

Figure 23.6.3

RECIPROCAL EASEMENTS FOR COMMON ACCESS

This Easement Agreement is entered into between PARKLAND HILLS, INC., owner of Tract A-1 Plat of Tracks A-1, B-1, & C-1 Lands of Parkland Hills Inc., being a replat of Tracks A, B, & C Lands of Parkland Hills Inc. containing 1.3742 acres M/L or 59,860 square feet M/L, City of Albuquerque, County of Bernalillo, State of New Mexico, and PARKLAND HILLS, INC., owner of Tract B-1 Plat of Tracks A-1, B-1, & C-1 Lands of Parkland Hills Inc., being a Replat of Tracks A, B, & C Lands of Parkland Hills Inc. containing 0.3981 acres M/L or 17,341 square feet M/L, 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:

Track A-1 (2950 Central Avenue SE), and Track B-1 (2900 Central Avenue SE)

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

An easement for a common access in favor of Track B-1, owned by Parkland Hills, Inc., is created over the strip of land 50' (fifty feet) wide on the east side of the west boundary line of Track A-1 from the Central Avenue Right of Way to the south boundary of Track B-1 (see attached Exhibit A), owned by Parkland Hills, Inc., for the purpose of creating a common access easement for the benefit of both of the above-described tracks.

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 are the responsibility of the respective property owners.

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

ACKNOWLEDGED:

Date 22 March 2024

Anthony Anella.

Anthony Anella, President

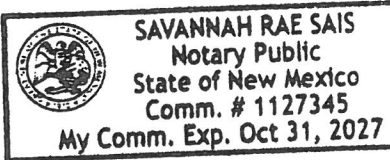
PARKLAND HILLS, INC.

WITNESSED:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 22 day of March, ²⁰²⁴19, before me personally appeared Anthony Anella, 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.

Savannah Sais
Notary 1st Party



My Commission Expires

10-31-2027:

ACKNOWLEDGED:

22 March 2024
Date 22, 19

Anthony Anella
Owner #2

WITNESSED:

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO)

On this 22nd day of March, ²⁰²⁴19, before me personally appeared _____, 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.

Rachael Miranda
Notary 2nd Party

My Commission Expires:

11-9-2025

STATE OF NEW MEXICO
NOTARY PUBLIC
Rachael Miranda
Commission No. 1119740
November 09, 2025

Sheet Title:	EXHIBIT A: Reciprocal Easement for Common Access
Scale:	1/8" = 1'-0"
Date:	21 Mar 24
Drawn:	A. Anella
Checked:	A. Anella
Notes:	1. This drawing is a site plan showing the proposed reciprocal easement for common access between the subject property and the adjacent property. The easement is shown in red and is subject to the terms and conditions set forth in the accompanying deed. 2. The easement is shown in red and is subject to the terms and conditions set forth in the accompanying deed. 3. The easement is shown in red and is subject to the terms and conditions set forth in the accompanying deed.

NOT FOR CONSTRUCTION

RECIPROCAL EASEMENT FOR COMMON ACCESS

