

Assessor's Parcel No(s). 1220-10-610-013

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**OFFICIAL RECORD**  
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Karen Ellison - Recorder  
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RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

Cindy A. Brazell, Esq.  
Jones Day  
1420 Peachtree St. N.E.  
Atlanta, Georgia 30309-3053

Space above for Recorder's Use

**Title of Document:** DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,  
SECURITY AGREEMENT AND FIXTURE FILING

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information (as defined in NRS 603A.040) of any person or persons. (Per NRS 239B.030)

GENERAL ELECTRIC CAPITAL CORPORATION

  
Signature

February 24, 2012  
Date

Print Name **David Harper**  
**Duly Authorized Signatory**

Title



DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,  
SECURITY AGREEMENT AND FIXTURE FILING

STATE OF NEVADA

COUNTY OF DOUGLAS

THIS SECURITY INSTRUMENT COVERS GOODS WHICH ARE OR ARE TO BECOME FIXTURES, IS EFFECTIVE AS A FINANCING STATEMENT FILED AS A FIXTURE FILING AND IS TO BE FILED IN THE REAL ESTATE RECORDS.

THIS DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Security Instrument") is made and entered into as of MARCH 1, 2012, by and between GARDNERVILLE PROPERTY, L.L.C., a Delaware limited liability company, whose address is c/o Aviv Asset Management, L.L.C., 303 West Madison Street, Suite 2400, Chicago, Illinois 60606, Attention: General Counsel (the "Trustor"), in favor of CHICAGO TITLE INSURANCE COMPANY, a Nebraska corporation, whose address is 9500 Flamingo Road, Suite 104, Las Vegas, Nevada 89147 (the "Trustee"), and GENERAL ELECTRIC CAPITAL CORPORATION, in its capacity as administrative agent (in such capacity, the "Administrative Agent") for the lenders from time to time party to the Credit Agreement described herein (the "Lenders") with an address of 500 West Monroe Street, Chicago, Illinois 60661, Attention: Healthcare Financial Services Real Estate (Loan No. 07-0004357), as beneficiary hereunder.

RECITALS

WHEREAS, the Lenders have agreed to make available to AVIV Financing I, L.L.C., a Delaware limited liability company (the "Parent Borrower") and certain Subsidiaries of the Parent Borrower (such Subsidiaries, collectively with the Parent Borrower, the "Borrowers"), certain Loans and other arrangements (the "Credit Facility") pursuant to the terms of that certain Credit Agreement dated as of September 17, 2010 by and among the Borrowers, the Administrative Agent, and the Lenders party thereto from time to time (as amended, modified, supplemented, extended, renewed, restated or replaced from time to time, the "Credit Agreement"; all capitalized terms used but not otherwise defined herein shall have the meanings ascribed thereto in the Credit Agreement); and

WHEREAS, the Trustor is a Borrower under the Credit Agreement and, as such, is required by the Credit Agreement to execute and deliver this Security Instrument as security for the Secured Obligations (as defined herein), which the Trustor is willing to do in consideration of the agreement of the Lenders to make the Credit Facility available to the Borrowers pursuant to the terms of the Credit Agreement;

NOW, THEREFORE, in consideration of the foregoing recitals and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Trustor irrevocably grants, warrants, bargains, sells, pledges, remises, aliens, assigns, conveys, transfers and sets over to the Trustee, in trust, for the benefit of the Administrative Agent, WITH POWER OF SALE and right of entry and possession, and with all other statutory rights and covenants and subject to the further terms of this



Security Instrument, all of the Trustor's right, title and interest in and to the following:

(a) All that tract or parcel of land and other real property interests in Douglas County, Nevada more particularly described in Exhibit A attached hereto and made a part hereof, together with all of the Trustor's right, title and interest in, to and under all rights of way, easements, privileges and appurtenances relating or appertaining to such real estate and all water and water rights, sewer and sewer rights, ditches and ditch rights, minerals, oil and gas rights, royalties, lease or leasehold interests owned by the Trustor, now or hereafter used in connection with or appurtenant to or related to such real estate, and all interests of the Trustor now owned or hereafter acquired in and to streets, roads, alleys and public places, now or hereafter used in connection with such real estate, and all existing or future licenses, contracts, permits and agreements required or used in connection with the ownership, operation or maintenance of such real estate, and any and all insurance proceeds, and any and all awards, including interest, previously or hereafter made to the Trustor for taking by eminent domain or in lieu thereof (collectively, the "Land"); and

(b) All buildings and improvements of every kind and description now or hereafter erected or placed on the Land (the "Improvements"), all Rents and Profits (as hereinafter defined) and all Leases (as hereinafter defined), and all materials intended for construction, reconstruction, alteration and repair of such Improvements now or hereafter erected thereon, all of which materials shall be deemed to be included within the Premises (as hereinafter defined) immediately upon the delivery thereof to the Land, and all fixtures attached to the Land and Improvements (hereinafter, the Land, the Improvements, the Rents and Profits and Leases, and the other property and interests in property described above may be collectively referred to as the "Premises"). Notwithstanding the foregoing provisions, such assignment and grant of security interest contained herein shall not extend to, and any tangible personalty that comprises a part of the Premises (the "Tangible Personalty") shall not include, any personalty which is now or hereafter held by the Trustor as licensee, lessee or otherwise, to the extent that (a) such personalty is not assignable or capable of being encumbered as a matter of law or under the terms of the license, lease or other agreement applicable thereto (but solely to the extent that any such restriction shall be enforceable under applicable law), without the consent of the licensor or lessor thereof or other applicable party thereto and (b) such consent has not been obtained; provided, however, that the foregoing assignment and grant of security interest shall extend to, and the Tangible Personalty shall include, any and all proceeds of such personalty to the extent that the assignment or encumbering of such proceeds is not so restricted under the terms of the license, lease or other agreement applicable thereto; provided that, with respect to any fixtures or items of personal property secured by this Security Instrument, to the extent that the terms and conditions of this Security Instrument are inconsistent with the terms and conditions of that certain Security Agreement dated as of September 17, 2010 by and among the Trustor, Administrative Agent and various other parties (the "Security Agreement"), the terms and conditions of the Security Agreement shall control.

