

DOC # 815482
12/31/2012 03:56PM Deputy: AR
OFFICIAL RECORD
Requested By:
Northern Nevada Title CC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 8 Fee: \$21.00
BK-1212 PG-8603 RPTT: 3900.00



A.P.N.: 1420-08-214-001 1420-08-214-022
1420-08-310-027 1420-08-312-006
1420-08-401-001 1420-08-411-017
1420-08-412-008 1420-17-110-001
1420-18-510-041 1420-18-710-062
1420-18-710-064 1420-18-710-065
1420-18-710-073

Escrow No.: 1099346-LI

RECORDING REQUESTED BY

Northern Nevada Title Company
307 W Winnie Lane, Suite 1
Carson City, NV 89703

**MAIL TAX STATEMENTS AND WHEN
RECORDED, MAIL TO**

Asian Pacific Group, LLC
34 Coldbrook
Irvine, CA 92604

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s):

Documentary Transfer tax is \$3,900.00,

GRANT, BARGAIN, SALE DEED

That **SGC Nevada LLC, a Nevada Limited Liability Company** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Asian Pacific Group, LLC, a California Limited Liability Company** all that real property in the **County of Douglas, State of Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated: December 28, 2012



SGC Nevada LLC

BY: [Signature]
Wes Hull

BY: [Signature]
Julie Hull

BY: [Signature]
John Heldman

BY: [Signature]
Emily Heldman

BY: [Signature]
Ron Low

BY: [Signature]
Pam Low

BY: [Signature]
Larry Hull

BY: [Signature]
Shirlee Hull

STATE OF Nevada)

COUNTY OF Carson City)

On 12/31/12 personally appeared before me, a Notary Public, Wes Hull, Julie Hull, John Heldman, Emily Heldman, Ron Low and Pam Low, Larry Hull and Shirlee Hull

who acknowledged that ~~they~~ executed the above instrument.

Signature [Signature]
(Notary Public)

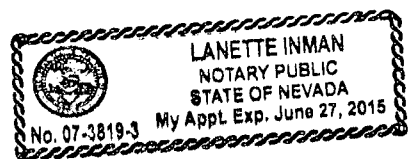




EXHIBIT "A"

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

Parcel 1:

Description of all that lot, piece, or parcel of land being known as adjusted Assessor's Parcel Number 1420-08-214-021, reflecting a boundary line adjustment between Assessor's Parcel Number 1420-08-214-021 and APN 1420-08-212-030, Douglas County, Nevada, said Parcel being within a portion of the West 1/2 Section 8, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada and being more particularly described as follows:

Commencing at a street monument, with Cap No. 8659, being the center of Haystack Drive Cul-de-sac, per Document No. 340968, Douglas County Records; thence North 51°58'41" East, 45.00 feet to the True Point of Beginning, thence on a curve to the left with radius of 45.00 feet, central angle of 23°33'22" and arc length of 18.50 feet, radial bearing of South 51°58'41" West; thence North 69°37'53" East, 53.60 feet; thence North 86°55'26" East, 102.33 feet; thence North 17°59'57" East, 80.43 feet; thence North 89°56'10" East, 216.14 feet; thence South 00°00'00" East, 340.01 feet; thence South 66°30'00" West, 520.00 feet; thence South 54°30'00" West, 350.00 feet; thence South 18°30'00" West, 1105.12 feet; thence North 82°52'48" West, 311.12 feet; thence North 19°04'48" West, 74.13 feet; thence North 54°06'32" East, 93.00 feet; thence North 08°23'28" West, 160.00 feet; thence North 48°42'26" East, 100.00 feet; thence North 07°14'35" West, 85.00 feet; thence North 22°46'32" East, 86.31 feet; thence North 43°47'37" West, 57.14 feet; thence North 46°12'23" East, 184.62 feet; thence North 31°36'14" East, 50.78 feet; thence North 37°58'58" East, 68.65 feet; thence North 33°59'19" East, 68.65 feet; thence North 28°48'37" East, 83.84 feet; thence South 70°28'54", 164.74 feet; thence North 36°06'30" East, 179.84 feet; thence North 18°23'29" West, 111.09 feet; thence North 19°58'38" East, 137.26 feet; thence North 32°43'32" East, 40.55 feet; thence North 56°23'31" East, 300.00 feet; thence North 68°29'57" East, 224.17 feet; thence North 22°30'04" East, 163.37 feet; thence South 86°55'26" West, 101.77 feet; thence South 69°37'53" West, 42.14 feet to the True Point of Beginning.

