

Return to: SP116376
Fidelity National Title
Insurance Co.

Recording Requested by and
When Recorded Mail to:

GGD Oakdale LLC
2200 Paseo Verde Parkway Suite 260
Henderson, Nevada 89052
Attention: Mr. Sanjiv Chopra


SPECIAL WARRANTY DEED

GGD Oakdale LLC, a California limited liability company, for consideration paid, grants to Rhino Holdings Tower 10, LLC, a Delaware limited liability company, that certain real estate situated in Bernalillo County, New Mexico (the "Property") and described on Exhibit "A" hereto.

SUBJECT TO current assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, and restrictions, obligations, liabilities, and other matters as may appear of record, and all matters that a current, accurate survey of the Property or physical inspection of the Property would disclose, and taxes for the year 2021 and subsequent years, with special warranty covenants.

WITNESS my hand and seal this 7 day of August, 2021.

GGD Oakdale LLC,
a California limited liability company

By: 
Name: Sanjiv Chopra
Title: Vice President and Managing Director

STATE OF NEVADA)
) ss
COUNTY OF Clark)

This instrument was acknowledged before me on 9-7, 2021, by SANJIV CHOPRA, as Manager of **GGD OAKDALE, LLC**, a California limited liability company, on behalf of the company.



(Signature of notarial officer)

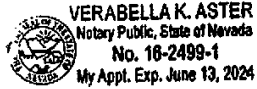


Exhibit A

LEGAL DESCRIPTION

PARCEL 11

A certain Parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising a northwesterly portion of Parcel "C-1", of the Replat Showing Parcels "C1" & "C-2", Comprising a Replat of Parcel "C" of Replatted Blocks 19 & 20, of the TIJERAS PLACE ADDITION, Albuquerque, New Mexico, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 6, 1974, and being further more described by metes and bounds as follows:

Beginning at the northwest corner of the Parcel herein described, said beginning point also being the northwest corner of said parcel "C-1", and from beginning point running thence;
S. 89 deg. 45' 33" E., 134.86 feet along the northerly boundary of the Parcel herein described to the northeast corner; thence,
S. 00 deg. 14' 27" W., 25.00 feet along the easterly boundary of the Parcel herein described to a point; thence,
S. 89 deg. 45' 33" E. 10.14 feet to a point; thence,
S. 00 deg. 14' 27" W., 25.00 feet to the southeast corner; thence,
N. 89 deg. 45' 33" W., 145.00 feet along the southerly boundary of the Parcel herein described to the southwest corner; thence,
N. 00 deg. 14' 27" E., 50.00 feet along the westerly boundary of the Parcel herein described to the point and place of beginning.

PARCEL 12

A certain Parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising a majority portion of Parcel "C-1", together with a 30.00 foot Ingress and Egress Easement (bound on the west as established by the New Mexico State Highway Commission right-of-way for Project No. U-034-1(6) and (3-6-EL-2) QUITCLAIM DEED filed 9/15/75, Book 990, pages 33-34) and all of Parcel "C-2", of REPLAT SHOWING PARCEL "C1" & "C- 2" COMPRISING A REPLAT OF PARCEL "C" OF REPLATTED BLOCKS 19 & 20 OF THE TIJERAS PLACE ADDITION, as the same are shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 6, 1974 in Plat Book C-9, page 190, and further more being described by metes and bounds as follows:

Beginning at the northeast corner of the Parcel herein described, said point also being the northeast corner of said Parcel "C-2", and being a point on the westerly right-of-way of Madeira Drive N.E., and from said beginning point, running thence;
S. 00 deg. 14' 27" W., 260.00 feet along the easterly boundary of the Parcel herein described, also being said westerly right-of-way of Madeira Drive N.E., to the southeast corner, said point also being the southeast corner of said Parcel "C-2"; thence,
N. 89 deg. 45' 33" W., 432.76 feet, to the southwest corner, also being the southwest corner of said Parcel "C-1"; thence,
N. 00 deg. 14' 27" E., 30.00 feet to a point; thence,
S. 89 deg. 45' 33" E., 202.90 feet to a point; thence,
N. 00 deg. 14' 27" E., 205.00 feet along the westerly boundary of the Parcel herein described, to the northwest corner; thence,
S. 89 deg. 45' 33" E., 39.86 feet along the northerly boundary of the Parcel herein described and said

Parcel "C-1" to a point; thence,
N. 00 deg. 14' 27" E., 25.00 feet to a point; thence,
S. 89 deg. 45' 33" E., 190.00 feet to the point and place of beginning.

