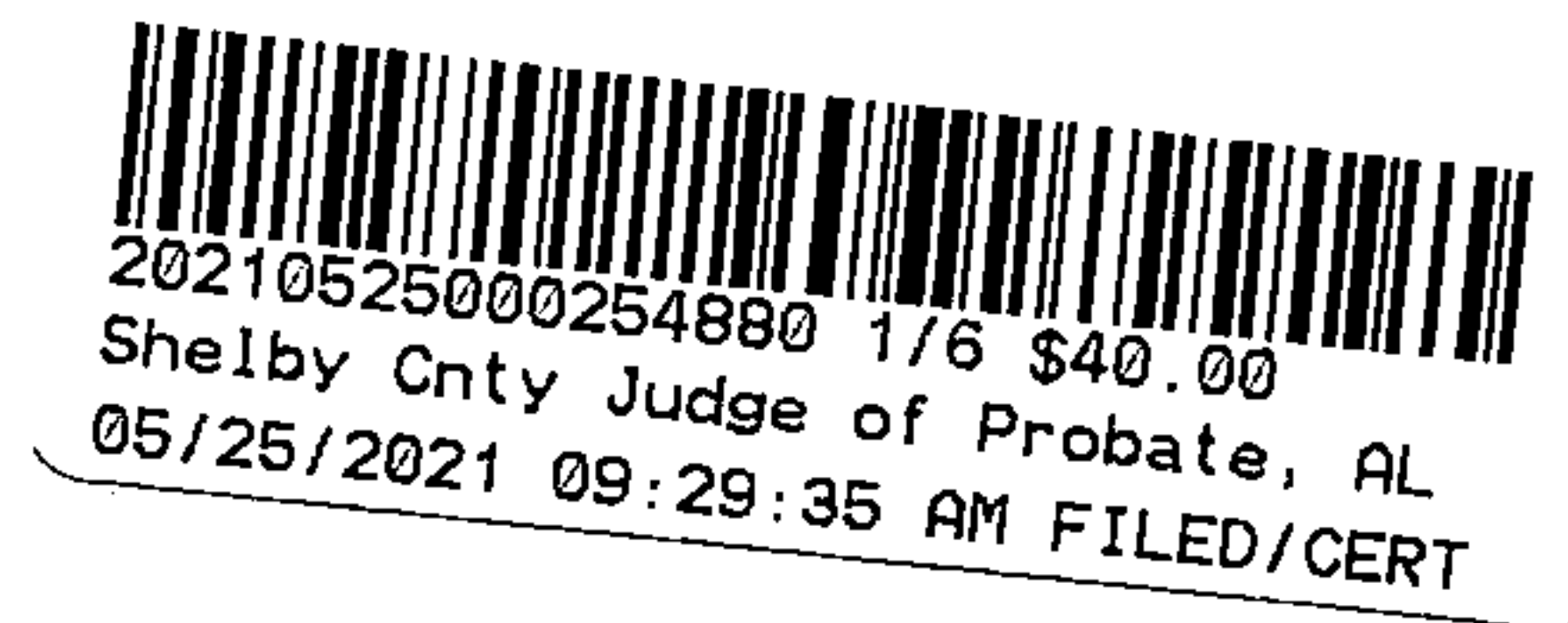


PREPARED BY AND RETURN TO:
MAYER BROWN LLP
214 N. TRYON STREET, 38TH FLOOR
CHARLOTTE, NC 28202
ATTN: SCOTT RUDD, ESQ.



**PARTIAL RELEASE of
MORTGAGE AND SECURITY AGREEMENT and
ASSIGNMENT OF LEASES AND RENTS**

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-P3 ("**Beneficiary**"), as successor beneficiary under that certain MORTGAGE AND SECURITY AGREEMENT ("**Mortgage**") executed by BTNV LLC, a Delaware limited liability company, and WCTNV LLC, a Delaware limited liability company (collectively, "**Grantor**") for the benefit of CITIGROUP GLOBAL MARKETS REALTY CORP. ("**Initial Beneficiary**") recorded February 19, 2016, as Instrument Number 20160219000052660 in the Real Estate Records of Shelby County, State of Alabama ("**Official Records**"), and as such Mortgage was assigned by Initial Beneficiary to Beneficiary in that certain ASSIGNMENT OF MORTGAGE AND SECURITY INSTRUMENT recorded May 17, 2016 as Instrument Number 20160517000168400 in the Official Records; and

