

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

CFT NV DEVELOPMENTS, LLC
1120 N. Town Center Drive, Suite 150
Las Vegas, Nevada 89144
Attn: David Luo, Director

(Above Space For Recorder's Use Only)

PRIVATE ACCESS EASEMENT

STATE OF NEW MEXICO §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BERNALILLO §

THAT CFT NV DEVELOPMENTS, LLC, a Nevada limited liability company ("Grantor"), for valuable consideration, the receipt and sufficiency of which is hereby acknowledged and confessed, has granted, and by these presents does hereby grant an easement upon, over, across, under and through the Property (as defined below) situated in Bernalillo County, New Mexico, as depicted on Exhibit "A" (the "Access Easement Area") which is attached hereto and by this reference is made a part hereof. Grantor is the owner of that certain real property located at 10126 Coors Blvd NW, Albuquerque, New Mexico (the "Property").

Grantor hereby grants, bargains, sells and conveys a non-exclusive easement on, across, through, over and upon, the Access Easement Area for pedestrian and vehicular access, ingress and egress to and from the Property.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Access Easement Area and the Property, that Grantor has a good lawful right to convey the Access Easement Area or any interest therein, and that Grantor will forever warrant and defend the title to the Access Easement Area against all claims from all persons or entities.


The grant and other provisions of this Private Easement Agreement constitute covenants running with the Property for the benefit of the Grantor and its successors and assigns until terminated.


(signatures on the following page)

IN WITNESS WHEREOF, this instrument is executed this 9 day of June, 2023.

GRANTOR:

CFT NV DEVELOPMENTS, LLC,
a Nevada limited liability company

By: 
Name: David Luo
Title: manager

Approved as to form: 

Notary Page Attached

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Los Angeles }

On June 09, 2023 before me, Christian Alexander Galeana (Notary Public),
(Here insert name and title of the officer)

personally appeared David Luo
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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

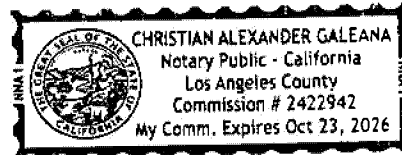
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple

EXHIBIT A

LEGAL DESCRIPTION

For
PRIVATE ACCESS EASEMENT
within LOT 2A-1
NORTHEAST PORTION OF BLACK RANCH
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2022

A CERTAIN STRIP OF LAND TO BE DESIGNATED AS A "PRIVATE ACCESS EASEMENT" SITUATE WITHIN LOT 2A-1, NORTHEAST PORTION OF BLACK RANCH AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, RECORDED WITH THE BERNALILLO COUNTY CLERK'S OFFICE ON MAY 5, 1995, IN VOLUME 95C, FOLIO 164 AND BEING MORE PARTICULAR DESCRIBED BY NAD 83 NEW MEXICO CENTRAL ZONE GRID BEARINGS AND GROUND DISTANCES AS FOLLOWS:

COMMENCING AT THE TRUE POINT OF BEGINNING, BEING THE WESTERNMOST CORNER (SOUTHWEST CORNER) OF SAID EASEMENT HEREIN DESCRIBED FROM WHENCE THE WESTERNMOST CORNER (SOUTHWEST CORNER) OF SAID LOT 2A-1 BEARS S.32°57'28"W., A DISTANCE OF 24.73 FEET, ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COORS BOULEVARD N.W.; THENCE,

N.32°57'28"E., A DISTANCE OF 39.71 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE,

S.53°01'05"W., A DISTANCE OF 7.77 FEET TO A POINT; THENCE,

ALONG A CURVE TO THE LEFT A DISTANCE OF 37.84 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, CHORD LENGTH OF 34.33 FEET, CHORD BEARING OF N.83°37'05"E. AND DELTA ANGLE OF 86°43'40" TO A POINT; THENCE,

S.57°02'32"E., A DISTANCE OF 0.70 FEET TO A POINT, BEING A POINT ON THE WESTERLY LINE OF THE EXISTING PRIVATE ACCESS EASEMENT FILED SEPTEMBER 20, 1989 IN MISC. BOOK 790A, PAGES 676-696; THENCE,

S.32°57'28"W., A DISTANCE OF 30.92 FEET ALONG SAID WESTERLY EASEMENT LINE; THENCE,

ALONG A NON-TANGENT CURVE TO THE RIGHT A DISTANCE OF 47.06 FEET ALONG SAID WESTERLY EASEMENT LINE, SAID CURVE HAVING A RADIUS OF 30.00 FEET, CHORD LENGTH OF 42.38 FEET, CHORD BEARING OF S.77°53'53"W. AND DELTA ANGLE OF 89°52'29" TO A POINT; THENCE,

N.57°09'42"W., A DISTANCE OF 5.06 FEET ALONG SAID WESTERLY EASEMENT LINE TO THE TRUE POINT OF BEGINNING;

SAID EASEMENT HEREIN DESCRIBED HAVING AN AREA OF 0.0304 ACRES (1322.63 SQ. FT.), MORE OR LESS.