TO HAVE AND HOLD the same, together with all privileges, hereditaments, easements and appurtenances thereunto belonging, to the Trustee, for the benefit of the Administrative Agent, as security for the Secured Obligations.

As additional security for the Secured Obligations, the Trustor hereby transfers and assigns to the Administrative Agent and grants to the Administrative Agent a security interest in all right, title and interest of the Trustor in and to all of the following:

(1) All security deposits, rents, issues, profits and revenues, including, without limitation, rights to payment earned under leases for space in the Improvements for the operation of ongoing retail



businesses such as newsstands, barbershops, beauty shops, physicians' offices, pharmacies and specialty shops, of the Premises from time to time accruing (the "Rents and Profits") and all existing and future leases, subleases, licenses and other agreements for the use and occupancy of all or part of the Premises, together with all guarantees of the lessees' obligations thereunder (collectively, the "Leases"), whether oral or written, for a definite term or month-to-month. This assignment shall extend to and cover any and all extensions and renewals and future Leases and to any and all present and future rights against guarantor(s) of any such obligations and to any and all Rents and Profits collected under the Leases or derived from the Premises. In pursuance of this assignment, and not in lieu hereof, the Trustor shall, upon request from the Administrative Agent, execute and deliver to the Administrative Agent separate specific assignments of rents and leases covering some or all of the Leases, the terms of such assignments being incorporated herein by reference. This assignment is absolute and effective immediately and without possession; however, the Trustor shall have a revocable license to receive, collect and enjoy the Rents and Profits accruing from the Premises until an Event of Default has occurred. Upon the occurrence of any Event of Default, the license shall be revoked automatically, without need of notice, possession, foreclosure or any other act or procedure, and all Rents and Profits assigned hereby shall thereafter be payable to the Administrative Agent. PROVIDED ALWAYS, however, that if Borrowers, Guarantor or Trustor shall completely, fully and finally pay, perform, discharge and satisfy each and all of the Secured Obligations, then this assignment and the estates and interests hereby granted and created shall terminate.

(2) All insurance policies and proceeds thereof, condemnation awards, any and all leases of personal property (including equipment leases), rental agreements, sales contracts, management contracts, franchise agreements, construction contracts, architects' contracts, technical services agreements and other contracts, licenses and permits now or hereafter affecting the Premises, all accounts with respect to the Premises, including rights to payment for goods sold or leased or to be sold or leased or for services rendered or to be rendered), escrows, documents, instruments, chattel paper, claims, deposits and general intangibles, as the foregoing terms are defined in the Uniform Commercial Code in effect in the state in which the Premises is located, as amended from time to time (the "Uniform Commercial Code"), and all plans, specifications, designs, drawings, permits, licenses (including, without limitation, business licenses, state health department licenses, food service licenses, licenses to conduct business, certificates of need and all such other permits, licenses and rights obtained from any governmental, quasi-governmental or private person or entity whatsoever concerning ownership, operation, use or occupancy of the Premises), contract rights (including, without limitation, any contract with any architect or engineer or with any other provider of goods or services for or in connection with any construction, repair or other work upon the Premises, and any contract for management or any other provision of service in connection with the Premises), approvals, actions, refunds of real estate taxes and assessments and any other governmental impositions related to the Premises, approvals, actions and causes of action that now or hereafter relate to, are derived from or are used in connection with the Premises, or the use, operation, maintenance, occupancy or enjoyment thereof or the conduct of any business or activities thereon (all of the foregoing being the "Intangible Personalty") or any part thereof, and the Trustor agrees to execute and deliver to the Administrative Agent such additional instruments, in form and substance reasonably satisfactory to the Administrative Agent, as may hereafter be reasonably requested by the Administrative Agent to evidence and confirm said assignment; provided, however, that acceptance of any such assignment shall not be construed as a consent by the Administrative Agent to any lease, rental agreement, management contract, franchise agreement, construction contract, technical services agreement or other contract, license or permit, or to impose upon the Administrative Agent any obligation with respect thereto.



(3) All rights to payment from the Medicare and Medicaid programs or similar state or federal programs, boards, bureaus or agencies, if any, and rights to payment from patients or private insurers, arising from the operation of the Premises.

(4) All proceeds, products, offspring, rents and profits from any of the foregoing, including, without limitation, those from sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the foregoing.

Any assignment and grant of a security interest contained in Sections 2 and 3 above shall not extend to any of the foregoing to the extent that (a) such rights are not assignable or capable of being encumbered as a matter of law or under the terms of any agreement applicable thereto (but solely to the extent that any such restriction shall be enforceable under applicable law), without the consent of the applicable parties thereto and (b) such consent has not been obtained; provided, however, that the foregoing assignment and grant of a security interest shall extend to any and all proceeds of the foregoing to the extent that the assignment or encumbering of such proceeds is not so restricted by applicable law or under the terms of such agreements applicable thereto.

All the Tangible Personalty that comprises a part of the Premises shall, as far as permitted by law, be deemed to be “fixtures” affixed to the aforesaid Land and conveyed therewith. As to the balance of the Tangible Personalty and the Intangible Personalty, this Security Instrument shall be considered to be a security agreement that creates a security interest in such items for the benefit of the Administrative Agent. In that regard, the Trustor grants to the Administrative Agent all of the rights and remedies of a secured party under the Uniform Commercial Code and grants to the Administrative Agent a security interest in all of the Tangible Personalty and the Intangible Personalty.