As successor assignee under that certain ASSIGNMENT OF RENTS AND LEASES ("**ALR**") together with the Mortgage, collectively, the "**Security Instruments**") executed by Grantor in favor of Initial Beneficiary recorded February 19, 2016 as Instrument Number 20160219000052670 in the Official Records, and as such ALR was assigned by Initial Beneficiary to Beneficiary in that certain ASSIGNMENT OF ASSIGNMENT OF RENTS AND LEASES recorded May 17, 2016 as Instrument Number 20160517000168410 in the Official Records;

DOES HEREBY demise, release and forever quitclaim that approximately 0.241 acre portion of the tract or parcel of real property that is encumbered by the Security Instruments legally described as follows:

A part of NW ¼ of the NW ¼ of Section 14 Township 21-S, Range 3-W, identified as Tract No. 61 on Project No. STPBH-0119(510) in Shelby County, Alabama, and being more fully described as follows:

Parcel 1 of 1:

Commencing at a found iron pin at the SE corner of property described in Deed Reference 20100701000211230 as recorded in the Office of the Judge of Probate in Shelby County (said point also on the present west R/W line of SR-119);

thence southwesterly and along said present R/W line a distance of 390 feet, more or less, to a point on said present R/W line (said point also on the acquired R/W line (said point perpendicular to centerline of project at station 151+75.00)), which is the point and place of BEGINNING;

thence following the curvature thereof an arc distance of 117.69 feet and along said present R/W line to a point on the grantor's south property line (said arc having a chord bearing of S 20°58'16" W, a counterclockwise direction, a chord distance of 117.68 feet and a radius of 3130.00 feet);

thence N 89°15'42" W and along the grantor's said property line a distance of 102.02 feet to a point on the acquired R/W line (said line offset 180' LT and parallel with centerline of project);

thence following the curvature thereof an arc distance of 104.16 feet and along the acquired R/W line to a point on the acquired R/W line (said point offset 180' LT and perpendicular to centerline of project at station 151+25.00) (said arc having a chord bearing of N 21°38'44" E, a clockwise direction, a chord distance of 104.15 feet and a radius of 2980.00 feet);

thence N 83°39'5" E and along the acquired R/W line a distance of 106.36 feet to the point and place of BEGINNING, containing 0.241 acre(s), more or less.

And as shown on the right of way map of record in the Alabama Department of Transportation a copy of which is also deposited in the office of the Judge of Probate as an aid to persons and entities interested therein and as shown on the Property Sketch attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said real property and premises particularly described in herein free and discharged from lien of the Security Instruments and from the claims of any and all persons thereunder, provided however the balance of the property not included in the description particularly set forth herein shall remain fully secured by the lien of and subject to the terms of the Security Instruments. Furthermore there has been no reduction in the underlying debt secured by the Security Instruments and such underlying debt hereby remains unaffected by such partial release.

[SIGNATURE ON NEXT PAGE]



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IN WITNESS WHEREOF, the undersigned has executed this instrument this 4th day of May, 2021.

WILMINGTON TRUST, NATIONAL ASSOCIATION,
AS TRUSTEE, ON BEHALF OF THE REGISTERED
HOLDERS OF CITIGROUP COMMERCIAL
MORTGAGE SECURITIES INC., COMMERCIAL
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2016-P3

By: Wells Fargo Bank, National Association, solely in
its capacity as Master Servicer pursuant to that
certain Pooling and Servicing Agreement dated as of
April 1, 2016

By: [Signature]
Name: David Wegerek
Title: Director

STATE OF NORTH CAROLINA)
COUNTY OF MECKLENBURG)

On this 4th day of May, 2021, personally appeared before me David Wegerek, as a Director of WELLS FARGO BANK, NATIONAL ASSOCIATION, acting in its authorized capacity as Master Servicer for and on behalf of WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF CITIGROUP COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-P3, signer and sealer of the foregoing instrument and acknowledged the same to be his/her free act and deed and the free act and deed of said entities, before me. He/she is personally known to me or has produced a driver's license as identification.

