


This instrument prepared by:
Thomas P. Sayer, Esq.
9974 Scripps Ranch Blvd, #284
San Diego, CA 92131


20090319000101710 1/4 \$20.00
Shelby Cnty Judge of Probate, AL
03/19/2009 10:06:53AM FILED/CERT

TERMINATION OF TENANCY IN COMMON AGREEMENT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Capital Real Estate Investments LLC and Pacifica Katie Avenue LLC, hereby unconditionally terminate that certain Tenancy In Common Agreement entered into by each of the above regarding the property located at Highway 31 South Alabaster, Alabama 35007 and filed for record by that certain memorandum of Tenancy in Common Agreement recorded on August 7, 2006, in instrument 20060807000381490, of the Probate Office of Shelby County, Alabama.

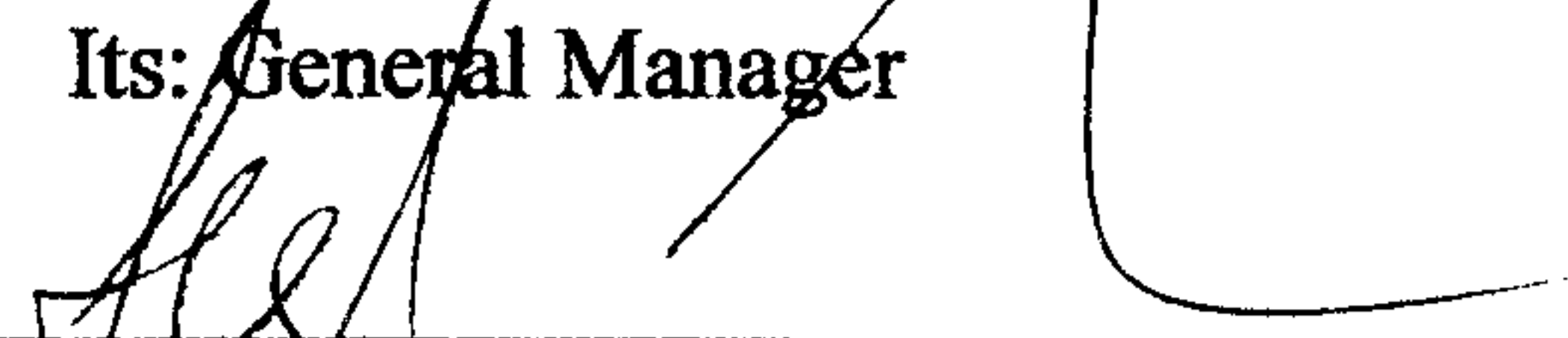
IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this _____ day of February, 2009.

Capital Real Estate Investments LLC

By: 
Name: Randy Rivera
Title: Manager

PACIFICA KATIE AVENUE LLC

By: PAC Katie Avenue Inc.
Its: General Manager

By: 
Name: Deepak Israni
Title: Secretary

State of _____
County of _____

I, the undersigned, a Notary Public in and for said County and State, hereby certify that _____, as _____ of Capital Real Estate Investments LLC – as to an undivided 21% interest, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he voluntarily executed the same on the day the same bears date in his/her capacity as _____ of said limited liability company.

Given under my hand and seal this _____ day of February, 2009.

Notary Public
My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On 16 March 2009

Date

before me,

Here Insert Name and Title of the Officer

personally appeared Deepa Israni

Name(s) of Signer(s)