The Trustor, and by acceptance hereof the Trustee and the Administrative Agent, covenant, represent and agree as follows:

ARTICLE I

Secured Obligations

1.1 Secured Obligations. This Security Instrument secures all of the following, whether now existing or hereafter incurred (the “Secured Obligations”): all of the Obligations, now existing or hereafter arising pursuant to the Credit Documents, owing from any Credit Party to any Lender or the Administrative Agent, howsoever evidenced, created, incurred or acquired, whether primary, secondary, direct, contingent, or joint and several, including, without limitation, all liabilities arising under Swap Contracts between any Credit Party and any Lender or Affiliate of a Lender, and all obligations and liabilities incurred in connection with collecting and enforcing the foregoing.

The Secured Obligations are, in part, a revolving line of credit facility and the unpaid balance may decrease or increase from time to time.

1.2 Future Advances. Pursuant to the Credit Agreement and the other Credit Documents, the Administrative Agent and/or the Lenders may advance or loan additional sums (herein “Future Advances”) to the Borrowers. This Security Instrument shall secure not only existing indebtedness, but also such Future Advances, with interest thereon as provided in the Credit Agreement, whether such advances are obligatory or to be made at the option of the Administrative Agent, the Lenders or



otherwise, to the same extent as if such Future Advances were made on the date of execution of this Security Instrument.

## ARTICLE II

### Trustor's Covenants, Representations and Agreements

2.1 Title to Premises. The Trustor represents and warrants to the Administrative Agent that (i) it is the fee simple owner of that tract or parcel of land and other real property interests more particularly described in Exhibit A attached hereto and is the owner of, or holds a valid interest in, the balance of the Premises and has the right to convey the same, (ii) that as of the date hereof title to the Premises is free and clear of all encumbrances except for the matters shown on the title insurance policy accepted by the Administrative Agent in connection with this Security Instrument and such other matters as are expressly permitted by the Credit Agreement (collectively, the "Permitted Encumbrances"). The Trustor shall warrant and defend the title to the Premises except for the Permitted Encumbrances against the claims of all Persons.

2.2 Taxes and Other Charges. Trustor will pay, or cause to be paid by the applicable Tenants under the Leases, all taxes, general and special assessments, insurance premiums, permit fees, inspection fees, license fees, water and sewer charges, franchise fees and equipment rents and any other charges or fees against it or the Premises to the extent such payments are required under the terms of the Credit Agreement.

2.3 Reimbursement. The Trustor will reimburse the Administrative Agent upon demand for any sums of money paid by the Administrative Agent to the extent such reimbursements are required under the terms of the Credit Agreement.

2.4 Additional Documents. The Trustor agrees to execute and deliver to the Administrative Agent, concurrently with the execution of this Security Instrument and upon the reasonable request of the Administrative Agent from time to time hereafter, all financing statements and other documents reasonably required to perfect and maintain the security interest created hereby. The Trustor hereby authorizes the Administrative Agent to file any financing statement, continuation of financing statement or similar document required to perfect or continue such security interests.

2.5 Intentionally omitted.

2.6 Fees and Expenses. The Trustor will promptly pay upon demand any and all reasonable costs and expenses (a) of the Administrative Agent to the extent such payments are required under the Credit Agreement and (b) of the Trustee pursuant to this Security Instrument. All of the foregoing costs and expenses shall be Secured Obligations.

2.7 Intentionally omitted.

2.8 Maintenance of Premises. The Trustor shall maintain the Premises as more fully set forth in Section 6.08 of the Credit Agreement.

2.9 Insurance. The Trustor shall maintain, or cause any applicable Tenant to maintain, the insurance for the Premises as set forth in Section 6.07 of the Credit Agreement, including, without



limitation, such insurance as may be required by the Credit Agreement if the Premises qualifies as a Flood Hazard Property.

2.10 Eminent Domain. The Trustor assigns to the Administrative Agent any proceeds or awards that become due by reason of any condemnation or other taking for public use of the whole or any part of the Premises or any rights appurtenant thereto to which the Trustor is entitled, for application in the manner set forth in Section 6.22 of the Credit Agreement.

2.11 Releases and Waivers. The Trustor agrees that no release or reconveyance by the Administrative Agent of any portion of the Premises, the Rents and Profits or the Intangible Personality, no subordination of any Lien, no forbearance on the part of the Lenders or the Administrative Agent to collect on the Secured Obligations, or any part thereof, no waiver of any right granted or remedy available to the Administrative Agent and no action taken or not taken by the Administrative Agent shall in any way have the effect of releasing the Trustor from full responsibility to the Lenders and the Administrative Agent for the complete discharge of each and every of the Trustor's obligations hereunder, except to the extent of such release, reconveyance or waiver.

2.12 Intentionally omitted.

2.13 Assignment of Leases and Trustor Collection of Rents and Profits.

(a) The Trustor hereby authorizes and directs any Tenants of the Premises that, upon written notice from the Administrative Agent, all Rents and Profits and all payments required under the Leases, or in any way respecting same, shall be made directly to the Administrative Agent as they become due. The Trustor hereby relieves said Tenants from any liability to the Trustor by reason of said payments being made to the Administrative Agent. Nevertheless, until the Administrative Agent notifies in writing said Tenants to make such payments to the Administrative Agent, the Trustor shall be entitled to collect all such Rents and Profits and/or payments. The Administrative Agent is hereby authorized to give such notification only upon an Event of Default.

(b) Any and all Rents and Profits collected by the Administrative Agent shall be applied in the manner set forth in the Credit Agreement. Receipt by the Administrative Agent of such Rents and Profits shall not constitute a waiver of any right that the Administrative Agent may enjoy under this Security Instrument, the Credit Agreement or under the laws of the state in which the Premises is located, nor shall the receipt and application thereof cure any default hereunder nor affect any foreclosure proceeding or any sale authorized by this Security Instrument, the Credit Agreement and the laws of the state in which the Premises is located.