[Signature]
Notary Public

My commission expires: August 26, 2023



EXHIBIT A
Property Sketch of Legal Description



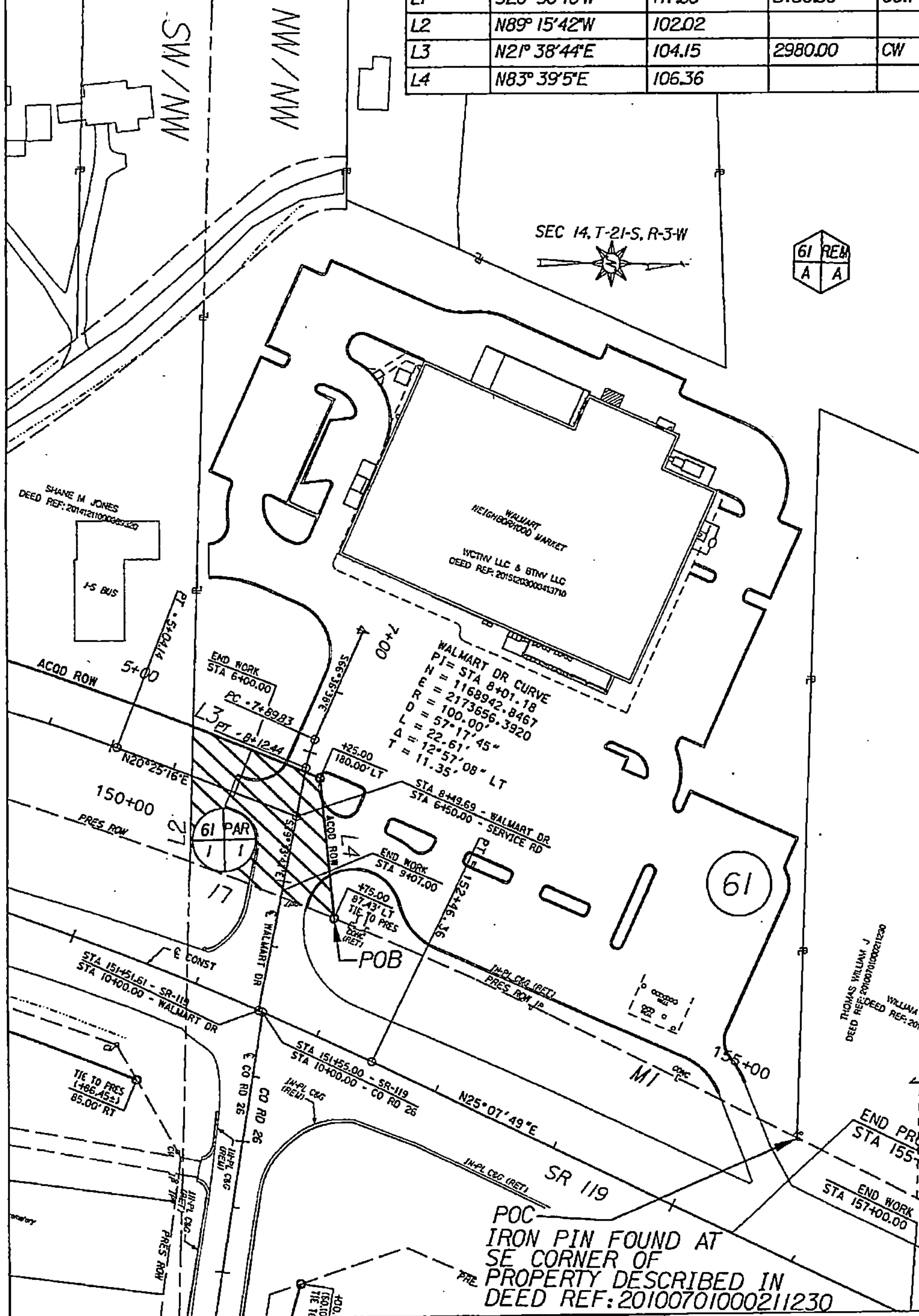
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TRACT 61, PAR 1 OF 1
AREA - 0.241 AC

COURSE	BEARING	DISTANCE	RADIUS	DIR
L1	S20° 58' 16" W	117.68	3130.00	CCW
L2	N89° 15' 42" W	102.02		
L3	N21° 38' 44" E	104.15	2980.00	CW
L4	N83° 39' 5" E	106.36		