Note: In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from Document recorded May 18, 2007, Book 0507, Page 6608, as Document No. 701466, Official Records of Douglas County, State of Nevada.

Reference is further made to adjusted Parcel on Amended Record of Survey recorded in the office of the Douglas County Recorder on May 18, 2007 in book 507, Page 6607 as Document No. 701465, Official Records of Douglas County, State of Nevada.

APN: 1420-08-214-022

Parcel 2:

That certain parcel identified as Public Utility and Drainage Easement as designated on sheet 5 of 5, as set forth on the Final Map of Sunridge Heights, Phases 4 & 5A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on July 1, 1994, Book 794, Page 12, as Document No. 340968.

APN: 1420-08-214-001

Parcel 3:

A portion of Section 8, Northeast 1/4 of Section 18, Northwest 1/4 of Section 17, Township 14 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, more particularly described as follows:



Beginning at the North 1/16 corner of Section 8, said point being a 5/8" rebar as shown on Document No. 135681; thence through the following courses;

- 1) North 89°55'15" East along the North line of said parcel 2561.39 feet;
- 2) South 00°28'52" West, 717.56 feet to the beginning of a tangent curve, concave to the right and having a radius of 1434.80 feet;
- 3) Along said curve 548.36 feet through a central angle of 21°53'52";
- 4) South 22°22'44" West, 79.93 feet;
- 5) South 89°57'45" West, 1756.10 feet;
- 6) South 00°02'34" West, 662.22 feet;
- 7) South 89°58'25" West, 662.57;
- 8) South 00°03'54" West, 1986.28 feet;
- 9) North 89°59'36" West, 663.34 feet;
- 10) South 00°03'11" East, 1325.03 feet;
- 11) South 89°58'12" West, 1990.77 feet;
- 12) South 89°39'57" West, 80.00 feet to the Westerly right-of-way of South Sunridge Drive thence;
- 13) North 00°01'13" West, along said right-of-way of South Sunridge Drive, 394.45 feet;
- 14) South 90°00'00" East, 80.00 feet to the Easterly right-of-way of South Sunridge Drive;
- 15) South 90°00'00" East, 7.45 feet;
- 16) North 09°00'01" East, 892.05 feet;
- 17) North 18°29'13" East, 525.58 feet;
- 18) North 18°30'39" East, 636.11 feet;
- 19) North 18°21'49" East, 542.67 feet;
- 20) North 82°53'57" West, 114.25 feet;
- 21) North 18°45'34" East, 641.32 feet;
- 22) South 82°54'07" East, 114.24 feet;
- 23) North 18°28'41" East, 1105.12 feet;
- 24) North 54°28'41" East, 350.00 feet;
- 25) North 66°28'41" East, 520.00 feet;
- 26) North 00°01'19" West, 339.47 feet;
- 27) North 89°57'03" East, 652.92 feet to the True Point of Beginning.

