DOC # 0693905 01/29/2007 02:58 PM Deputy: SD OFFICIAL RECORD Requested By: NORTHERN NEVADA TITLE CO

The undersigned hereby affirms that this document submitted for recording does not contain the Social Security number of any person or persons (NRS 239B.030) NORTHERN NEVADA TITLE COMPANY

Print Name/Title: Carey Rotoli

APN: 1220-04-501-018

ORDER NO.: <u>DO-1070016-SK</u>

Douglas County - NV Werner Christen - Recorder

Of Page: Fee:

BK-0107 PG- 9251 RPTT:



41.00

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: Ratification Agreement

WHEN RECORDED MAIL TO:

BENCOR

Attn: Allison Smart

90 S. Cascade Avenue, Suite 330 Colorado Springs, CO 80903

RATIFICATION AGREEMENT

WHEREAS, by Lease dated the 28th day of September, 2005 (the "Lease"), between Bencor/Waterloo L.P., a Nevada Limited Partnership as Landlord, and WALGREEN CO., an Illinois corporation, as Tenant, recorded on January 27, 2006 by Memorandum of Lease dated September 28, 2005, Landlord leased to Tenant certain premises located at the northwest corner of Highway 395 and Waterloo, City of Gardnerville, State of Nevada, legally described in Exhibit "A" attached hereto and made a part hereof, together with all improvements, appurtenances, easements, and privileges belonging thereto; and

WHEREAS, the undersigned at the time of execution of said Lease was not the owner of fee simple of the property above described; and

WHEREAS, fee simple to the entire premises described on Exhibit "A" hereto was conveyed to the undersigned as of January 27, 2006;

WHEREAS, Tenant has requested, pursuant to said Lease, that the undersigned now ratify and adopt said Lease;

NOW, THEREFORE, in consideration of the premises, Tenant entering into said Lease, One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned hereby ratifies and adopts said Lease and expressly assumes and agrees to perform and abide by all the terms, conditions, provisions and agreements in said Lease contained by the Landlord thereunder.

This Indenture shall be binding upon the undersigned, its successors and assigns and shall inure to the benefit of WALGREEN CO., its successors and assigns.

IN WITNESS WHEREOF, the undersigned have executed this Indenture this 24th day of January, 2007.

BENCOR/WATERLOO L.P. BY: BENCOR DEVELOPMENT ITS: GENERAL PARTNER	LLC	
110. ODNERVAL TARRINGER		
BY: Lay Walkerski		WITNESSES:
* Manager		Q_{i} Q_{i}
		Chapeth 1 Julius
STATE OF COLORADO)	•
) SS	
COUNTY OF EL PASO)	
Dr. William Manuel		

Before me, Allien Mewayt, a notary public in and for said state, on the 24th day of January, 2007, personally appeared My Walkowski, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such limited liability company for the uses and purposes therein set forth.

Notary Public for Colorado

My Commission Expires: 8 9 2009

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EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1:

APN: PREVIOUSLY 1220-04-501-007 AND 008 AND A PORTION OF 1220-04-501-006. PORTIONS OF THAT CERTAIN PROPERTY WITHIN DOUGLAS COUNTY, NEVADA SITUATE IN SECTION 4, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., AS SHOWN AS PARCELS "APN 25-142-15", "APN 25-142-16" AND "APN 25-142-17" ON RECORD OF SURVEY RECORDED JUNE 26, 1990 AS DOCUMENT #228900, IN OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY POINT OF SAID "APN 25-142-16";

THENCE ALONG THE LINE OF US HWY 395 S 50°18'53" E, A DISTANCE OF 136.28 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE LINE OF US HWY 395 S 50°18'53" E, A DISTANCE OF 317.61 FEET;

THENCE S 88°18'01" W, A DISTANCE OF 37.04 FEET,

THENCE ALONG A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, WITH A RADIUS OF 100.00 FEET, THROUGH AN ANGLE OF 55°00'26", AND AN ARC LENGTH OF 96.00 FEET, A CHORD BEARING S 18°10'19" W, A DISTANCE OF 92.36 FEET:

THENCE ALONG THE LINE OF WATERLOO LANE S 45°39'43" W, A DISTANCE OF 162.78 FFFT

THENCE N 50°00'45" W, A DISTANCE OF 305.61 FEET;

THENCE N 39°26'27" E, A DISTANCE OF 270.70 FEET TO THE POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey Map for Boundary Line Adjustment recorded in the office of the Douglas County Recorder, State of Nevada on December 13, 2005 as Document No. 663320, Official Records.

NOTE: Legal description previously contained in Document No. 0663319 in Book 1205 at Page 6119 recorded on December 13, 2005.

PARCEL 2:

Non-exclusive reciprocal easements for access, ingress and egress over all paved driveways, roadways and walkways, and easements for slope, water detention and drainage facilities, water mains, sewers and other utility facilities as set forth in that certain Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded in the office of the Douglas County Recorder, State of Nevada on January 27, 2006 in Book 0106 at Page 9295 as Document No. 666674, Official Records, and that certain Amendment to Reciprocal Easement Agreement with Covenants, Conditions and Restrictions recorded on June 29, 2006 in Book 0606 at Page 10661 as Document No. 0678417, Official Records.

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