

DOUGLAS COUNTY, NV **2018-911476**
RPTT:\$62400.00 Rec:\$35.00
\$62,435.00 Pgs=5 **03/13/2018 11:39 AM**
FIRST AMERICAN TITLE NCS LAS VEGAS
KAREN ELLISON, RECORDER

WHEN RECORDED RETURN TO:

Minden APL MP, LLC
Attn.: S. David Selznick
One Town Center Road, Suite 300
Boca Raton, FL 33486

MAIL TAX STATEMENTS TO:

Minden APL MP, LLC
Attn.: S. David Selznick
One Town Center Road, Suite 300
Boca Raton, FL 33486

APN: 1320-30-613-003

(Space above line for Recorder's use only)

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CTH Minden, LLC, a Nevada limited liability company also known as CTH Minden, LLC., as "GRANTOR," does hereby Grant, Bargain, Sell and Convey to MINDEN APL MP, LLC, a Delaware limited liability company, as "GRANTEE," all of Grantor's interest in and to the real property located in County of Douglas, State of Nevada bounded and described as follows:

See Exhibit A attached hereto and incorporated herein by this reference;

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

SUBJECT TO:

1. The lien or liens for general and special state, county and municipal taxes and assessments for the current fiscal tax year not delinquent, including the lien of supplemental property taxes not delinquent.
2. All matters of record.

{Signature Page Follows}

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the date set forth below. .

Dated as of March 2, 2018.

“GRANTOR”

CTH MINDEN, LLC, A NEVADA LIMITED LIABILITY COMPANY ALSO KNOWN AS CTH MINDEN, LLC.

By: Rodolfo Bianchi
Name: Rodolfo Bianchi
Title: Manager

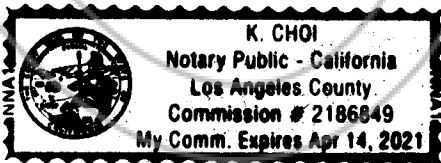
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)ss.

On February 12, 2018 before me, K. Choi, Notary Public, personally appeared Rodolfo Bianchi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: K. Choi

Place Notary Seal Above

EXHIBIT A
REAL PROPERTY

COPY

**LOT 3B
MINDEN MEDICAL MALL**

All that certain lot, piece, or parcel of land situated in Douglas County, State of Nevada, and more particularly described as follows:

A parcel of land located within a portion of Section 30, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows:

A portion of Adjusted Parcel 3 as shown on that certain Final Map LDA 07-023, MINDEN MEDICAL MALL, a commercial subdivision, recorded in the office of the Douglas County Recorder, State of Nevada on April 22, 2009 in Book 0409, at Page 5589 as Document No. 741788, Official Records, described as follows:

Lot 3B, as shown on that certain Record of Survey for CTH MINDEN, LLC, recorded in the office of the Douglas County Recorder, State of Nevada on the 5th day of February, 2018 File No. 2018-910035, Official Records, more particularly described as follows:

BEGINNING at the Northwest corner of Lot 3B monumented with a 5/8" rebar with a 1" cap stamped PLS 17632,

THENCE along the north line of said Adjusted Parcel 3, S. 89°00'27" E., 98.82 feet to a corner monumented with a 5/8" brass tag stamped PLS 17632 nailed into asphalt;

THENCE S. 01°05'22" W., 176.44 feet to a corner monumented with a 5/8" brass tag stamped PLS 9392, nailed into concrete;

THENCE S. 88°46'49" E., 145.07 feet to a corner monumented with a 5/8" rebar with a 1.5" aluminum cap stamped PLS 9392;

THENCE S. 01°13'11" W., 199.27 feet to a corner monumented with a 5/8" brass tag stamped PLS 9392, nailed into concrete;

THENCE S. 44°44'12" W., 231.18 feet to a point on the south line of said Adjusted Parcel 3 and a corner monumented with a 5/8" rebar with a 1.5" aluminum cap stamped PLS 9392;

THENCE along the south line of said Adjusted Parcel 3, N. 62°37'27" W., 92.64 feet to a corner monumented with a 5/8" rebar with a 1" cap stamped PLS 6899;

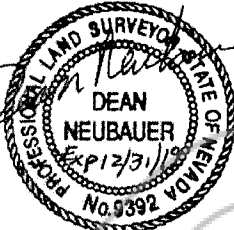
THENCE along the west line of said Adjusted Parcel 3, N. 00°59'49" E., 502.13 feet to the **POINT OF BEGINNING**.

Lot 3B contains 91,476 Square Feet more or less.