(c) The Administrative Agent does not assume and shall not be liable for any obligation of the lessor under any of the Leases and all such obligations shall continue to rest upon the Trustor as though this assignment had not been made. The Administrative Agent shall not be liable for the failure or inability to collect any Rents and Profits.

2.14 Security Agreement.

(a) Insofar as the fixtures and any articles of personal property either referred to or described in this Security Instrument are in any way connected with the use and enjoyment of the Premises, this Security Instrument is hereby made and declared to be a security agreement,



encumbering each and every item of personal property included herein, in compliance with the provisions of the Uniform Commercial Code as enacted in the state where the Premises are located. A financing statement or statements reflecting the grant of security interest by this Security Instrument and affecting all of said personal property may be filed by the Administrative Agent without, to the extent permitted by applicable law, Trustor's signature thereon, and Trustor hereby authorizes such filing. The mention in any such financing statement(s) of the rights in and to (i) the proceeds of any fire or hazard insurance policy or (ii) any award in eminent domain proceedings for a taking or for loss of value or (iii) the Trustor's interest as lessor in any present or future lease or rights to income growing out of the use or occupancy of the Premises shall never be construed as in any manner altering any of the rights of the Trustor or the Administrative Agent as determined by the Credit Agreement or this instrument or impugning the priority of the Administrative Agent's lien granted hereby or by any other recorded document, but such mention in such financing statement(s) is declared to be for the protection of the Administrative Agent in the event any court shall at any time hold with respect to the foregoing (i) or (ii) or (iii), that for the priority of the Administrative Agent's security interest to be effective against a particular class of persons, notice of such security interest must be filed in the Uniform Commercial Code records. The remedies for any violation of the covenants, terms and condition of the security agreement herein contained shall be (A) as prescribed herein or in the Security Agreement or the other Credit Documents or (B) as prescribed by general law or by the specific statutory consequences now or hereafter enacted and specified in said Uniform Commercial Code, at the Administrative Agent's sole election.

(b) The Trustor warrants that the names and addresses set forth in the first paragraph hereof may be used on such financing statements and a statement indicating the types, or describing the items, of Collateral as set forth hereinabove. The location of the Collateral which is Tangible Personalty is upon the Land. The Trustor agrees to furnish the Administrative Agent with notice of any change in the name, identity, company structure, state of registration/organization, residence, principal place of business or mailing address of the Trustor within ten (10) days of the effective date of any such change and the Trustor will promptly execute and/or deliver any financing statements or other instruments deemed necessary by the Administrative Agent to prevent any filed financing statement from becoming misleading or losing its perfected status.

(c) To the extent that this Section 2.14 is inconsistent with the terms and conditions of the Security Agreement, the Security Agreement shall control.

2.15 Fixture Filing. It is intended by Trustor and Administrative Agent that this Security Instrument be effective as a financing statement filed with the real estate records of Douglas County, Nevada as a fixture filing. For purposes of this fixture filing, the "Debtor" is the Trustor and the "Secured Party" is the Administrative Agent. A description of the Land which relates to the fixtures is set forth in Exhibit A attached hereto. Trustor is the record owner of the Land. The organization identification number of Trustor is E0671092011-7.





ARTICLE III

Event of Default

An event of default ("Event of Default") shall exist under the terms of this Security Instrument upon the occurrence and during the continuance of an Event of Default under the terms of the Credit Agreement.

ARTICLE IV

Acceleration; Foreclosure

4.1 Acceleration of Secured Obligations. Upon the occurrence and during the continuance of an Event of Default, the Administrative Agent may, to the extent and in the manner permitted under the terms of the Credit Agreement but subject to Nevada Revised Statutes section 107.080, declare the entire balance of all or any portion of the Secured Obligations, including all interest accrued and unpaid thereon, to be immediately due and payable.

4.2 Foreclosure. Trustee is hereby granted a power of sale. Upon the occurrence and during the continuance of an Event of Default and otherwise in compliance with Section 8.02 of the Credit Agreement, the Administrative Agent may foreclose or cause the Trustee to foreclose the lien of this Security Instrument pursuant to the power of sale granted herein or by judicial or nonjudicial proceeding in a manner permitted by applicable law. The Trustor hereby waives any statutory right of redemption in connection with such foreclosure proceeding.

4.3 Proceeds of Sale. Following a foreclosure sale, the proceeds of such sale shall, subject to applicable law, be applied in accordance with the Credit Agreement.

4.4 Delivery of Possession After Foreclosure. In the event there is a foreclosure sale hereunder and at the time of such sale, the Trustor or the Trustor's heirs, devisees, representatives, successors or assigns are occupying or using the Premises, or any part thereof, each and all immediately shall become the tenant of the purchaser at such sale, which tenancy shall be a tenancy from day to day, terminable at the will of either landlord or tenant, at a reasonable rental per day based upon the value of the property occupied, such rental to be due daily to the purchaser; and to the extent permitted by applicable law, the purchaser at such sale, notwithstanding any language herein apparently to the contrary, shall have the sole option to demand possession immediately following the sale or to permit the occupants to remain as tenants at will. In the event the tenant fails to surrender possession of said property upon demand, the purchaser shall be entitled to institute and maintain a summary action for possession of the property (such as an action for forcible detainer) in any court having jurisdiction.

