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2016-05028

**RECORDER MARK BRANDENBURG
POTTAWATTAMIE COUNTY, IA
FILE TIME: 04/20/2016 1:51:13 PM
REC: 25.00AUD: T TAX:
RMA: 1.00ECM: 1.00**

R FEE \$ 25.00 RMA \$ 1.00

A FEE \$ _____ ECOM \$ 1.00

T TAX \$ _____



BILL OF SALE
THE IOWA STATE BAR ASSOCIATION
Official Form No. 117
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Terry Root
Colliers International
6464 Center St., #200
Omaha, NE 68106. 402-345-5866

Taxpayer Information: (Name and complete address)

Omaha Investments Group, LLC
12204 N I-35 Service Rd.
Oklahoma City, OK 73131

Return Document To: (Name and complete address)

Omaha Investments Group, LLC
12204 N I-35 Service Rd.
Oklahoma City, OK 73131

Grantors:

Carter Lake Hospitality, LLC

Grantees:

Omaha Investment Group, LLC

Legal description: ~~XXXXXX~~ CARTER LAKE-WINGATE PLAZA LT 4
Pottawattamie County, Iowa

Document or instrument number of previously recorded documents:



BILL OF SALE

For the consideration of One Million Two Hundred & Twenty-Five Thousand Dollar(s) and other valuable consideration, Carter Lake Hospitality, LLC ("Seller") does hereby sell, transfer and assign to Omaha Investments Group, LLC ("Buyer") the following described personal property located in Pottawattamie County, State of Iowa:

Hotel Inventory including Furniture, Fixtures, Equipment and Supplies valued at \$125,000.00

Also

The Goodwill value of the hotel business known and operated as: La Quinta Inn & Suites Omaha Airport/Downtown valued at \$1,100,000.00 *RE 4-20-2016 \$1,100,000.00*

Property address: 1201 Ave H, Carter Lake, Pottawattamie County, IA
Legal Description: CARTER LAKE-WINGATE PLAZA LT 4
Pottawattamie County, Iowa

Seller hereby covenants with Buyer that Seller is the owner of said personal property, that Seller has good and lawful authority to sell, transfer, and assign the same and that the same is free and clear of all liens, security interests and encumbrances except as may be above stated; and Seller covenants to warrant and defend said personal property against the lawful claims of all persons except as may be above stated.

SELLER HEREBY SELLS, TRANSFERS AND ASSIGNS SAID PERSONAL PROPERTY IN "AS IS" CONDITION. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE IN REGARD TO SAID PERSONAL PROPERTY ARE HEREBY EXCLUDED. THERE ARE NO WARRANTIES OF FITNESS WHICH EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF.

CERTIFICATION. Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

Words and phrases herein, including acknowledgement hereof, shall be construed as in the singular or plural number, and as the appropriate gender, according to the content.

Dated: 20 April 2016
Ricky Redeker
(Seller)

[Signature]
(Buyer)

STATE OF Nebraska COUNTY OF Douglas
This instrument was acknowledged before me on 20 April 2016 by Ricky Redeker, Authorized Member of Carter Lake Hospitality, LLC, an Iowa Limited Liability Company, as his true and lawful agent and on behalf of said company.

GENERAL NOTARY - State of Nebraska
MARK P. REYNOLDS
My Comm. Exp. May 30, 2018

Mark P. Reynolds
Notary Public

STATE OF Oklahoma COUNTY OF Oklahoma
This instrument was acknowledged before me on April 19, 2016 by Mirza Beg as Manager of Omaha Investments Group, LLC

Katie Oakley
Katie Oakley
Notary Public



La Quinta Inn & Suites, Omaha Airport Downtown, 1201 Ave H, Carter Lake, IA
 Legal: CARTER LAKE-WINGATE PLAZA LT 4

INVENTORY -LAQUINTA

LAUNDRY ROOM INVENTORY

NEW LINEN

BIG TOWELS	466	BIG TOWELS	24
HAND TOWELS	325	HAND TOWELS	325
WASH CLOTH	359	WASH CLOTH	90
BATH MATS	229	BATH MATS	116
BLANKETS	175	BLANKETS	0
PILLOWCASE	247	PILLOWCASE	0
PILLOWS	637	PILLOWS	36
BEDSPREADS	165	BEDSPREADS	0
KING FLAT	326	KING FLAT	30
KING FITTED	200	KING FITTED	26
QUEEN FLAT	119	QUEEN FLAT	19
QUEEN FITTED	103	QUEEN FITTED	0
FULL FLAT	91	FULL FLAT	12
FULL FITTED	91	FULL FITTED	6