Excepting from the foregoing legal description all that portion of Parcel A (APN21-280-380), said Parcel A more particularly described as follows:

Commencing at the North 1/16 corner of Section 8, said point being a 5/8" rebar as shown on Document No. 135681; thence South 89°57'03" West, 242.85 feet; thence South 00°02'57" East, 30.13 feet to the True Point of Beginning, thence through the following courses;

- 1) North 89°55'15" East along the North line of said parcel 1218.78 feet;
- 2) South 00°04'45" East, 76.54 feet;
- 3) South 50°58'25" West, 269.63 feet;
- 4) South 59°51'43" West, 63.30 feet;
- 5) South 73°53'21" West, 210.97 feet;
- 6) South 73°47'42" West, 50.00 feet;
- 7) South 70°26'51" West, 99.84 feet;
- 8) South 64°04'06" West, 97.67 feet;
- 9) South 57°22'21" West, 106.62 feet;
- 10) South 53°10'54" West, 99.67 feet;
- 11) South 52°54'53" West, 100.00 feet;
- 12) South 51°52'36" West, 98.79 feet;



- 13) South 47°56'05" West, 48.87 feet;
- 14) South 43°07'21" West, 97.72 feet;
- 15) South 38°10'53" West, 49.05 feet;
- 16) South 37°06'41" West, 450.00 feet;
- 17) South 33°14'16" West, 49.06 feet;
- 18) South 33°14'16" West, 47.35 feet;
- 19) South 24°56'05" West, 48.45 feet;
- 20) South 22°40'52" West, 1059.65 feet;
- 21) South 21°03'33" West, 49.51 feet;
- 22) South 19°19'47" West, 69.97 feet;
- 23) South 18°08'38" West, 750.00 feet;
- 24) North 85°53'33" West, 103.08 feet;
- 25) South 18°08'38" West 52.24 feet to the beginning of a tangent curve, concave to the left and having a radius of 470.00 feet;
- 26) Along said curve 62.74 feet through a central angle of 7°38'53";
- 27) South 10°29'45" West, 739.17 feet to the beginning of a tangent curve, concave to the right and having a radius of 280.00 feet;
- 28) Along said curve 232.74 feet through a central angle of 47°37'28";
- 29) South 58°07'13" West, 100.00 feet;
- 30) South 31°52'47" East, 28.61 feet;
- 31) South 52°08'55" West, 41.86 feet;
- 32) North 40°32'57" West, 29.81 feet to the beginning of a tangent curve, concave to the left and having a radius of 306.00 feet;
- 33) Along said curve 253.72 feet through a central angle of 47°30'26";
- 34) South 1°56'37" West, 240.34 feet to the beginning of a tangent curve, concave to the right and having a radius of 455.00 feet;
- 35) Along said curve 492.80 feet through a central angle of 62°03'19" to a tangential reverse curve having a radius of 43.00 feet;
- 36) Along said curve 27.13 feet through a central angle of 36°08'58" to a tangential reverse curve having a radius of 52.00 feet;
- 37) Along said curve 79.21 feet through a central angle of 87°16'56" to a tangential reverse curve having a radius of 43.00 feet;
- 38) Along said curve 28.13 feet through a central angle of 37°29'11";
- 39) North 17°48'44" West, 60.27 feet to the beginning of a non-tangential curve concave to the left having a radial bearing of North 12°21'18" West and a radius of 43.00 feet;
- 40) Along said curve 31.51 feet through a central angle of 41°58'59" to a tangential reverse curve having a radius of 52.00 feet;
- 41) Along said curve 64.81 feet through a central angle of 71°24'22" to a tangential reverse curve having a radius of 43.00 feet;
- 42) Along said curve 33.40 feet through a central angle of 44°30'28" to a tangential compound curve having a radius of 395.00 feet;
- 43) Along said curve 417.90 feet through a central angle of 60°37'01";
- 44) North 1°56'37" East, 240.34 feet to a tangential curve concave to the right having a radius of 366.00 feet;
- 45) Along said curve 269.60 feet through a central angle of 42°12'15" to a tangential compound curve having a radius of 366.01 feet;
- 46) Along said curve 39.22 feet through a central angle of 06°08'21";
- 47) North 39°42'47" West, 124.58 feet;
- 48) North 58°07'14" East, 203.21 feet;
- 49) South 51°51'21" East, 113.60 feet to a non-tangential curve concave to the left having a radial bearing of North 51°51'21" West and of a radius of 220.00 feet;
- 50) Along said curve 106.16 feet through a central angle of 27°38'54";
- 51) North 10°29'45" East, 22.91 feet;