ARTICLE V

Additional Rights and Remedies of Administrative Agent

5.1 Rights Upon Maturity or an Event of Default. Upon the occurrence and during the continuance of an Event of Default, the Administrative Agent, immediately and without additional notice and without liability therefor to the Trustor and to the extent permitted by law, except for its own gross negligence or willful misconduct, may do or cause to be done any or all of the following, subject to the



rights of any applicable Tenants under the Leases: (a) take physical possession of the Premises; (b) exercise its right to collect the Rents and Profits; (c) enter into reasonable contracts for the completion, repair and maintenance of the Improvements thereon; (d) expend any income, Rents and Profits derived from the Premises and, to the extent such income and Rents and Profits are insufficient, loan funds for payment of any taxes, insurance premiums, assessments and reasonable charges for: (1) completion, repair and maintenance of the Improvements, (2) preservation of the lien of this Security Instrument, and (3) satisfaction and fulfillment of any liabilities or obligations of the Trustor arising out of or in any way connected with the construction of Improvements on the Premises whether or not such liabilities and obligations in any way affect, or may affect, the lien of this Security Instrument; (e) enter into leases demising the Premises or any part thereof; (f) take such reasonable steps as are permitted under the terms of the Credit Agreement to protect and enforce the specific performance of any covenant, condition or agreement in the Notes, this Security Instrument, the Credit Agreement, or the other Credit Documents, or to aid the execution of any power herein granted; (g) generally, supervise, manage, and contract with reference to the Premises as if the Administrative Agent were equitable owner of the Premises; (h) seek the appointment of a receiver as provided in Section 5.2 below; (i) exercise any or all of the remedies available to a secured party under the Uniform Commercial Code, including, but not limited to, selling, leasing or otherwise disposing of any fixtures and personal property which is encumbered hereby at public sale, with or without having such fixtures or personal property at the place of sale, and upon such reasonable terms and in such reasonable manner as the Administrative Agent may determine; (j) exercise any or all of the remedies of a secured party under the Uniform Commercial Code with respect to the Tangible Personalty and the Intangible Personalty; and (k) enforce any or all of the assignments or collateral assignments made in this Security Instrument as additional security for the Secured Obligations. The Trustor also agrees that any of the foregoing rights and remedies of the Administrative Agent may be exercised at any time independently of the exercise of any other such rights and remedies, and the Administrative Agent may continue to exercise any or all such rights and remedies until the Event(s) of Default are cured or waived with the consent of the Required Lenders or the Lenders (as required by the Credit Agreement) or until foreclosure and the conveyance of the Premises or until the Secured Obligations are satisfied or paid in full and all Commitments are terminated.

5.2 Appointment of Receiver. If any of the Secured Obligations are not paid upon maturity or upon the occurrence and continuance of an Event of Default, the Administrative Agent as a matter of right shall be entitled to the appointment of a receiver or receivers for all or any part of the Premises, to take possession of and to operate the Premises, and to collect the rents, issues, profits, and income thereof, all expenses of which shall become Secured Obligations, whether such receivership be incident to a proposed sale (or sales) of such property or otherwise, and without regard to the value of the Premises or the solvency of any Person or Persons liable for the payment of any Secured Obligations, and, to the extent permitted by applicable law, the Trustor hereby irrevocably consents to the appointment of such receiver or receivers, waives any and all defenses to such appointment, and agrees not to oppose any application therefor by the Administrative Agent. Nothing herein is to be construed to deprive the Administrative Agent of any other right, remedy or privilege it may have under the law to have a receiver appointed. Any money advanced by the Administrative Agent in connection with any such receivership shall be a demand obligation (which obligation the Trustor hereby promises to pay) owing by the Trustor to the Administrative Agent pursuant to this Security Instrument.

5.3 Waivers. No waiver of any Event of Default shall at any time thereafter be held to be a waiver of any rights of the Administrative Agent stated anywhere in the Notes, this Security Instrument, the Credit Agreement or any of the other Credit Documents (except to the extent of such waiver), nor shall any waiver of a prior Event of Default operate to waive any subsequent Event(s) of Default. All remedies provided in this Security Instrument, in the Notes, in the Credit Agreement and in the other



Credit Documents are cumulative and may, at the election of the Administrative Agent, be exercised alternatively, successively, or in any manner and are in addition to any other rights provided by law.

5.4 Marshalling. The Trustor hereby waives, in the event of foreclosure of this Security Instrument or the enforcement by the Administrative Agent of any other rights and remedies hereunder, any right otherwise available to it with regard to the marshalling of its assets which secure the Loans and any other indebtedness secured hereby or to require the Administrative Agent to pursue its remedies against any other such assets.

ARTICLE VI

General Conditions

6.1 Terms. The singular used herein shall be deemed to include the plural; the masculine deemed to include the feminine and neuter; and the named parties deemed to include their heirs, and permitted successors and assigns. The term "Lender" shall include any of the Persons identified as a "Lender" on the signature pages to the Credit Agreement, and any Person that may become a Lender by way of assignment in accordance with the terms of the Credit Agreement, together with their successors and permitted assigns.

6.2 Notices. All notices and other communications required or permitted to be given hereunder shall have been duly given if given in accordance with the requirements of the Credit Agreement. All notices or other communications to the Trustee hereunder shall be given in accordance with the requirements of the Credit Agreement to:

CHICAGO TITLE INSURANCE COMPANY  
c/o GENERAL ELECTRIC CAPITAL CORPORATION  
500 West Monroe Street  
Chicago, Illinois 60661  
Attention: Healthcare Financial Services Real Estate  
(Loan No. 07-0004357)

6.3 Severability. If any provision of this Security Instrument is determined to be illegal, invalid or unenforceable, such provision shall be fully severable and the remaining provisions shall remain in full force and effect and shall be construed without giving effect to the illegal, invalid or unenforceable provisions.

6.4 Headings; Recitals. The captions and headings herein are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Security Instrument nor the intent of any provision hereof. The Recitals set forth above are incorporated herein.

6.5 Conflicting Terms. In the event the terms and conditions of this Security Instrument conflict with the terms and conditions of the Credit Agreement, the terms and conditions of the Credit Agreement shall control and supersede the provisions of this Security Instrument with respect to such conflicts.

6.6 Governing Law. This Security Instrument shall be governed by and construed in accordance with the internal law of the state where the Premises is located.



6.7 Application of the Foreclosure Law. If any provision in this Security Instrument shall be inconsistent with any provision of the foreclosure laws of the state where the Premises is located, the provisions of such laws shall take precedence over the provisions of this Security Instrument, but shall not invalidate or render unenforceable any other provision of this Security Instrument that can be construed in a manner consistent with such laws.

