

PUBLIC SERVICE COMPANY OF NEW MEXICO  
UNDERGROUND EASEMENT (ELECTRIC)

MT# P13907 (D)  
A# 00006800  
O# 003913

THIS EASEMENT made this 6<sup>th</sup> day of MARCH, 20 24 by and between

**Luxelocker LLC, a Nevada limited liability company**

(Grantor) and PUBLIC SERVICE COMPANY OF NEW MEXICO, a New Mexico corporation (Grantee) and its successors and assigns

WITNESSETH

Grantor, for and in consideration of the sum of One Dollar (\$1.00) in hand paid and other valuable consideration, the receipt of which is acknowledged, does hereby give, bargain, sell, grant and convey unto Grantee a perpetual easement to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain underground facilities for the transmission and distribution of electric power and energy and facilities for fiber optics and other communication purposes. Such facilities may include (but are not limited to) lines, cables, conduits and other equipment, fixtures, appurtenances and structures necessary to maintain such facilities on, over, beneath, through and across the easement hereinafter described, together with free access to, from and over said easement with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the easement to extend services to customers of Grantee and to trim and remove any trees, shrubs, bushes or vegetation and remove any structures which interfere with the purposes set forth herein. The easement granted herein is within lands situate in SANTA FE County, New Mexico, and is more particularly described as follows, to wit:

PNM MT# P13907

An easement within Lot 5, Santa Fe Airport Business Park, same as shown and delineated on the Plat of survey entitled "Boundary Survey Plat Prepared for Terrance Hall and the Henry Oliver, III Limited Partnership, Lot 4 & Lot 5, Santa Fe Airport Business Park, Plat recorded in Bk. 626, Pg. 30", situate in Section 11, T. 16N, R. 8E, N.M.P.M., Santa Fe County, New Mexico, as the same is shown and designated on said Plat filed for record in the office of the County Clerk of Santa Fe County on February 5<sup>th</sup>, 2020, in Plat Book 859, Page 37, document number 1908473, and being more particularly described as follows:

Said easement is ten (10) feet wide, being five (5) feet on each side of the electrical power line to be installed on the property described above. For the transformer site, the easement extends to ten (10) feet wide in front of the transformer door and five (5) feet wide on each side of the transformer, as installed on the property described above.

All as generally shown on the drawing attached hereto and made a part hereof as EXHIBIT "A".

Grantor hereby covenants that Grantor is the true and lawful owner of the land described herein. Grantor shall have the right to use the above described easement for purposes not inconsistent with the rights hereby granted, provided that Grantor shall not erect nor construct any building, pool or other structure thereon, nor drill nor operate any well thereon, nor conduct any activity which violates provisions of the National Electrical Safety Code. The provisions hereof shall inure to the benefit of and bind the heirs, executors, mortgagees, lessees, tenants, successors and assigns of the parties hereto. Grantee shall have the unrestricted right to sell, transfer, assign, pledge, mortgage, lease, grant licenses or other use or occupancy rights with respect to, or otherwise dispose of, in whole or in part, any interest in the easement, and such assigns shall have the further right to convey, in whole or in part, the rights granted to them by Grantor.

WITNESS MY hand ON this 6<sup>th</sup> day of MARCH, 20 24

Adam C. Pakes, Manager  
Luxelocker LLC, a Nevada limited liability company

(SIGNATURE)

ACKNOWLEDGMENT

COUNTY OF SANTA FE }  
STATE OF NEW MEXICO } ss EASEMENT  
PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for  
Record On The 30TH Day Of April, A.D., 2024 at 09:41:47 AM  
And Was Duly Recorded as Instrument # 2032770  
Of The Records Of Santa Fe County

Deputy - KVAUGHN      Witness My Hand And Seal Of Office  
County Clerk, Santa Fe, NM      Katharine E. Clark

ACKNOWLEDGMENT FOR CORPORATION

STATE OF ARIZONA  
COUNTY OF MOHAVE

This instrument was acknowledged before me on

MARCH 6, 20 24

By Adam C. Pakes Manager  
(Name of Officer) (Title of Officer)