- 52) North 64°10'18" West, 150.35 feet;
- 53) North 10°29'45" East, 475.34 feet;
- 54) North 89°10'34" East, 61.39 feet;
- 55) South 83°17'18" East, 84.98 feet;
- 56) North 10°29'44" East, 183.50 feet to a tangential curve to the right and having a radius of 530.00 feet;
- 57) Along said curve 38.57 feet through a central angle of 4°10'12";
- 58) North 75°20'03" West, 148.74 feet;
- 59) North 18°08'38" East, 528.75 feet;
- 60) North 52°52'44" West, 161.51 feet;
- 61) North 17°28'35" West, 124.30 feet;
- 62) North 07°08'24" East, 444.41 feet;
- 63) North 22°41'46" East, 525.77 feet;
- 64) South 67°18'14" East, 315.90 feet;
- 65) North 16°35'49" East, 759.35 feet;
- 66) North 43°19'26" East, 299.18 feet;
- 67) North 26°53'38" East, 718.78 feet to the True Point of Beginning.

Reference is made reflecting Parcel "B" as set forth on that certain Record of Survey recorded October 20, 1999 as Document No. 479081.

Note: In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from Document recorded June 30, 2005, Book 0605, Page 14258, as Document No. 648276, Official Records of Douglas County, State of Nevada.

APN: 1420-08-401-001

Parcel 4:

That certain parcel identified as Open Space as set forth on that certain final map of SUNRIDGE HEIGHTS II, PHASE 2, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 3, 1994, in Book 394, Page 568, Document No. 331447.

APN: 1420-08-310-027

Parcel 5:

That certain parcel identified as Open Space and Drainage Easement as referenced on Sheet 3 of 3 Sheets, as set forth on the Final Map of SUNRIDGE HEIGHTS, PHASE 6A & 8A, A PLANNED UNIT DEVELOPMENT, lying Easterly of South Sunridge Drive, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995, Book 595, Page 2588, Document No. 362268 and further by Certificate of Amendment recorded August 7, 1995, Book 895, Page 816, Document No. 367680.

Excepting therefrom all that portion of said land lying Westerly of the Easterly line of the right-of-way known as South Sunridge Drive (80' in width) as set forth on the here-in-above mentioned Final Map and said right-of-way further disclosed on that certain Parcel Map #2004 recorded June 2, 1995 as Document No. 363387.

Further excepting therefrom all that portion of said land lying Northerly of the Southerly boundary line of the Open Space as designated on Sheet 3 of 3 Sheets on the Final Map of SUNRIDGE HEIGHTS II, PHASE 2, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 3, 1994, as Document No. 331447.



Further excepting therefrom all that portion of said land lying Southerly of the Northerly boundary line of the Open Space as designated on Sheet 5 of 5 Sheets, on the Final Map of SUNRIDGE HEIGHTS, PHASES 6B, 7A AND 8B, A PLANNED UNIT DEVELOPMENT, filed for record in Nevada, on January 30, 1996, as Document No. 380052, and Certificate of Amendment recorded February 2, 1996 as Document No. 380351.

Further excepting therefrom all that portion of said land lying Easterly of the Westerly line of Parcel "B" as disclosed in Boundary Lot Line Adjustment Deed, executed by Sunridge Corporation, a Nevada Corporation, recorded October 20, 1999, Book 1099 of Official Records, Page 3505, Document No. 479084.

APN: 1420-08-312-006

Parcel 6:

That certain parcel identified as Open Space as designated on Sheet 5 of 5 Sheets on that certain final map of SUNRIDGE HEIGHTS, PHASES 6B, 7A AND 8B, A PLANNED UNIT DEVELOPMENT, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 30, 1996, in Book 196, Page 5112, as Document No. 380052, and Certificate of Amendment recorded February 2, 1996, as Document No. 380351.