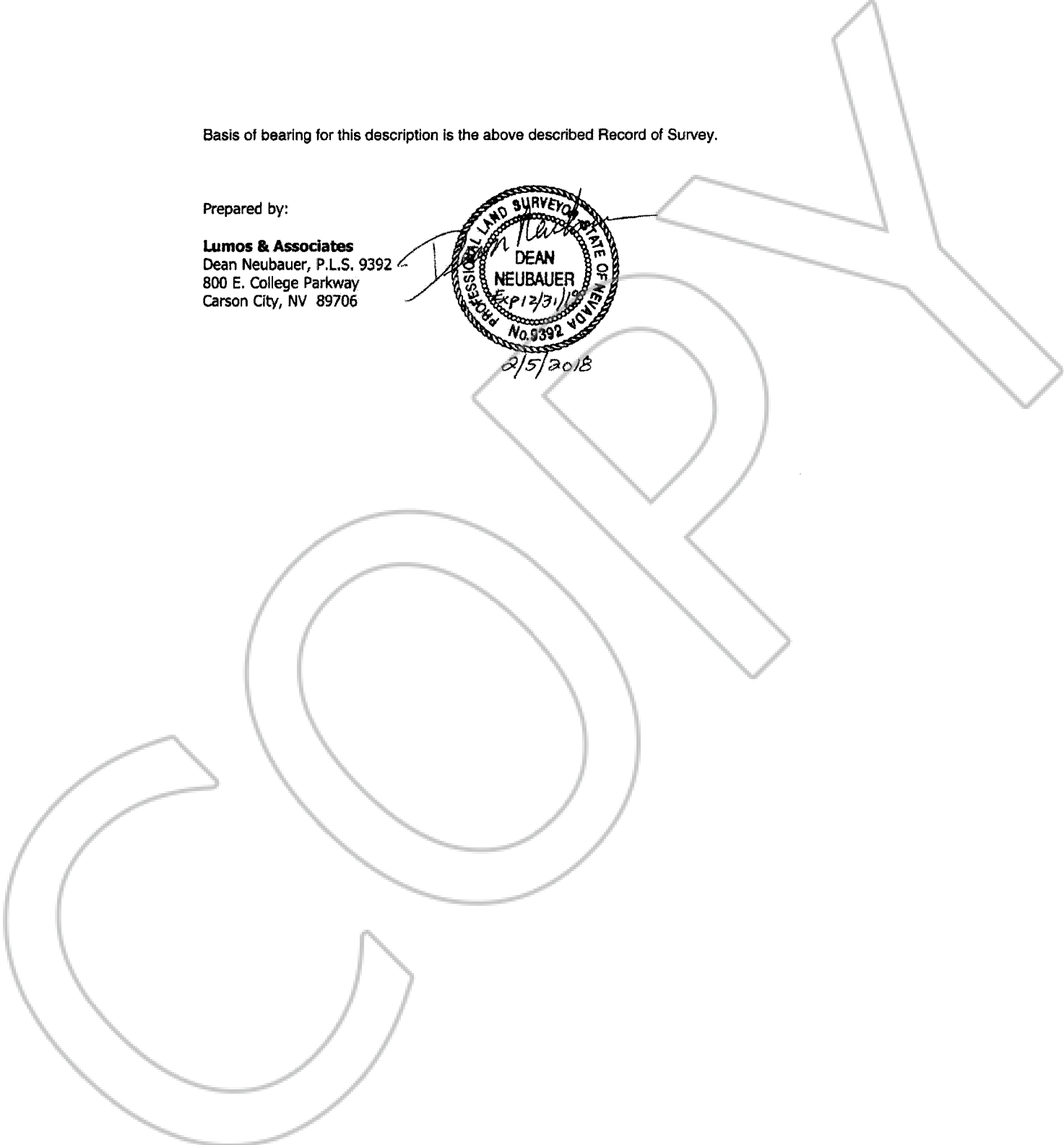
Basis of bearing for this description is the above described Record of Survey.

Prepared by:

Lumos & Associates
Dean Neubauer, P.L.S. 9392
800 E. College Parkway
Carson City, NV 89706



2/5/2018



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1320-30-613-003
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam. Res.
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$16,000,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$16,000,000.00
 d) Real Property Transfer Tax Due \$62,400.00
4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____
5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: _____
 Signature: _____

Capacity: Muhammad Sanyal Buyer
 Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

CTH Minden, LLC Attn: Russ
 Print Name: Schultz
 Address: 10765 Double R Blvd., Suite 200
 City: Reno
 State: NV Zip: 89521

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Minden APL MP, LLC Attn:
 Print Name: Gregg Graines
 Address: 181 West Madison, Suite 4700
 City: Chicago
 State: IL Zip: 60602

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Company National Commercial
 Print Name: Services File Number: 3020-879951 mi/mi
 Address 666 Third Avenue, 5th Floor
 City: New York State: NY Zip: 10017

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)

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Signature: *[Handwritten Signature]* Capacity: manager Seller
 Signature: _____ Capacity: _____

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(REQUIRED)

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(REQUIRED)

Minden APL MP, LLC Attn:
 Print Name: Gregg Graines
 Address: 181 West Madison, Suite 4700
 City: Chicago
 State: IL Zip: 60602

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Company National Commercial
 Print Name: Services File Number: 3020-879951 mi/mi
 Address 666 Third Avenue, 5th Floor
 City: New York State: NY Zip: 10017

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)