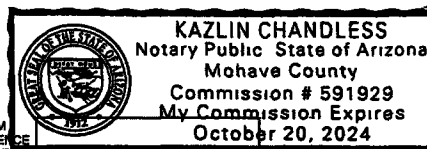
of Luxelocker LLC  
(Corporation Acknowledgment)

a Nevada corporation, on behalf of said corporation  
(State of Incorporation)

Said officer hereby acknowledges that s/he is the duly authorized signatory for said corporation

My commission expires 10/20/2024  
(Seal)

[Signature]  
Notary Public



PNM  
REFERENCE  
NUMBER

Revised 02/2004

e-Recorded 2032770 04/30/24 SFC

## e-Recorded 2032770 04/30/24 SFC

PLAT RECORDED IN Bk.859, Pg.37,  
WITHIN THE SANTA FE AIRPORT BUSINESS PARK,  
SEC. 11 T16N, R8E, N.M.P.M.  
CITY & COUNTY OF SANTA FE, NEW MEXICO

50' PUBLIC ROADWAY & UTILITY EASEMENT  
REC. Bk.626, Pg.30

DSI/CAP REBAR

N89°51'44"E

CURB

SIDWALK

158.31'

DSI/CAP REBAR

STOP SIGN

SVZ LINE

NAIL/WASHER LS 13956

16'

23'

16'

NEW PNM 23' X 16' ELECTRIC EASEMENT BY THE RECORDING OF THIS INSTRUMENT SEE SHEET 2 FOR DETAILS

EXISTING 7.5' PUBLIC UTILITY EASEMENT PLAT BK626-PG30-31

10' BUILDING SETBACK PLAT BK626-PG30-31

10' DRAINAGE & UTILITY EASEMENT PLAT BK626-PG30-31

DSI/CAP REBAR LS 12352

195.16'

S88°12'42"W

NAIL/WASHER LS 12352

LOT 5  
PLAT Bk 859 Pg.37

20' BUILDING SETBACK PLAT BK626-PG30-31

169.63'

101°18'39"W

Δ:89°48'52"  
R:40.00'  
L:62.70'  
CH:56.48'  
S45°23'22"E

33' UTILITY EASEMENT AND PRIVATE ROAD (PUBLIC ACCESS) PLAT BK.301 Pg.014

CONSTELLATION DRIVE

CURB

PULL BOX

SIDWALK

124.21'

500°11'50"E

CENTERLINE

EXHIBIT A

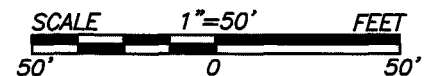
**LEGEND:**

- DENOTES LOT CORNER MONUMENT, AS SHOWN FOUND
- SVT DENOTES SIGHT VISIBILITY TRIANGLE Bk.626, Pg.30.
- U-Ø DENOTES UTILITY POLE OVERHEAD LINE AND ANCHOR TIE
- ←-← DENOTES DRAINAGE FLOW LINE
- ⊠ DENOTES COMMUNICATION PEDESTAL
- ⊙ DENOTES MANHOLE
- ⊛ DENOTES LIGHT POLE

THIS PLAT SUBJECT TO ALL VALID RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD.

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF A SURVEY COMPLETED UNDER MY PERSONAL SUPERVISION ON THE 12th DAY OF JANUARY 2024. TO THE BEST OF MY KNOWLEDGE, THE SURVEY AND PLAT ARE CORRECT, TRUE AND MEET THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO.