PARCEL 13

A certain Parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising a northerly portion of Parcel "E", of REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19, TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE N.E. & ZIA ROAD N.E. OF TIJERAS PLACE ADDITION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 13, 1974 in Plat Book D-6, page 28, and further more being described by metes and bounds as follows:

Beginning at the northwest corner of the Parcel herein described, also being the northwest corner of said Parcel "E", a point on the easterly right-of-way of San Mateo Blvd. N.E., and from said beginning point running thence;

S. 89 deg. 45' 33" E., 73.09 feet along the northerly boundary of said Parcel "E", and the Parcel herein described, to the northeast corner of same; thence,
S. 00 deg. 14' 27" W., 100.00 feet along the easterly boundary of said Parcel "E", and the Parcel herein described, to the southeast corner; thence,
N. 89 deg. 45' 33" W., 73.13 feet along the southerly boundary of the Parcel herein described, to the southwest corner, being a point on the easterly right-of-way of San Mateo Blvd. N.E.; thence,
N. 00 deg. 15' 47" E., 100.00 feet along the westerly boundary of the Parcel herein described, and the easterly right-of-way of San Mateo Blvd. N.E., to the point and place of beginning.

PARCEL 14

A certain Parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising a southerly portion of Parcel "E", of REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19, TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE N.E. & ZIA ROAD N.E. OF TIJERAS PLACE ADDITION, as the same is shown and designated on the plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 13, 1974 in Plat Book D6, page 28, and further more being described by metes and bounds as follows:

Beginning at southeast corner of the Parcel herein described, said point also being the southeast corner of said parcel "E", and from said beginning point running thence;

N. 00 deg. 14' 27" E., 130.00 feet along the easterly boundary of said Parcel "E", and the parcel herein described, to the northeast corner; thence,
N. 89 deg. 45' 33" W, 73.13 feet along the northerly boundary of the Parcel herein described to the northwest corner, being a point on the easterly right-of- way of San Mateo Blvd. N.E. (as established by the New Mexico State Highway Commission right-of-way for Project No. U-034-1(6)); thence,
S. 00 deg. 15' 47" W., 60.78 feet along the westerly boundary of the Parcel herein described and the said easterly right-of-way of San Mateo Blvd., to a point; thence,
S. 12 deg. 34' 33" E., 28.13 feet to a point of curvature; thence 20.41 feet along the arc of a curve to the left, having a radius of 15.15 feet, and a central angle of 77 deg. 11' 00"; thence,
S. 00 deg. 14' 27" W., 30.00 feet to the southwest corner of the Parcel herein described; thence,
S. 89 deg. 45' 33" E., 52.14 feet along the southerly boundary of said Parcel "E", and the Parcel herein described to the point and place of beginning.

PARCEL 15

A certain Parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico

Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising that Parcel described by QUITCLAIM DEED (3-7-EL-1) filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on May 21, 1974, in Book D-963, Pages 239-240, and further more being described by metes and bounds as follows:

Beginning at the most northerly corner of the Parcel herein described, a point on the easterly right-of-way of San Mateo Blvd., whence the northwest corner of Parcel "E", of REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19, TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE N.E. & ZIA ROAD N.E. OF TIJERAS PLACE ADDITION, as the same is shown and designated on the Plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 13, 1974, bears N. 00 deg. 15' 47" E., 160.78 feet, and from beginning point running thence;

S. 12 deg. 34' 33" E., 28.13 feet to a point of curvature; thence, 20.41 feet along the arc of a curve to the left, having a radius of 15.15 feet and a central angle of 77 deg. 11' 00", to the southeast corner of the Parcel herein described; thence,

N. 89 deg. 45' 33" W., 21.03 feet to southwest corner of the Parcel herein described, also being a point on the easterly right-of-way of San Mateo Blvd.; thence,

N. 00 deg. 15' 47" E., 39.24 feet along said easterly right-of-way of San Mateo Blvd., and westerly boundary of the Parcel herein described to the point and place of beginning.

PARCEL 16

A certain tract or parcel of land lying and being situate in Lots numbered One (1) and Two (2), of Block numbered Twenty-five (25), Amended Plat of TIJERAS PLACE ADDITION, an Addition to the City of Albuquerque, Bernalillo County, New Mexico, plat of said Addition having been filed on August 24, 1923, in the office of the County Clerk, County of Bernalillo, New Mexico, being more particularly bounded and described as follows, to wit:

Beginning at a point on the Northerly line of Lot 1, said point bears Westerly a distance of 57.90 feet from the Northeasterly corner of said Lot 1; thence Southwesterly on a curve having a radius of 9.40 feet through an arc of 77 deg. 08' 20" to the left a distance of 12.66 feet to a point of tangent; thence S. 13 deg. 38' 41" W., a distance of 28.26 feet to a point on the Easterly right-of-way line of NMP U-034-1 (6), County of Bernalillo, State of New Mexico and point on curve; thence Northerly along the said Easterly right-of-way line on a curve having a radius of 4,297.13 feet through an arc of 00 deg. 06' 37" to the left a distance of 8.27 feet to a point; thence

N. 01 deg. 01' 13" E., along the said Easterly right-of-way line a distance of 26.51 feet to a point on the Northerly line of Lot 1; thence S. 89 deg. 45' 33" E., along the said Northerly line of Lot 1 a distance of 15.34 feet to the point and place of beginning.