APN: 1420-08-411-017

Parcel 7:

That certain parcel identified as Open Space as designated on Sheet 5 of 5 Sheets on that certain Final Map of SUNRIDGE HEIGHTS, PHASES 7B AND 9, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Douglas County Recorder on September 5, 1995 in Book 995, Page 410, as Document No. 369825, and by Certificate of Amendment recorded August 14, 1996, in Book 896, Page 2588, as Document No. 394289.

APN: 1420-08-412-008

Parcel 8:

That certain parcel of land identified as Open Space on Sheet 2 of 5 Sheets on that certain Final Map of SUNRIDGE HEIGHTS, PHASES 7B AND 9, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Douglas County Recorder on September 5, 1995 in Book 995, Page 410, as Document No. 369825, and by Certificate of Amendment recorded August 14, 1996, in Book 896, Page 2588, as Document No. 394289, lying Easterly of the 80' right of way per Document No. 363387, and Southerly of that certain parcel entitled Open Space as shown upon page 5 of 5 pages of Map entitled.

APN 1420-17-110-001

Parcel 9:

All that certain piece or parcel of land situate in the Southeast 1/4 of Section 7, the Northeast 1/4 of Section 18 and the Northwest 1/4 of Section 17, Township 14 North, Range 20 East, M.D.M. and more particularly described as follows:

Beginning at a B.L.M. Aluminum Cap stamped NE 1/16 cor. S18 as shown on Document No. 471564; thence through the following courses;



- 1) North 00°00'36" West, 664.67 feet;
- 2) North 00°00'36" West, 162.23 feet;
- 3) North 89°59'24" East, 15.82 feet;
- 4) South 35°15'15" East, 112.00 feet;
- 5) South 89°51'15" East, 222.00 feet;
- 6) North 79°10'57" East, 46.93 feet;
- 7) North 58°42'59" East, 84.08 feet;
- 8) North 39°36'23" East, 84.66 feet;
- 9) North 36°21'32" East, 237.40 feet;
- 10) North 54°05'22" East, 302.97 feet;
- 11) North 80°04'53" East, 142.39 feet;
- 12) North 51°00'00" East, 90.00 feet;
- 13) North 79°51'45" East, 155.58 feet;
- 14) South 86°23'28" East, 136.14 feet to the Westerly right-of-way of Sunridge Drive;
- 15) South 18°29'25" West along said right-of-way 69.66 feet to the beginning of a tangent curve to the left having a radius of 1830.00 feet;
- 16) Southerly along said curve through a central angle of 18°31'13" and an arc length of 591.53 feet;
- 17) South 00°01'13" East, 65.94 feet;
- 18) Leaving said right-of-way South 89°58'47" West, 270.00 feet;
- 19) South 00°01'13" East, 352.97 feet;
- 20) North 89°58'47" East, 270.00 feet to the Westerly right-of-way of Sunridge Drive;
- 21) South 00°01'13" East along said right-of-way, 247.90 feet;
- 22) South 89°39'57" West, 1243.20 feet to the Point of Beginning.

Reference is made to that certain Record of Survey recorded April 14, 2003, Book 403, Page 6278, Document No. 573453.

Note: In compliance with Nevada Revised Statute 111.312, the herein above legal description was taken from Document recorded June 30, 2005, Book 0605, Page 14258, as Document No. 648276, Official Records of Douglas County, State of Nevada.

APN: 1420-18-510-041

Parcel 10:

Parcels A, B, C and D (Open Spaces), as set forth on that certain Amended Final Map LDA #99-54-1A for SUNRIDGE HEIGHTS III, PHASE 1A, A PLANNED UNIT DEVELOPMENT, recorded in the office of the Douglas County Recorder on December 29, 2003, in Book 1203, Page 12019, as Document No. 600647.

APN'S: 1420-18-710-064, 1420-18-710-073, 1420-18-710-062, 1420-18-710-065