6.8 WRITTEN AGREEMENT.

(a) THE RIGHTS AND OBLIGATIONS OF THE TRUSTOR AND THE ADMINISTRATIVE AGENT SHALL BE DETERMINED SOLELY FROM THIS WRITTEN SECURITY INSTRUMENT AND THE OTHER CREDIT DOCUMENTS, AND ANY PRIOR ORAL OR WRITTEN AGREEMENTS BETWEEN THE ADMINISTRATIVE AGENT AND THE TRUSTOR CONCERNING THE SUBJECT MATTER HEREOF AND OF THE OTHER CREDIT DOCUMENTS ARE SUPERSEDED BY AND MERGED INTO THIS SECURITY INSTRUMENT AND THE OTHER CREDIT DOCUMENTS.

(b) THIS SECURITY INSTRUMENT AND THE OTHER CREDIT DOCUMENTS MAY NOT BE VARIED BY ANY ORAL AGREEMENTS OR DISCUSSIONS THAT OCCUR BEFORE, CONTEMPORANEOUSLY WITH, OR SUBSEQUENT TO THE EXECUTION OF THIS SECURITY INSTRUMENT OR THE OTHER CREDIT DOCUMENTS.

(c) THIS WRITTEN SECURITY INSTRUMENT AND THE OTHER CREDIT DOCUMENTS REPRESENT THE FINAL AGREEMENTS BETWEEN THE PARTIES AND MAY NOT BE CONTRADICTED BY EVIDENCE OF PRIOR, CONTEMPORANEOUS, OR SUBSEQUENT ORAL AGREEMENTS OF THE PARTIES. THERE ARE NO UNWRITTEN ORAL AGREEMENTS BETWEEN THE PARTIES.

6.9 WAIVER OF JURY TRIAL. TRUSTOR AND, BY ITS RESPECTIVE ACCEPTANCE HEREOF, ADMINISTRATIVE AGENT AND EACH LENDER HEREBY IRREVOCABLY WAIVE, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, THEIR RESPECTIVE RIGHTS TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THIS SECURITY INSTRUMENT OR ANY OTHER CREDIT DOCUMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY (WHETHER BASED ON CONTRACT, TORT OR ANY OTHER THEORY). TRUSTOR AND, BY ITS RESPECTIVE ACCEPTANCE HEREOF, ADMINISTRATIVE AGENT AND EACH LENDER (A) CERTIFY THAT NO REPRESENTATIVE, AGENT OR ATTORNEY OF ANY OTHER PERSON HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PERSON WOULD NOT, IN THE EVENT OF LITIGATION, SEEK TO ENFORCE THE FOREGOING WAIVER AND (B) ACKNOWLEDGE THAT TRUSTOR, ADMINISTRATIVE AGENT AND EACH LENDER HAVE BEEN INDUCED TO ENTER INTO THIS SECURITY INSTRUMENT AND THE OTHER CREDIT DOCUMENTS BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

6.10 State Specific Provisions. In the event of any inconsistencies between this Section 6.10 and any of the other terms and provisions of this Security Instrument, the terms and provisions of this Section 6.10 shall control and be binding.

(a) Pursuant to Nevada Revised Statutes sections 106.300 et. seq., or any successor statutes, the lien of this Security Instrument may, at the option of Administrative Agent and/or the



Lenders, secure Future Advances up to a maximum principal amount of Five Hundred Five Million and No/100 Dollars (\$505,000,000.00), together with interest thereon, with a priority dating from the time that this instrument is recorded in the office of the Douglas County recorder. Notwithstanding anything to the contrary contained in any other Credit Document executed in connection herewith, neither Administrative Agent nor the Lenders shall have any obligation to make any Future Advances in the event Trustor exercises its election to terminate pursuant to Nevada Revised Statutes section 106.380.

(b) Upon written request of the Administrative Agent stating that all sums secured hereby have been paid in full, and upon surrender of this Security Instrument and the notes evidencing the Secured Obligations to the Trustee for cancellation and retention, and upon payment by the Trustor of the Trustee's fees, the Trustee shall reconvey to the Trustor, or to the person or persons legally entitled thereto, without warranty, any portion of the Premises then held hereunder. The recitals in such reconveyance of any matters or facts shall be conclusive proof of the truthfulness thereof. The grantee in any reconveyance may be described as "the person or persons legally entitled thereto." Neither Administrative Agent nor Trustee shall have any duty to determine the rights of persons claiming to be rightful grantees of any reconveyance.

(c) From time to time, the Administrative Agent may substitute a successor to any Trustee named in or acting under this Security Instrument in any manner now or later to be provided at law, or by a written instrument executed and acknowledged by the Administrative Agent and recorded in the office of the Douglas County recorder. Any such instrument shall be conclusive proof of the proper substitution of the successor Trustee, who shall automatically upon recordation of the instrument succeed to all estate, title, rights, powers and duties of the predecessor Trustee, without conveyance from it.

(d) The Administrative Agent may cause any portion of the Premises which consists solely of real property to be sold by Trustee as permitted by applicable law. Before any such trustee's sale, the Administrative Agent or Trustee shall give such notice of default and/or sale as may then be required by applicable law. When all time periods then legally mandated have expired, and after such notice of sale as may then be legally required has been given, Trustee shall sell the Premises, either as a whole or in separate parcels, and in such order as Trustee may determine, at a public auction to be held at the time and place specified in the notice of sale. Neither Trustee nor the Administrative Agent shall have any obligation to make demand on Trustor before any trustee's sale. From time to time Trustee may, and in any event at the Administrative Agent's request shall, postpone any trustee's sale by public announcement at the time and place noticed for that sale and shall thereafter postpone said sale from time to time by public announcement at the time previously appointed. At any trustee's sale, Trustee shall sell to the highest bidder at public auction for cash in lawful money of the United States, or such other form of payment satisfactory to Trustee. Any person, including Trustor, Trustee or the Administrative Agent, may purchase at the trustee's sale to the extent permitted by then applicable law. To the extent of the indebtedness secured hereby, the Administrative Agent need not bid for cash at any sale of all or any portion of the Premises pursuant hereto, but the amount of any successful bid by the Administrative Agent shall be applied in reduction of said indebtedness. Trustee shall execute and deliver to the purchaser(s) a deed or deeds conveying the property being sold without any covenant or warranty whatsoever, express or implied. The recitals in any such deed of any matters or facts, including any facts bearing upon the regularity or validity of any trustee's sale, shall be conclusive proof of their truthfulness. Any such deed shall be conclusive against all persons as to the facts recited in it.