I, Christopher A. Medina, New Mexico Professional Surveyor No. 15702, do hereby certify that this Legal Description and Exhibit were prepared by me or under my direct supervision and direction, meets the Minimum Standards for Surveying in the State of New Mexico, and is true and correct to the best of my knowledge and belief.

Christopher A Medina

Christopher A. Medina, New Mexico Professional Surveyor No. 15702

MAY 19, 2022

DATE

TERRA LAND SURVEYS, LLC

P.O. BOX 2532 • CORRALES, NM 87048 • (505) 792-0513

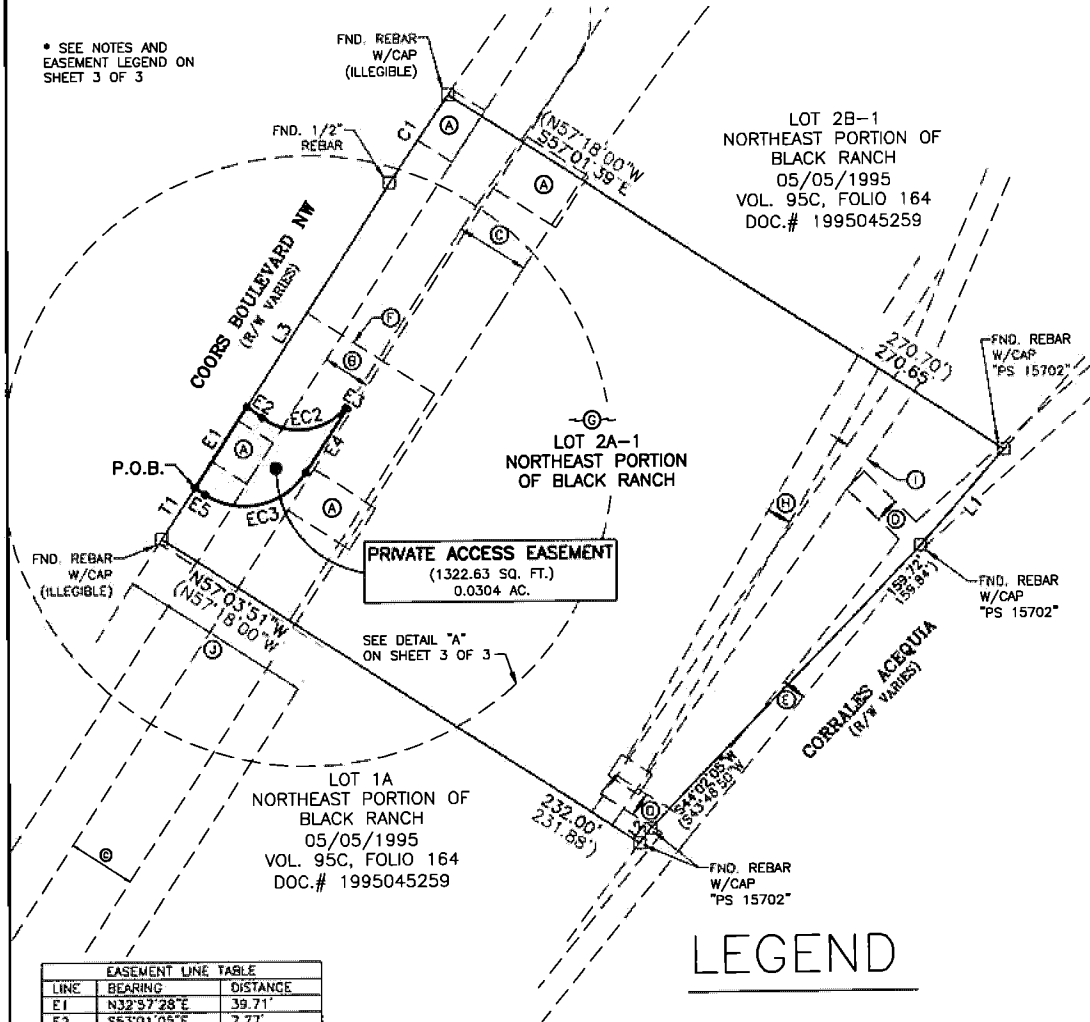


SHEET 1 OF 3

EXHIBIT A

SKETCH showing
PRIVATE ACCESS EASEMENT
within LOT 2A-1
NORTHEAST PORTION OF BLACK RANCH
TOWN OF ALAMEDA GRANT
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2022

* SEE NOTES AND
EASEMENT LEGEND ON
SHEET 3 OF 3



LEGEND

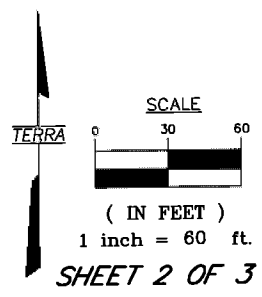
- △ FOUND CONTROL MONUMENT (AS NOTED)
- FOUND REBAR (AS NOTED)

