

**Figure 23.6.3**  
**RECIPROCAL EASEMENTS FOR COMMON ACCESS**

This Easement Agreement is entered into between Anthem Oil LLC, owner of \* 1F REDIVISION OF PORT OF TR F OF UNIT 1 ATRISCO BUSINESS PARK CONT 0.68564 AC, City of (Albuquerque), County of (Bernalillo), State of New Mexico, and Anthem Oil LLC, owner of \* 1F REDIVISION OF PORT OF TR F OF UNIT 1 ATRISCO BUSINESS PARK CONT 0.68564 AC, City of (Albuquerque), County of (Bernalillo), State of New Mexico.

The parties have an interest in adjoining real estate situated in the City of Albuquerque, County of Bernalillo, State of New Mexico and described as follows:

Approximately 0.68 AC parcel located at 455 Coors Blvd. NW consisting of abandoned gas station and emission testing both leased by separate parties with full parcel owned by Anthem Oil LLC.

The parties desire to create a common access easement between the above-described adjoining lots providing access, from a single access point on the abutting street, to said lots owned by them for the benefit of each of them; and therefore, agree as follows.

An easement for a common access in favor of Lot (\* 1F REDIVISION OF PORT OF TR F OF UNIT 1 ATRISCO BUSINESS PARK CONT 0.68564 AC), owned by Anthem Oil LLC, is created over the strip of land (150'-0") feet wide along the (South) boundary line of Lot (\* 1F REDIVISION OF PORT OF TR F OF UNIT 1 ATRISCO BUSINESS PARK CONT 0.68564 AC), owned by Anthem Oil LLC and an easement for a common access in favor of Lot (\* 1F REDIVISION OF PORT OF TR F OF UNIT 1 ATRISCO BUSINESS PARK CONT 0.68564 AC), owned by Anthem Oil LLC, is created over the strip of land (150'-0") feet wide along the (South) boundary of Lot (\* 1F REDIVISION OF PORT OF TR F OF UNIT 1 ATRISCO BUSINESS PARK CONT 0.68564 AC), owned by Anthem Oil LLC for the purpose of creating a common access (150'-0") feet wide for the benefit of both of the above described lots.

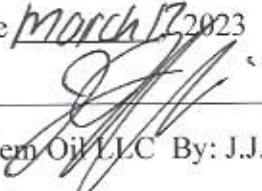
This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

The maintenance of the easement areas is the responsibility of the respective property owners.

In witness whereof, the parties hereto have executed this agreement as follows:

**ACKNOWLEDGED:**

Date March 17 2023

  
Anthem Oil LLC By: J.J. Mancini

**WITNESSED:**

**STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )**

On this 17 day of March, 2023, before me personally appeared John Mancini Jr. and to me known to be the person described in and who executed the foregoing instrument and acknowledged that he (or they) executed the same as his (or their) free act and deed.

  
Notary 1st Party

STATE OF NEW MEXICO  
NOTARY PUBLIC  
Julia Melissa Pluemer  
Commission No. 1051509  
April 11, 2026

My Commission Expires

4/11/26

**ACKNOWLEDGED:**

Date March 17 2023

  
Anthem Oil LLC By: J.J. Mancini

**WITNESSED:**

**STATE OF NEW MEXICO )  
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Notary 2nd Party

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