(e) The Administrative Agent may proceed under the Uniform Commercial Code as to all or any part of the Premises (together with the Intangible Personalty) secured by this Security Instrument, and in conjunction therewith may exercise all of the rights, remedies and powers of a secured creditor under the Uniform Commercial Code. When all time periods then legally mandated have expired, and after such notice of sale as may then be legally required has been given, Trustee may sell all or any part of the Premises or Intangible Personalty at a public sale to be held at the time and place specified in the notice of sale. It shall be deemed commercially reasonable for the Trustee to dispose of all or any part of the Premises or Intangible Personalty without giving any warranties thereto and specifically disclaiming all disposition warranties. Alternatively, the Administrative Agent may choose to dispose of some or all of the Premises, in any combination consisting of both personal property and real property, in one sale to be held in accordance with the law and procedures applicable to real property, as permitted by Article 9 of the Uniform Commercial Code. Trustor agrees that such a sale of personal property together with real property constitutes a commercially reasonable sale of the personal property.

PROVIDED ALWAYS, and it is the true intent and meaning of the Trustor and the Administrative Agent, that if the Borrowers, the Trustor or the Guarantor, or their successors and assigns, shall pay or cause to be paid and discharged unto the Administrative Agent, its successors and assigns, the Secured Obligations according to the terms of this Security Instrument and the Credit Documents and all Commitments are terminated, then this Security Instrument shall cease, determine and be void, otherwise it shall remain in full force and virtue. And it is agreed, by and between the Trustor and the Administrative Agent, that the Trustor is to hold and enjoy the said premises until an Event of Default occurs under the terms of this Security Instrument.

[SIGNATURES ON THE NEXT PAGE]



IN WITNESS WHEREOF, the Trustor has executed this Security Instrument under seal on the date of acknowledgement below to be effective as of the above written date.

TRUSTOR:

GARDNERVILLE PROPERTY, L.L.C.,  
a Delaware limited liability company

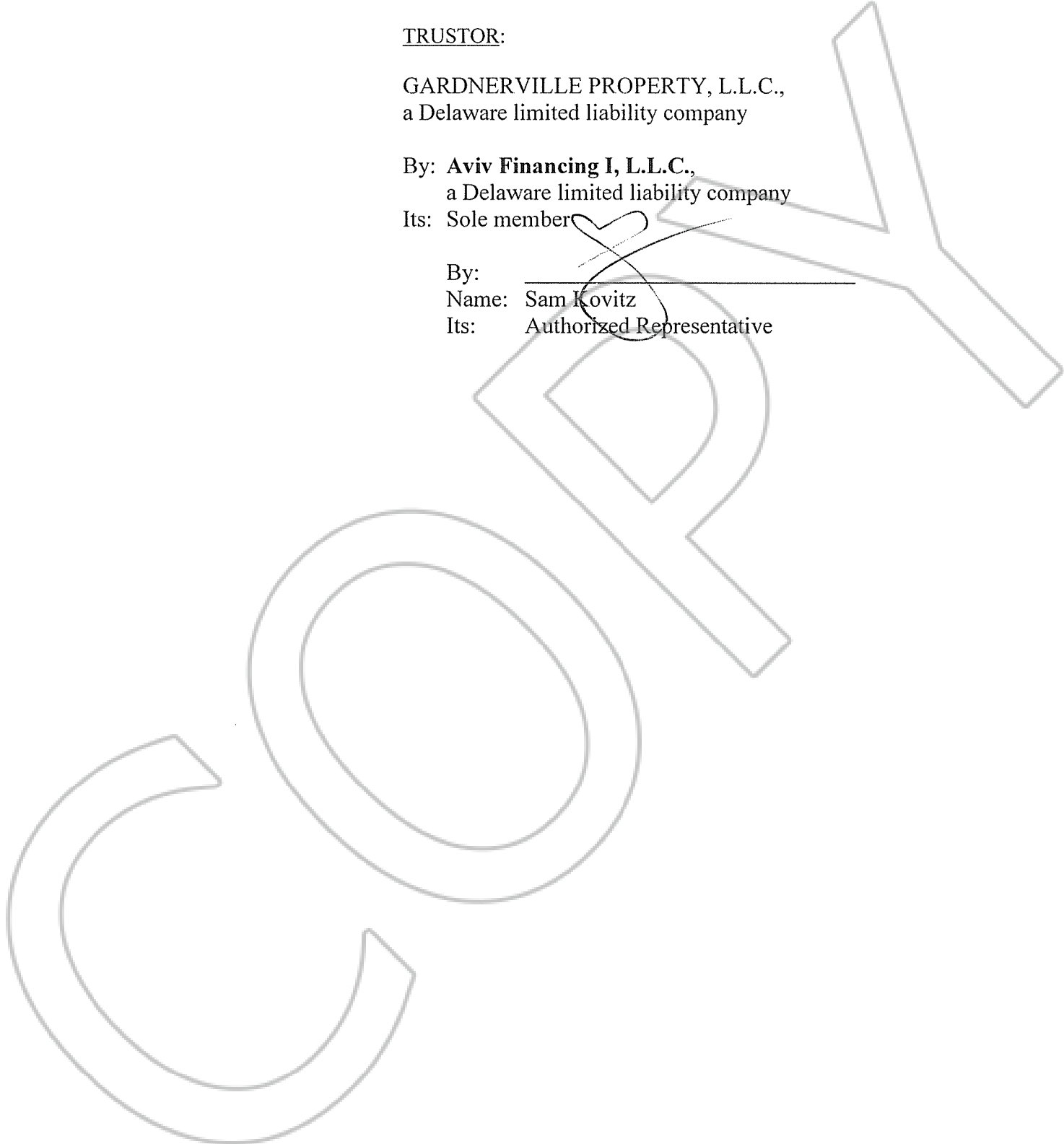
By: **Aviv Financing I, L.L.C.**,  
a Delaware limited liability company

