

**THIS DOCUMENT PREPARED BY AND
UPON RECORDATION RETURN TO:**

Sarah K. Jonas, Esq.
Morrison Cohen LLP
909 Third Avenue
New York, New York 10022

**TERMINATION OF MEMORANDUM
OF TENANCY IN COMMON AGREEMENT**

Between

WCTNV LLC

and

BTNV LLC

Dated: March 25, 2025

Property Address: 9085 Highway 119

City: Alabaster

State: Alabama

County: Shelby

**TERMINATION OF MEMORANDUM
OF TENANCY IN COMMON AGREEMENT**

THIS TERMINATION OF MEMORANDUM OF TENANCY IN COMMON AGREEMENT (“**Termination**”) is made as of March 25, 2025 by and between WCTNV LLC, a Delaware limited liability company, having an address at 90 Furman Street, Apt. 109, Brooklyn, New York 11201 (“**WCTNV**”) and BTNV LLC, a Delaware limited liability company, having an address at 90 Furman Street, Apt. 109, Brooklyn, New York 11201 (“**BTNV**”).

W I T N E S S E T H

WHEREAS, WCTNV and BTNV are parties to that certain Tenancy in Common Agreement (the “**TIC Agreement**”) dated as of February 12, 2016 with respect to the ownership of that certain parcel of real property set forth on Schedule A hereto attached, together with the improvements thereon;

WHEREAS, the parties hereto have caused to be recorded that certain Memorandum of Tenancy in Common Agreement (the “**Memorandum**”) with respect to the TIC Agreement which Memorandum was recorded as Instrument 20160219000052680 in the Probate Office of Shelby County, Alabama; and

WHEREAS, the parties hereto intend that upon the recording of this Termination, the Memorandum be canceled and terminated of record and be of no further force and effect.

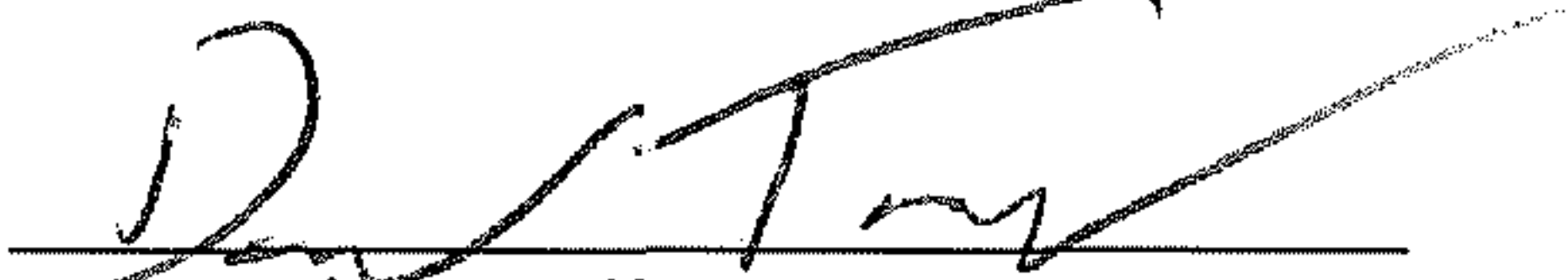
NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The recitals to this Termination are incorporated herein by reference and made a part hereof.
2. The parties hereto further consent and agree that effective as of the date hereof, the Memorandum is canceled, terminated and of no further force and effect and hereby request that the Probate Office of Shelby County mark the records of Shelby County accordingly.


THE BALANCE OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

IN WITNESS WHEREOF, the undersigned have executed this Termination as of the date first written above.

WCTNV LLC

By: 
Name: David Taplitz
Title: Authorized Signatory

BTNV LLC


By: 
Name: David Taplitz
Title: Authorized Signatory

STATE OF NEW YORK)

SS.:

COUNTY OF New York)

On the 19th day of March in the year 2025 before me, the undersigned, personally appeared David Taplitz, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.