Edward M Trujillo  
EDWARD M. TRUJILLO, N.M.P.L.S. 12352

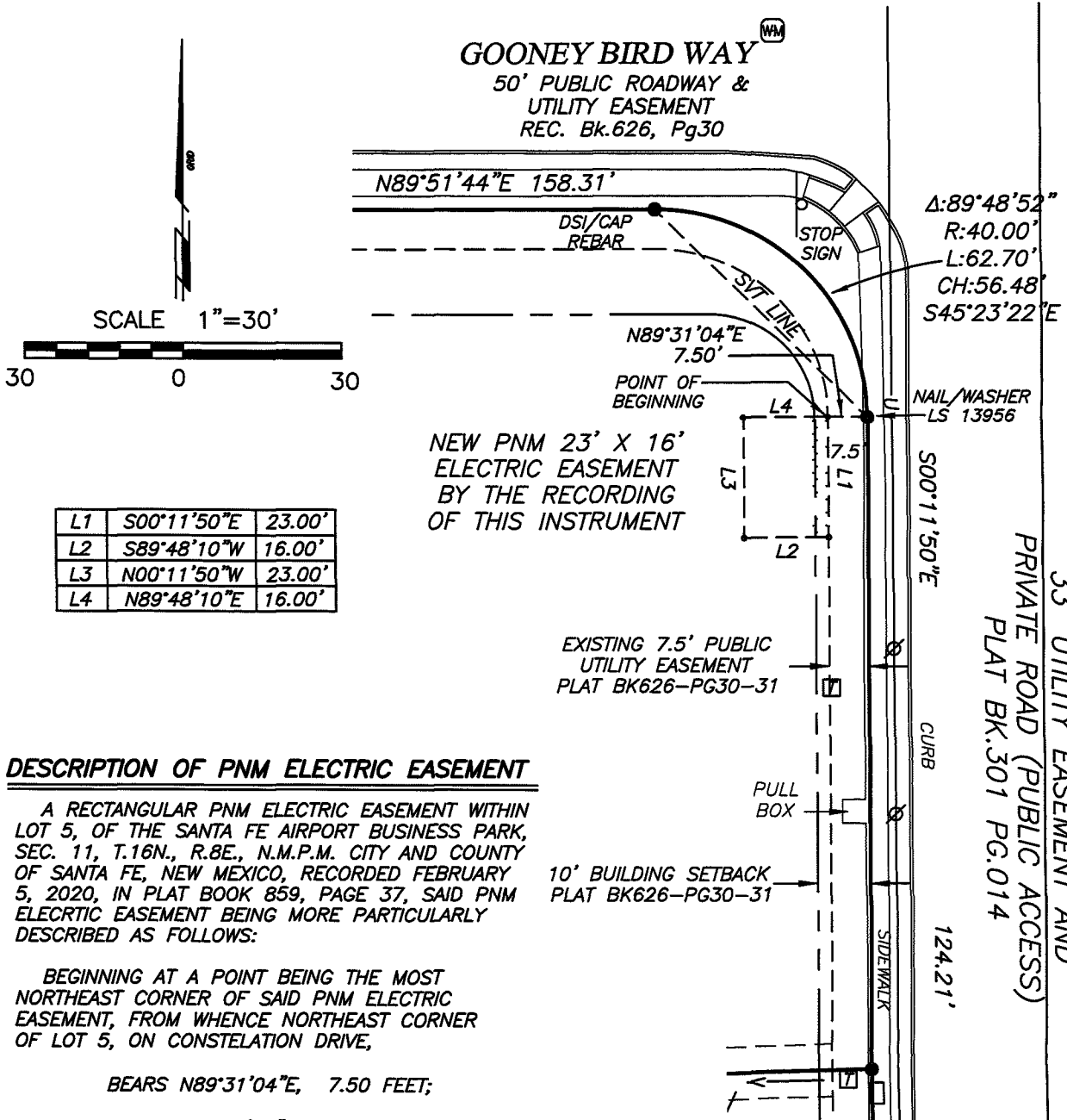


*SHEET 1 of 2*

**DAWSON SURVEYS INC.**  
PROFESSIONAL LAND SURVEYORS  
7505 MALLARD WAY, SUITE A  
SANTA FE, N.M. Tel: (505) 471-6660  
E-mail [dawsonsurveys@gmail.com](mailto:dawsonsurveys@gmail.com)  
FILE#10890\EXHIBIT DATE: 02/29/2024

# EXHIBIT A

e-Recorded 2032770 04/30/24 SFC



**LOT 5**  
PLAT RECORDED IN Bk.859, Pg.37,  
WITHIN THE SANTA FE AIRPORT BUSINESS PARK,  
SEC. 11 T16N, R8E, N.M.P.M.  
CITY & COUNTY OF SANTA FE, NEW MEXICO

**SHEET 2 of 2**  
**DAWSON SURVEYS INC.**  
PROFESSIONAL LAND SURVEYORS  
7505 MALLARD WAY, SUITE A  
SANTA FE, N.M. Tel:(505)471-6660  
E-mail dawnsurveys@gmail.com  
FILE#10890\DESC DATE:02\29\2024