Its: Sole member

By: \_\_\_\_\_

Name: Sam Kovitz

Its: Authorized Representative





STATE OF IL )  
 )  
COUNTY OF COOK ) ss.

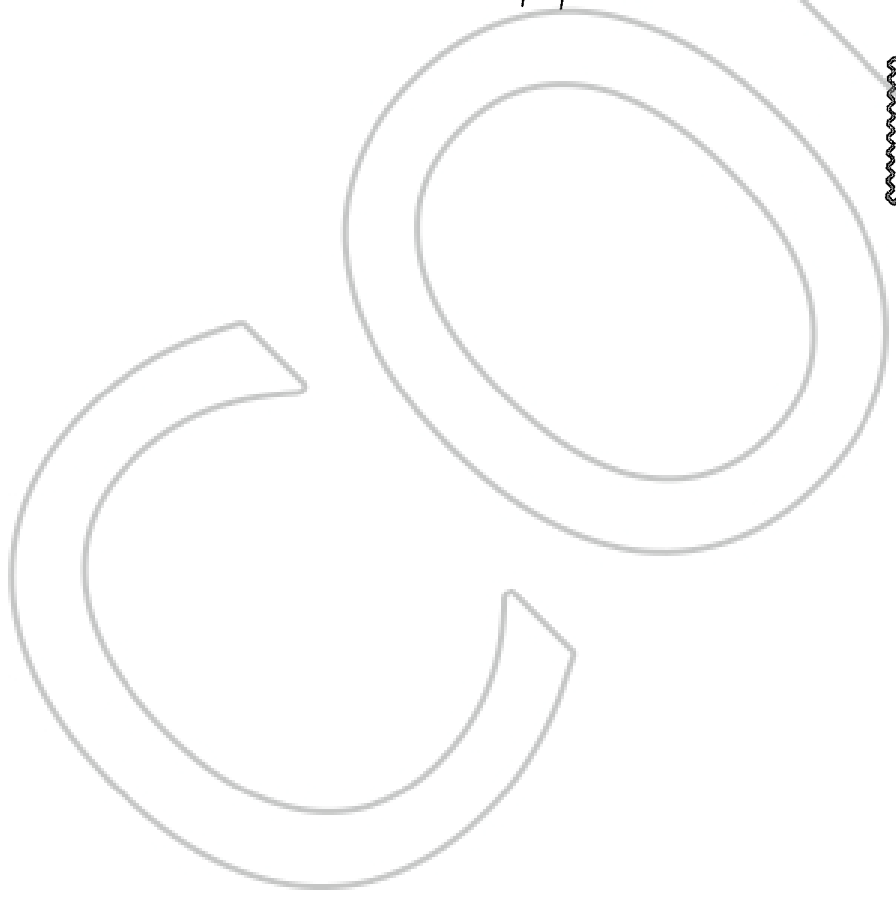
I, EM SCHAACK, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Sam Kovitz in his capacity as an Authorized Representative of Aviv Financing I, L.L.C., a Delaware limited liability company, as the sole member of GARDNERVILLE PROPERTY, L.L.C., a Delaware limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Authorized Representative, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said company, on behalf of the above named entities, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 24<sup>th</sup> day of February, 2012.

Elizabeth M. Schaack  
NOTARY PUBLIC

My Commission Expires: 8/5/2013

[SEAL]







**EXHIBIT A**

**Legal Description**

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

Parcel 1:

Parcel 5B of Record of Survey for JEWEL COMMERCIAL PARK (a Commercial Subdivision) HCRI Nevada Properties, Inc., recorded February 26, 2004, in Book 204, Page 11261, as Document No. 605686, Official Records, being more particularly described as follows:

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeasterly corner of Lot 5, Block "D" as shown on the Final Map for Jewel Commercial Park, Phase 2 filed for record July 24, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 417846, the southwesterly terminus of Mathias Parkway, the POINT OF BEGINNING;

Thence along the boundary of said Lot 5, South 29°35'16" West, 237.13 feet;

Thence North 60°24'44" West, 237.25 feet;

Thence North 71°18'45" West, 58.86 feet;

Thence North 11°08'02" West, 343.63 feet to a point on the southerly boundary of Lot 5A as shown on the Record of Survey for Jewel Commercial Park recorded September 19, 1997 in said office of Recorder as Document No. 422092;

Thence along said boundary of Lot 5A of the following courses: North 81°33'55" East, 134.55 feet; North 45°14'39" East, 20.00 feet to a point on the westerly right-of-way of Mathias Parkway;

Thence along said right-of-way, South 44°45'21" East, 423.56 feet to the POINT OF BEGINNING, containing 2.90 acres, more or less.

*Document No. 731864 is provided pursuant to NRS 111.302*

Parcel 2:

Reciprocal Easements as set forth in that certain document entitled Declaration of Reciprocal Easements and Covenants recorded February 26, 2004, Book 204, page 11262, as Document No. 605687 of Official Records Douglas County, Nevada.

APN: 1220-10-610-013



**Permanent Tax Index Number[s]:**

1220-10-610-013

**Property Address:**

1573 Mathias Parkway  
Gardnerville, Nevada 89410