PARCEL 17

A certain tract or parcel land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising that Parcel described by QUITCLAIM DEED (3-6-EL-2), filed in the office of the County Clerk of Bernalillo County, on September 15, 1975, in Book 990, Pages 33-34, and further more being described by metes and bounds as follows:

Beginning at the northwest corner of the Parcel herein described, said point being a point on the easterly right-of-way of San Mateo Blvd. N.E., whence the northwest corner of Parcel "E" of REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19, TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE N.E. & ZIA ROAD N.E. OF TIJERAS PLACE ADDITION, as the same is shown and designated on the plat filed for record in the office of the County Clerk of Bernalillo County, New Mexico, on March 13, 1974, and bears

N. 00 deg. 15' 47" E., 257.24 feet, and from beginning point running thence;

S. 89 deg. 45' 33" E., 21.03 feet to the northeast corner of the Parcel herein described; thence,

S. 00 deg. 14' 27" W., 30.00 feet to a point; thence,

N. 89 deg. 45' 33" W., 5.76 feet to a point; thence,
S. 00 deg. 14' 27" W., 30.00 feet to a point; thence
N. 89 deg. 45' 33" W., 15.30 feet to the southwest corner of the Parcel herein described, also being a point on the easterly right-of-way of San Mateo Blvd. N.E.; thence,
N. 00 deg. 15' 47" E., 60.00 feet along the westerly boundary of the Parcel herein described and said Easterly right-of-way of San Mateo Blvd. N.E., to the point and place of beginning.

PARCEL 18

A certain Parcel of land situate in Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Parcel "D", of REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19, TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE N.E. & ZIA ROAD N.E. OF TIJERAS PLACE ADDITION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 13, 1974 in Plat Book D6, page 28, and further more being described by metes and bounds as follows:

Beginning at the northwest corner of the Parcel herein described, also being the northwest corner of said Parcel "D", and from said beginning point, running thence;
S. 89 deg. 45' 33" E., 145.00 feet along the northerly boundary of the Parcel herein described, to the northeast corner, also being the northeast corner of said Parcel "D"; thence,
S. 00 deg. 14' 27" W., 180.00 feet along the easterly boundary of the Parcel herein described to the southeast corner, also being the southeast corner of said Parcel "D"; thence,
N. 89 deg. 45' 33" W., 145.00 feet along the southerly boundary of the Parcel herein described, to the southwest corner, also being the southwest corner of said Parcel "D"; thence,
N. 00 deg. 14' 27" E., 180.00 feet along the westerly boundary of the Parcel herein described, to the point and place of beginning.

PARCEL "B"

A certain parcel of land situate within Section 24, Township 10 North, Range 3 East, New Mexico Principal Meridian, within the City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of Parcel "B" of REPLAT SHOWING PARCELS "A" THROUGH "E", INCLUSIVE, COMPRISING ALL OF BLOCK 20, PORTION OF BLOCK 19 TOGETHER WITH PORTIONS OF VACATED ORTIZ DRIVE N.E. & ZIA ROAD N.E. OF TIJERAS PLACE ADDITION, as the same is shown and designated on the plat filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 13, 1974 in Plat Book D6, page 28, and further more being described by metes and bounds as follows:

Beginning at the northeast corner of the Parcel herein described, also being the northeast corner of said Parcel "B", also being a point on the westerly right-of-way of Madeira Drive N.E., and from the beginning point running thence;
S. 00 deg. 14' 27" W., 100.00 feet along the easterly boundary of the Parcel herein described and along the westerly right-of-way of Madeira Drive N.E., to the southeast corner; thence
N. 89 deg. 45' 33" W., 190.00 feet along the southerly boundary of the Parcel herein described to a point; thence S. 00 deg. 14' 27" W., 25.00 feet to a point; thence
N. 89 deg. 45' 33" W., 50.00 feet to the Southwest corner of the Parcel "B"; thence,
N. 00 deg. 14' 27" E., 25.00 feet to a point; thence
S. 89 deg. 45' 33" E., 10.14 feet to a point; thence,
N. 00 deg. 14' 27" E., 100.00 feet to the northwest corner of said Parcel "B", being a point on the southerly right-of-way of Copper Avenue, thence,
S. 89 deg. 45' 33" E., 229.86 feet along the northerly boundary of the Parcel herein described and along the southerly right-of-way of Copper Ave. N.E., to the point and place of beginning.

TOGETHER WITH non exclusive rights of easement for access and parking in accord with Cross Access and Parking Agreement by and between ICO Central San Mateo, LLC, a California limited liability company

and Watchlist Capital LLC, a New Mexico limited liability company and James R. Achen, Successor Trustee of the Achen Family Revocable Trust UTA dated July 4, 2012, filed September 24, 2014, as Document No. 2014076453, records of Bernalillo County, New Mexico, to the extent of and for the duration as provided therein.