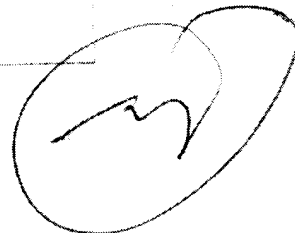
LAUNDRY ROOM

HK CARTS	7	EMPLOYEE LUNCHROOM	
HH CART	1		
VACUUMS	8	TABLE	1
LAUNDRY BIN sm	3	CHAIRS	4
LAUNDRY BIN lrg	3	REFRIGERATOR	1
SHELVING UNITS	3		
WASHER	2	EMPLOYEE RESTROOM	
DRYERS	3	LOCKERS	1

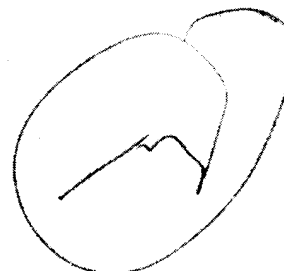
LAUNDRY ROOM OFFICE

GM OFFICE

DESK	1	DESK	1
FILE CABINET	1	CHAIR	1
CHAIR	1	FILE CABINET	2
SHELVING	1	COMPUTER	1
		PRINTER	1
AGM OFFICE		FLAT SCREEN	1
		REFRIGERATOR	1
DESK	1		
CHAIR	1		
FILE CABINET	3		
COMPUTER	1		
PRINTER	1		



ROOM INVENTORY		POOL INVENTORY	
KING BEDS	68	TABLES	6
QUEEN BEDS	43	CHAIRS	11
FULL BEDS	31	LOUNGING CHAIR	6
		LOBBY INVENTORY	
MIRRORS	210	POPCORN MACHI	1
LAMPS	180	LUGGAGE RACK	1
NIGHT STANDS	80	ATM	1
END TABLES	50	COUCH	2
DRESSER	102	CHAIRS	2
HUTCH	22	COFFEE TABLE	1
ALARM CLOCKS	99	END TABLE	2
PICTURES	120	DESK	1
COFFEE POT	206	COMPUTER	1
TELEVISION	102	LAMPS	3
REFRIGERATOR	96	RUG	1
MICROWAVE	97	BUFFET	2
IRON	101	PICTURES	6
BLOW DRYER	140	PRINTER	1
TRASH CAN	240	BREAKFAST INVENTORY	
DESK	61	FLAT SCREEN TV	1
CHAIR	43	TABLES	21
COFFEE TABLE	4	CHAIRS	36
HIDE-A-BED	5	GREEN CART	1
48" ROUND TABL	2		
		BOARD ROOM	
WEIGHT ROOM		CHAIRS	10
		PICS	2
TREADMILL	1	MIRROR	1
EXERCISE BIKE	1	DRESSER	1
WEIGHT MACHINE	1	NIGHT STAND	1
STAIR STEPPER	1	TABLE	1
BICYCLE	1	MEADOWLARK ROOM INVENTORY	
FREE WEIGHTS	set		
SCALE	1	CHAIRS	35
TOWEL RACK	1	TABLES	6



PANTRY INVENTORY

FREEZER	2
REFRIGERATOR	1
MICROWAVE	1
COOKIE MACHINE	1
CARTS	4
ICE MACHINE	1
DISHWASHER	1

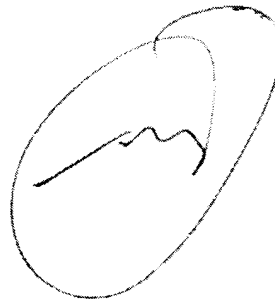
MAINTENANCE INVENTORY

SNOWBLOWER	
RIDING LAWNMOWE	1
FLOOR SCRUBBER	1
CARPET SHAMPOOE	1
SHED	1
TOOLBOX	1
L CARTS	3
SHOP VAC	1
PLUMBING SNAKE	1
DESK	1
FILE CABINET	1
FLOOR BUFFER	1
PUSH LAWNMOWER	1

FOOD SHOP

REFRIGERATOR	2
FREEZER	1
PIZZA MACHINE	1
MICROWAVE	1

TOTAL VALUE: \$125,000

A handwritten signature, possibly "M. J.", enclosed within a hand-drawn oval.