AGREEMENT FOR RECIPROCAL EASEMENTS

FOR ACCESS, PARKING AND UTILITIES

(Tract C-5-A, Tract C-4-A, Tract D-5A-2-A, and Tract D-5A-3-A, Seven Bar Ranch)

 This Agreement creates reciprocal easements for access, parking and utilities by and between the Owners of Tract C-5-A, Seven Bar Ranch, described on attached Exhibit A (“Tract C-5-A”), Tract C-4-A, Seven Bar Ranch, described on attached Exhibit B (“Tract C-4-A”), Tract D-5A-2-A, Seven Bar Ranch, described on attached as Exhibit C (“Tract D-5A-2-A”), and Tract D-5A-3-A, Seven Bar Ranch, described on attached as Exhibit D (“Tract D-5A-3-A”), (the various Tracts are collectively “the Tracts”), and the reciprocal easements created herein shall constitute mutual benefits and burdens on each tract and shall run with the land.

 The Owner of Tract C-5-A is Garza Cottonwood, LLC, a New Mexico limited liability company (“Garza”).

 The Owner of Tract C-4-A is 3615 Highway 528, LLC, a New Mexico limited liability company (“3615”).

 The Owner of Tract D-5A-2-A is Grant Davis Gribble, LLC, a New Mexico limited liability company (“Grant”).

 The Owner of Tract D-5A-3-A is 3615.

 The Owners of each Tract shall have an easement for parking on and upon the land within any Tract, in accordance with the approved development of each Tract. This easement shall be for the benefit of the Owners, and the employees, invitees and customers of the Owners of the respective Tracts. Each Owner will maintain its own parking areas and driveways. If such are not maintained in a manner appropriate for first class office or retail space, any Owner of any other Tract may repair the inadequate areas of another’s Tract; upon demand, the Owner of the Tract so repaired shall pay the cost of such repair within ten (10) days of receipt of said demand.

 The Owners shall have an easement for utilities across and under the land of all other Tracts except under any permanent buildings thereon, within the easements previously designated or used for utilities on each Tract.

 The Owner of each Tract shall have an easement for access upon and across all other Tracts. These access easements shall be for the benefit and use of the respective Owners, their employees, invitees and customers; they shall exist only from the public right-of-way at places as have been designated from time to time by the respective Owner, and approved by the cognizant public authority, and they shall exist across only portions of the burdened Tract as have been designated from time to time by the respective Owner for traffic across said Tract.

 This grant of Reciprocal Easements is done with the consent and as the free act and deed of the present Owners of Tract C-5-A, Tract C-4-A, Tract D-5A-2-A, and Tract D-5A-3-A.

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2017 ­­­­

 GARZA COTTONWOOD, LLC

 By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Its \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2017 3615 HIGHWAY 528, LLC

 By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Its \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Dated: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2017 GRANT DAVIS GRIBBLE. LLC

 By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Its \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

[balance of page intentionally left blank]

ACKNOWLEDGEMENTS

STATE OF NEW MEXICO )

 ) ss.

COUNTY OF BERNALILLO )

 The above and foregoing document was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2017, by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of Garza Cottonwood, LLC, a \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, on behalf of Garza Cottonwood, LLC.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Notary Public

My Commission Expires:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

STATE OF NEW MEXICO )

 ) ss.

COUNTY OF BERNALILLO )

 The above and foregoing document was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2017, by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of 3615 Highway 528, LLC, a New Mexico limited liability company, on behalf of 3615 Highway 528, LLC.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Notary Public

My Commission Expires:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

STATE OF NEW MEXICO )

 ) ss.

COUNTY OF BERNALILLO )

 The above and foregoing document was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 2017, by \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of Grant Davis Gribble, LLC, a New Mexico limited liability company, on behalf of Grant Davis Gribble, LLC \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Notary Public

My Commission Expires:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**EXHIBIT A**

**(Tract C-5-A)**

Tract C-5A, Seven Bar Ranch, as said Tract is shown and described on the plat thereof entitled “Tracts D-1 through D-5 and Tracts C-5A and C-6A” filed in the Office of the County Clerk of Bernalillo County, New Mexico, on December 18, 1985, in Volume C29, Folio 31.

**EXHIBIT B**

**(Tract C-4-A)**

Tract Lettered “C-4-A” of Seven Bar Ranch, being a replat of Tracts C-3 and C-4, Seven Bar Ranch, as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 2, 1993, in Map Book 93C, Folio 189.

**EXHIBIT C**

**(Tract D-5A-2-A)**

Tract D-5A-2-A, Seven Bar Ranch, in Projected Section 5, T.11N, R3E, N.M.P.M., Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico, as shown and designated on the Plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico, recorded on November 8, 2012, as Document No. 2012118477.

**EXHIBIT D**

**(Tract D-5A-3-A)**

Tract D-5A-3-A, Seven Bar Ranch, in Projected Section 5, T.11N, R.3E, N.M.P.M., Town of Alameda Grant, City of Albuquerque, Bernalillo County, New Mexico, as shown and designated on the Plat thereof filed in the Office of the County Clerk of Bernalillo County, New Mexico, recorded on November 8, 2012, as Documents No. 2012118477.