

# Middlesex South Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number	: 181203
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Recorded Date	: December 13, 2022
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Receipt Number	: 2875449
Recording Fee (including excise)	: \$29,795.00

\*\*\*\*\*  
 MASSACHUSETTS EXCISE TAX  
 Southern Middlesex District ROD # 001  
 Date: 12/13/2022 01:38 PM  
 Ctrl# 369821 24125 Doc# 00181203  
 Fee: \$29,640.00 Cons: \$6,500,000.00  
 \*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
 208 Cambridge Street  
 Cambridge, MA 02141  
 617-679-6300  
[www.middlesexsouthregistry.com](http://www.middlesexsouthregistry.com)

**UPON RECORDING RETURN TO:**

Paul L. Baccari, Esq.  
RUBIN AND RUDMAN LLP  
53 State Street, 15th Floor  
Boston, MA 02109

**QUITCLAIM DEED**

December 12, 2022

**BH WALTHAM II LLC**, a Massachusetts limited liability company, having an address of 131 Hartwell Ave., Lexington, MA 02421 ("Grantor")

for and in consideration of Six Million Five Hundred Thousand and 00/100 Dollars (\$6,500,000.00) paid, grants to

**JALA HOSPITALITY, LLC**, a New Jersey limited liability company, having an address of 47 Hearthstone Court, Upper Saddle River, NJ 07458 ("Grantee")

with **QUITCLAIM COVENANTS**,

The land with the buildings thereon, situated in Reading, Middlesex County, Massachusetts and being shown as Parcel 1 on a plan entitled "ANR Plan Prepared for McGriff Reading, LLC, Harnden & Pleasant St., Reading, Massachusetts" prepared by Fuss & O'Neil Inc., dated June 12, 2006 and recorded with Middlesex South District Registry of Deeds as Plan 926 of 2006.

Together with the benefit of the easements as set forth in the deed from McGriff Reading, LLC dated July 21, 2006 and recorded with said Registry in Book 47854, Page 122.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

For title reference, see deed to Grantor dated March 20, 2019 and recorded with the Southern Middlesex Registry of Deeds in Book 72365, Page 454.

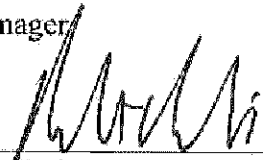
[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

PROPERTY ADDRESS: 17 HARNDEN STREET, READING, MIDDLESEX COUNTY, MASSACHUSETTS

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

**BH WALTHAM II LLC,**  
a Massachusetts limited liability company

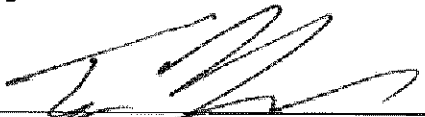
By: PARTEL MANAGEMENT LLC,  
a Massachusetts limited liability company,  
its manager

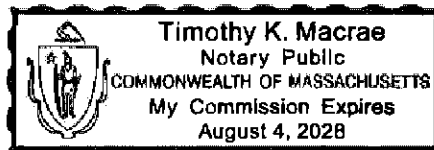
By:   
Name: Robert Parsekian  
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex, ss.

On this 8<sup>th</sup> day of December 2022, before me, the undersigned notary public, personally appeared Robert Parsekian, proved to me through satisfactory evidence of identification, which was driver's license, to be the persons whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose and as Manager of Partel Mangement LLC, the manager of BH Waltham II LLC.


  
Notary Public Timothy K. Macrae  
My Commission Expires: 8/4/2025



IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

**BH WALTHAM II LLC,**  
a Massachusetts limited liability company

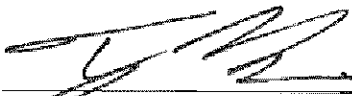
By: PARTEL MANAGEMENT LLC,  
a Massachusetts limited liability company,  
its manager

By:   
Name: Ketan Patel  
Title: Manager

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF Middlesex, ss.

On this 8<sup>th</sup> day of December 2022, before me, the undersigned notary public, personally appeared Ketan Patel, proved to me through satisfactory evidence of identification, which was driver's license, to be the persons whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose and as Manager of Partel Mangement LLC, the manager of BH Waltham II LLC.

  
Notary Public Timothy K. Macrae  
My Commission Expires: 8/4/2028