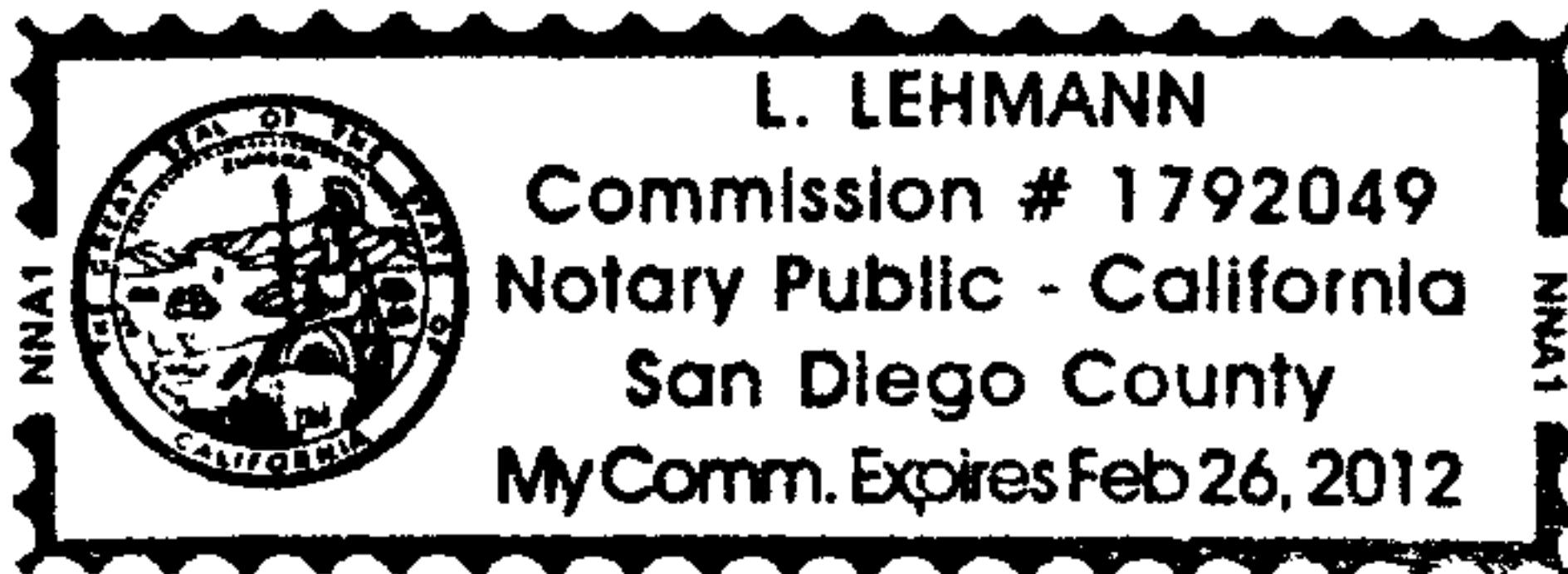
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity 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

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Termination of Tenancy in Common Agreement

Document Date: 3/16/09

Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Deepa Israni

☐ Individual

☒ Corporate Officer — Title(s): Secretary

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

Patricia A. Israni

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

Signer's Name: _____

☐ Individual

☐ Corporate Officer — Title(s): _____

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER

Top of thumb here

ACKNOWLEDGMENT

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STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN DIEGO)

On March 2, 2009 before me, Taryn E. Germond Notary Public,
personally appeared Randy Rivera, 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(ies), and that by his her their signature(s) on the instrument the
person(s), or the entity 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

Taryn E. Germond



COMMITMENT FOR TITLE INSURANCE

Issued by

Chicago Title Insurance Company

LTC File No: **2304A-08B**



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EXHIBIT "A" - LEGAL DESCRIPTION

A part of the Southwest Quarter of the Southwest Quarter of Section 25, Township 20 South, Range 3 West, and the Southeast Quarter of the Southeast Quarter of Section 26, Township 20 South, Range 3 West, more particularly described as follows:

Commence at the southwest corner of Section 25 and run east along the south line of said Section 25 a distance of 130.60 feet (deed) to a point on the westerly right of way line of U.S. Highway 31; thence run northerly along said westerly right of way line on a bearing of North 14 degrees 31 minutes 00 seconds East (deed) a distance of 34.0 feet (deed) to the Point of Beginning of the tract herein described; thence run along a bearing of North 75 degrees 29 minutes 00 seconds West a distance of 247.66 feet, deed (North 75 degrees 29 minutes 01 seconds West; 248.02 feet, measured), to the east right of way line of a railroad right of way; thence run along the east right of way line of the railroad right of way North 06 degrees 52 minutes 30 seconds east a distance of 167.49 feet (North 06 degrees 58 minutes 46 seconds East, a distance of 167.75 feet, measured); thence leaving said east right of way line, run South 75 degrees 29 minutes 00 seconds East a distance of 269.93 feet, deed (South 75 degrees 25 minutes 15 seconds East, 270.02 feet, measured) to the westerly right of way line of U.S. Highway 31; thence run South 14 degrees 30 minutes 57 second west a distance of 166.00 feet (measured and deed) along said right of way line, to the Point of Beginning.