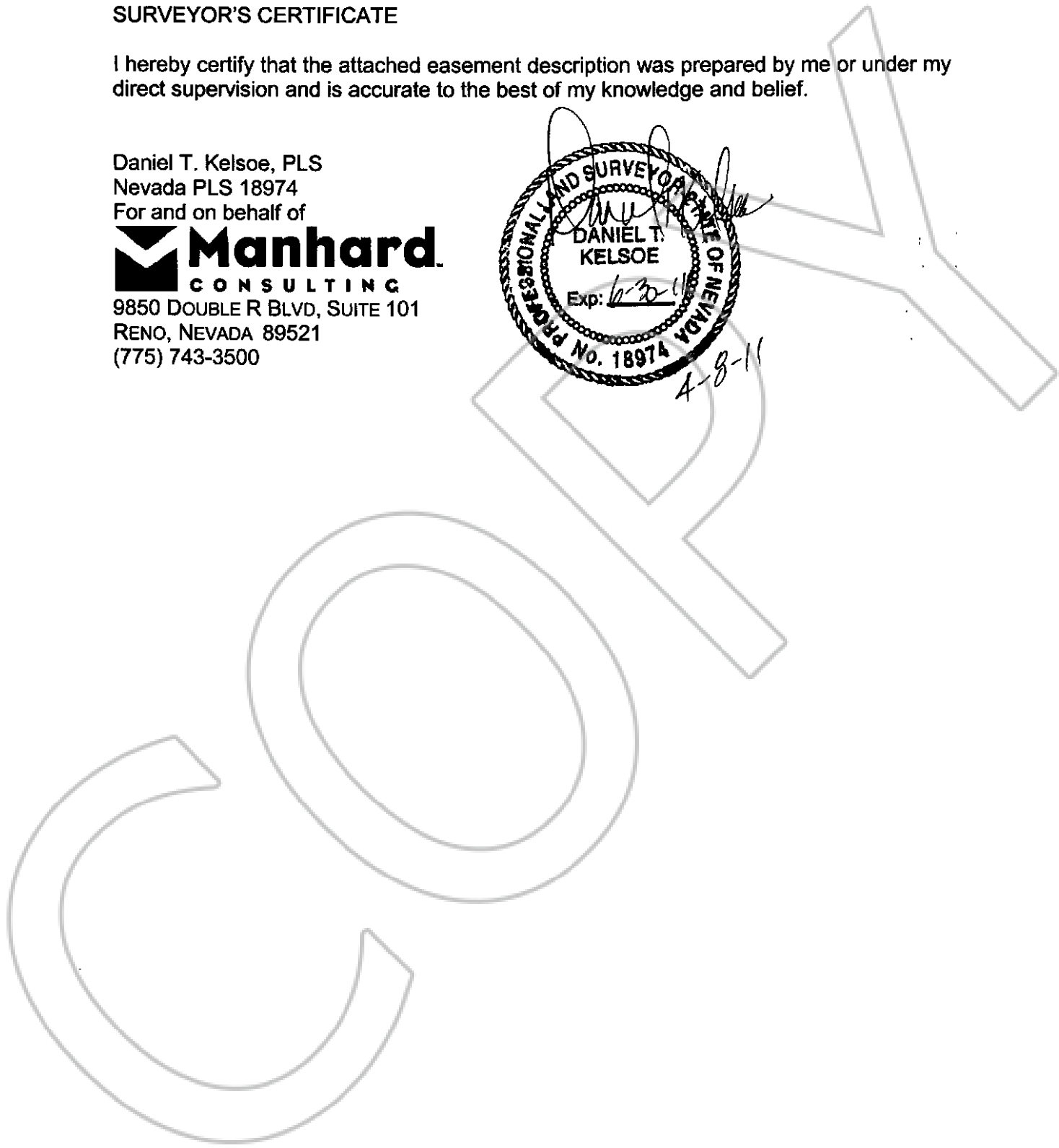
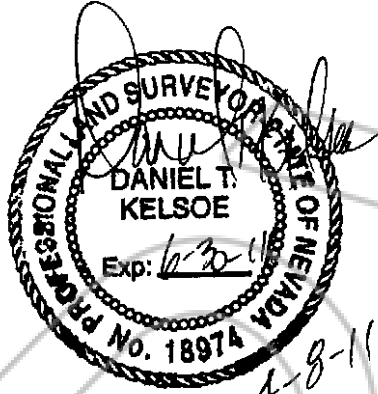
**BASIS OF BEARINGS:** The North line of A.P.N. 1320-29-401-006, as shown on that Record of Survey for Douglas County, Official Records of Douglas County as Document No. 673541.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Daniel T. Kelsoe, PLS  
Nevada PLS 18974  
For and on behalf of

 **Manhard.**  
CONSULTING  
9850 DOUBLE R BLVD, SUITE 101  
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(775) 743-3500



**EXHIBIT "D"**  
**LEGAL DESCRIPTION**  
**ADJUSTED APN 1320-29-401-005**

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Commencing** at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

**Thence** S33°24'41"W, a distance of 222.88 feet;

**Thence** N62°02'04"W, a distance of 47.82 feet;

**Thence** S27°13'20"W, a distance of 37.63 feet to the **Point of Beginning**;

**Thence** S79°46'18"W, a distance of 95.20 feet;

**Thence** N62°39'08"W, a distance of 76.71 feet;

**Thence** S27°21'18"W, a distance of 118.07 feet;

**Thence** S62°40'37"E, a distance of 82.00 feet to a point on the Westerly Right-of-Way of 8<sup>th</sup> Street;

**Thence** N26°59'50"E, along said Right-of-Way a distance of 8.19 feet;

**Thence** continuing along said Right-of-Way, along a non-tangent curve to the right, having a radius of 41.00 feet, through a central angle of 111°40'34", and an arc length of 79.91 feet, a chord bearing of S55°37'44"E and distance of 67.85 feet;

**Thence** N28°17'01"E, leaving said Right-of-Way a distance of 176.22 feet to the **Point of Beginning**.

Containing: 18,764 Square Feet, more or less.

**Basis of Bearings:** The Basis of Bearing for this survey is hereby referenced to that Record of Survey Map No. 756590, Official Records of Douglas County, Nevada

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Daniel T. Kelsoe, PLS  
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