Beverley Dewar

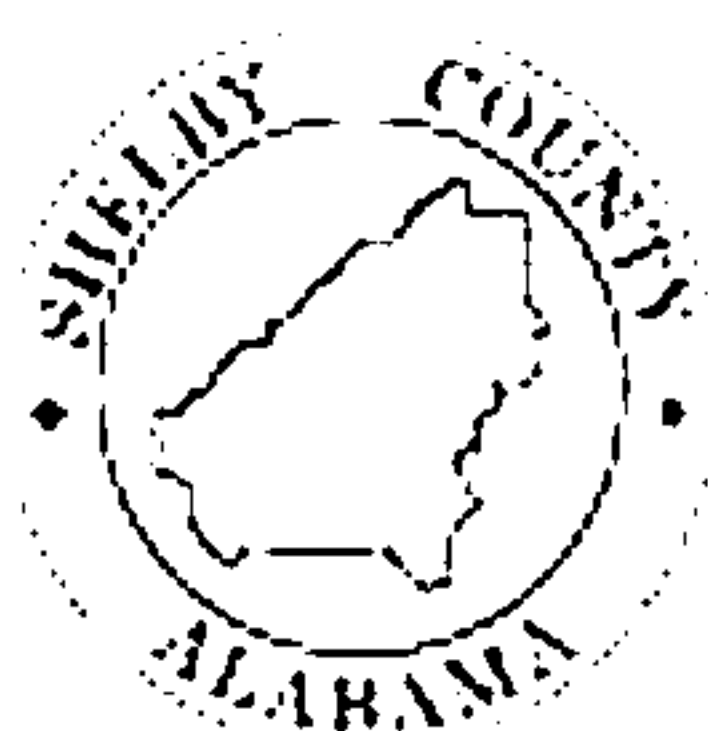
BEVERLEY DEWAR
Notary Public, State of New York
No. 0157106182
Qualified in Suffolk County
Commission Expires May 24, 2028

SCHEDULE A

Description of the Property

A parcel of land situated in the South half of the Northwest one quarter of the Northwest one-quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of said Section 14; thence run South 00 degrees 25 minutes 40 seconds East along the West line of said Section 14 for a distance of 661.30 feet to a found Beacon capped rebar, said point being the POINT OF BEGINNING; thence leaving the West line of said Section 14, run South 89 degrees 23 minutes 43 seconds East for a distance of 156.81 feet to a found RCFA capped rebar; thence run South 88 degrees 44 minutes 49 seconds East for a distance of 309.94 feet to a found 4" open top; thence run South 23 degrees 14 minutes 38 seconds West for a distance of 199.29 feet to a found 2" open top; thence run South 88 degrees 59 minutes 29 seconds East for a distance of 555.48 feet to a found Beacon capped rebar, said point being on the Westernmost right of way line of Alabama State Highway 119; thence run South 25 degrees 44 minutes 12 seconds West along said Westernmost right of way for a distance of 215.29 feet to an iron pin set, said point being the point of commencement of a curve to the left, said curve having a radius of 3130.00 feet, a central angle of 05 degrees 22 minutes 46 seconds, a chord bearing of South 23 degrees 02 minutes 49 seconds West for a chord distance of 293.77 feet; thence run along arc of said curve and along said Westernmost right of way for a distance of 293.88 feet to a found ¼" rebar; thence leaving said Westernmost right of way, run North 89 degrees 15 minutes 19 seconds West for a distance of 425.20 feet to an iron pin set, said point being on the Easternmost right of way line of Daisy Lane (40' right of way); thence run North 41 degrees 21 minutes 06 seconds West along said Easternmost right of way for a distance of 84.61 feet to an iron pin set, said point being the point of commencement of a curve to the right, said curve having a radius of 56.24, a central angle of 48 degrees 41 minutes 34 seconds, a chord bearing of North 18 degrees 45 minutes 33 seconds West for a chord distance of 46.37 feet; thence run along arc of said curve and along said Easternmost right of way for a distance of 47.80 feet to an iron pin set, said point being a point on the Northernmost right of way line of said Daisy Lane; thence run North 84 degrees 24 minutes 41 seconds West along said Northernmost right of way for a distance of 5.50 feet to an iron pin set; thence leaving said Northernmost right of way, run North 22 degrees 38 minutes 47 seconds East for a distance of 91.41 feet to a found ½" crimp; thence run North 23 degrees 23 minutes 22 seconds East for a distance of 223.01 feet to a found Beacon capped rebar; thence run South 87 degrees 23 minutes 53 seconds West for a distance of 355.48 feet to a found ¼" rebar, said point being a point on the West line of said Section 14; thence run North 00 degrees 25 minutes 40 seconds West for a distance of 279.20 feet to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/25/2025 02:35:42 PM
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