

Form A-158



NEW MEXICO DEPARTMENT OF TRANSPORTATION

WARRANTY DEED

Blake's Lotaburger, LLC, a Delaware limited liability company, for consideration paid, grants to the **New Mexico Department of Transportation**, P.O. Box 1149, Santa Fe, New Mexico, 87504-1149, the following described real estate in Bernalillo County, New Mexico.

3A-1

BEGINNING at a point on the existing (2022) southerly right-of-way of Fortuna Road, N.E., being a point of curvature for Tract Q-2-A, Atrisco Business Park Unit 2, from whence City of Albuquerque Control System Monument "20-J11" bears N 62° 45' 08" E, a distance of 4,035.97 feet, said Point of Beginning having a Station of 116+56.73 with an offset of 92.96 feet left of the Survey Centerline of Coors Boulevard NW;

THENCE, from the POINT OF BEGINNING, along a curve turning to the right through 131° 41' 19", having a radius of 25.00 feet, an arc length of 57.46 feet, and whose long chord bears S 23° 30' 17" E for a distance of 45.62 feet to the beginning of a reverse curve;

THENCE, along said curve turning to the left through an angle of 23° 12' 58", having a radius of 50.00 feet, an arc length of 20.26 feet, and whose long chord bears S 30° 43' 31" W for a distance of 20.12 feet to the beginning of a compound curve;

THENCE, along said curve turning to the left through an angle of 01° 45' 10", having a radius of 5,795.58 feet, an arc length of 177.30 feet, and whose long chord bears S 18° 14' 20" W for a distance of 177.30 to the beginning of a compound curve;

THENCE, along said curve turning to the left through an angle of 15° 04' 08", having a radius of 30.00 feet, an arc length of 7.89 feet, and whose long chord bears S 09° 49' 37" W for a distance of 7.87 feet to the beginning of a reverse curve;

THENCE, along said curve turning to the right through an angle of 19° 13' 15", having a radius of 150.00 feet, an arc length of 38.35 feet, and whose long chord bears S 09° 37' 34" W for a distance of 38.25 feet to a point;

THENCE, along a curve turning to the right through an angle of 02° 50' 32", having a radius of 5,789.58 feet, an arc length of 287.19 feet, and whose long chord bears N 18° 19' 48" E for a distance of 287.16 feet to a point of tangency;

THENCE, N 89° 20' 40" W for a distance of 35.00 feet to the POINT OF BEGINNING, containing 1,548 square feet (0.0355 acres), more or less. Said parcel may be subject to any easements and restrictions of record.

(See Reverse Side)

Please Return Recorded Document To:
N.M.D.O.T.
P.O. Box 1149
R.O.W. Records, Room 220
Santa Fe, N.M. 87504-1149
Attn: Cheryl Vigil

with warranty covenants.

WITNESS its hand(s) and seal(s) this 20th day of March, 2023.

Blake's Lotaburger, LLC, a Delaware limited liability company

By: [Signature]

Title: VP of Development Blake's Lotaburger LLC

CORPORATE ACKNOWLEDGMENT

STATE OF New Mexico)
)SS
COUNTY OF Bernalillo)

On this 20th day of March, 2023, before me, a Notary Public in and for said County and State, personally appeared Ross Brown who is/are the VP of Development, respectively, of **Blake's Lotaburger, LLC, a Delaware limited liability company**, and who is/are personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or entity upon behalf of which the persons acted, executed the instrument.

Witness my hand and official seal,

(Seal)

[Signature]
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
JENAY NICOLE GALLEGOS
COMMISSION # 1139590
COMMISSION EXPIRES 01/31/2027

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