SEC 14, T-21-S, R-3-W



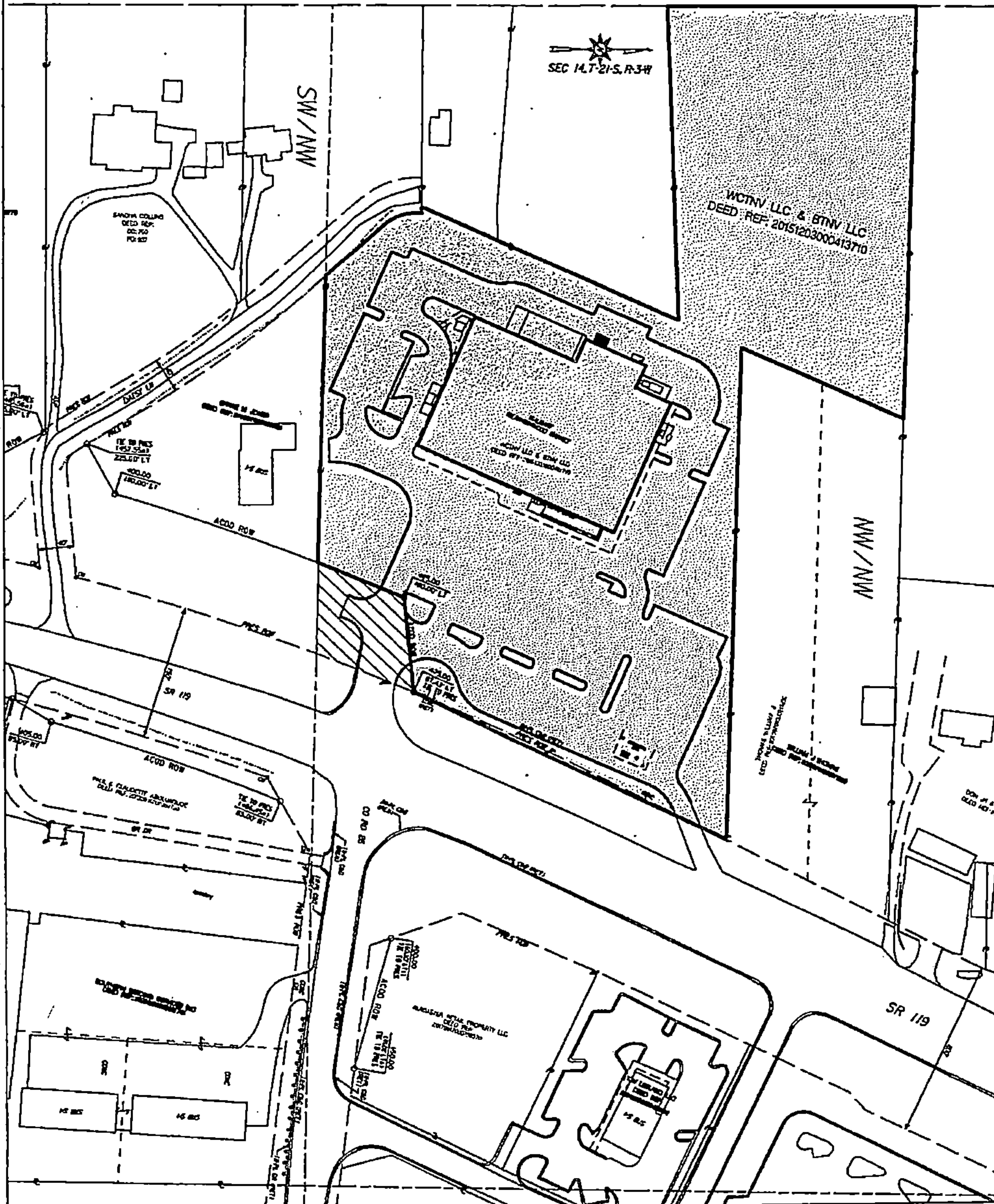
Tract #:	61	Scale:	1" = 100'
Grantor(s)	WCTNV LLC & BTNV LLC	State:	Alabama
Total Before:	8.270 AC	County:	SHELBY
Total Acquired:	0.241 AC	Project:	STPBH-0119(510)
Total Remainder:	8.029 AC	CPMS #:	100061286
THIS IS NOT A BOUNDARY SURVEY		Date:	12-May-20
		Sketch:	1 OF 2



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REMAINDER OVERVIEW SKETCH



Tract #:	61	Scale:	NTS
Grantor(s)		State:	Alabama
WCTNV LLC & BTNV LLC		County:	SHELBY
Total Before:	8.270 AC	Project:	STPBH-0119(510)
Total Acquired:	0.241 AC	CPMS #:	100061286
Total Remainder:	8.029 AC	Date:	12-May-20
THIS IS NOT A BOUNDARY SURVEY		Sketch:	2 OF 2



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