LINE	BEARING	DISTANCE
E1	N32°57'28"E	39.71'
E2	S53°01'05"E	7.77'
E3	S57°02'32"E	0.70'
E4	S32°57'28"W	30.92'
E5	N57°09'42"W	5.06'
T1	S32°57'28"W	24.73'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
EC2	25.00'	37.84'	34.33'	N83°37'05"E	86°43'40"	23.61'
EC3	30.00'	47.06'	42.38'	S77°53'53"W	89°52'29"	28.93'

LINE	BEARING	DISTANCE
L1	S41°54'24"W	52.16'
	(S41°41'06"W)	(52.20')
L2	S37°20'54"W	7.56'
	(S37°07'39"W)	(7.59')
L3	N32°57'28"E	172.82'
	(N32°42'00"E)	(172.77')
L4	N67°14'07"W	200.25'
L5	N86°25'30"W	76.89'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1281.84'	43.18'	43.17'	N33°55'22"E	1°55'48"	21.59'
	(1281.84')	(43.21')	(43.21')	(N33°40'12"E)	(1°55'53")	



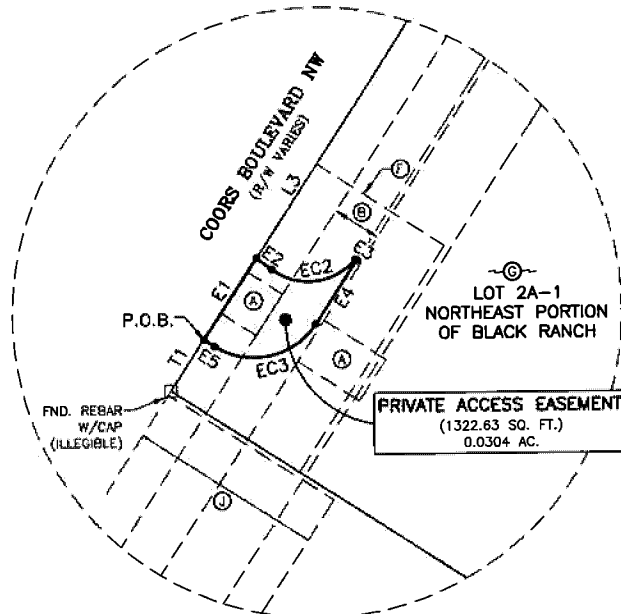
TERRA LAND SURVEYS, LLC
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SKETCH showing
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CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
MAY 2022

EASEMENT LEGEND:

- (A) NEW MEXICO UTILITY EASEMENT
FILED: 06/15/1989
VOL. C39, FOLIO 88
- (B) 20.0' NEW MEXICO UTILITY EASEMENT
(SEWER)
BK. MISC. 880, PGS. 11-17, DOC.#
81-50362
- (C) PRIVATE ACCESS EASEMENT
FILED: 09/20/1989
MISC. BK. 790A, PGS. 676-696
- (D) 10'X30' ANCHOR EASEMENT
FILED: 06/15/1989
VOL. C39, FOLIO 88
- (E) 10.0' P.U.E.
FILED: 06/15/1989
VOL. C39, FOLIO 88
- (F) TEMPORARY CONSTRUCTION EASEMENT
FILED: 12/12/2002
BK. A46, PG. 5682
- (G) A RECIPROCAL CROSS-LOT DRAINAGE,
PARKING AND ACCESS EASEMENT SHALL
ENCUMBER ALL LOTS.
FILED: 05/05/1995
VOL. 95C, FOLIO 164
- (H) 10.0' PUBLIC SERVICE COMPANY OF NEW
MEXICO UNDERGROUND EASEMENT
FILED: 02/27/1996
DOC.# 1996022290
(APPROXIMATE LOCATION DUE TO VAGUE
DESCRIPTION)
- (I) 10.0' PNM GAS SERVICES RIGHT OF WAY &
EASEMENT
FILED: 03/01/1996
DOC.# 19960223828
(APPROXIMATE LOCATION DUE TO VAGUE
DESCRIPTION)
- (J) TEMPORARY SURFACE DRAINAGE AMAFCA
EASEMENT
FILED: 06/15/89
VOL. C39, FOLIO 88 & VOL. 90C, FOLIO 184



DETAIL "A"
SCALE: 1"=60'

NOTES:

1. FIELD SURVEY PERFORMED ON MAY 2021.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
3. BASIS OF BEARINGS IS STATE PLANE NAD 83 NM CENTRAL ZONE DATUM.
4. THIS SURVEY DOES NOT CREATE A LAND DIVISION OR SUBDIVISION AS DEFINED BY THE NEW MEXICO SUBDIVISION ACT. THIS SURVEY IS AN EASEMENT SURVEY.

TERRA LAND SURVEYS, LLC

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