

NEW MEXICO DEPARTMENT OF TRANSPORTATION
Commercial Driveway Permit Checklist



- Completed Driveway Permit Application W/ notarized owners signature
- Proof of Property Ownership (Warranty deed/purchase agreement)
- Property Survey Map
- Site layout on a 11" x 17" sheet - 4 copies
- Traffic Requirements:
 - Site Threshold Analysis (STA) - Less than 100 Peak Hour Trips
 - Traffic Impact Analysis (TIA) 100 or More Peak Hour Trips
- Design plans for and roadway geometric improvements (Acceleration lanes, deceleration lanes, turning lanes, if applicable.) Plans to include detailed and dimensioned layouts of all improvements
- Traffic Control Plan (also referred to as a barricading plan)
Plans may be obtained from local engineers.
- Site Grading and Drainage Approval - must comply with Drainage Design Manual, 2018, Section 803
Contact: Burke Lokey, Burea Chief
NMDOT Drainage Design Bureau
1129 Cerrillos Rd. Santa Fe, NM 87504
cell: 505-660-5614 email: burke.lokey@state.nm.us
- Environmental/Cultural Resources Clearance
Contact: Gary Funkhouser
NMDOT - Environmental Room 205/206
1129 Cerrillos Rd./P.O. Box 1149
Santa Fe, NM 87504
Tel.: 505-629-7360 Cell: 505-570-7291 Fax: 505-827-0417
email: gary.funkhouser@state.nm.us

PCR Energy Diamond Tail Solar Project Puertocito Road Improvements At NM 14 CONSTRUCTION PLANS

SANTA FE COUNTY, NEW MEXICO
February 2024

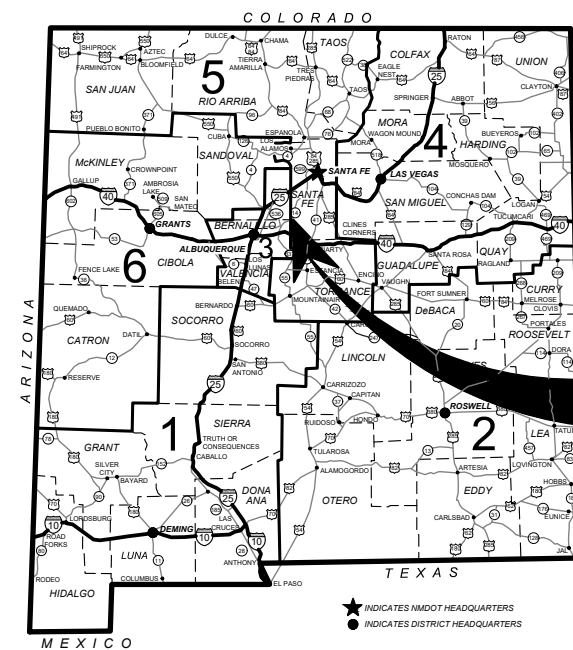
INDEX OF SHEETS	
Sheet Number	Sheet Title
1	COVER SHEET
2	NB NM 14 - WB PUERTOCITO ROAD TURNING MOVEMENT
3	SB NM 14 - WB PUERTOCITO ROAD TURNING MOVEMENT
4	NM 14 - PUERTOCITO ROAD TURNING MOVEMENT IMPROVEMENTS
5	TTCP TURNOUT APPROACH CLOSURE
6	TTCP TURNOUT DEPARTURE CLOSURE
7	TTCP TURNING

LEGEND

— · · —	RIGHT OF WAY
—	EDGE OF ASPHALT
— OHE —	OVERHEAD ELECTRICAL
—	EDGE OF GRAVEL
— T —	UNDERGROUND TELEPHONE
— X —	FENCE
—	SIGN
○	POWER POLE
▲	GUY ANCHOR
□	TELEPHONE BOX
□	ELECTRIC BOX
∩	GATE
⊞	MAIL BOX



VICINITY MAP



PROJECT LOCATION



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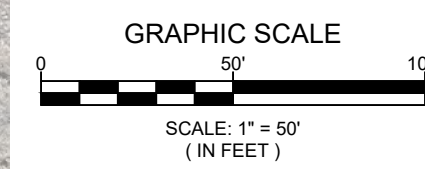
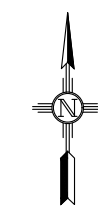
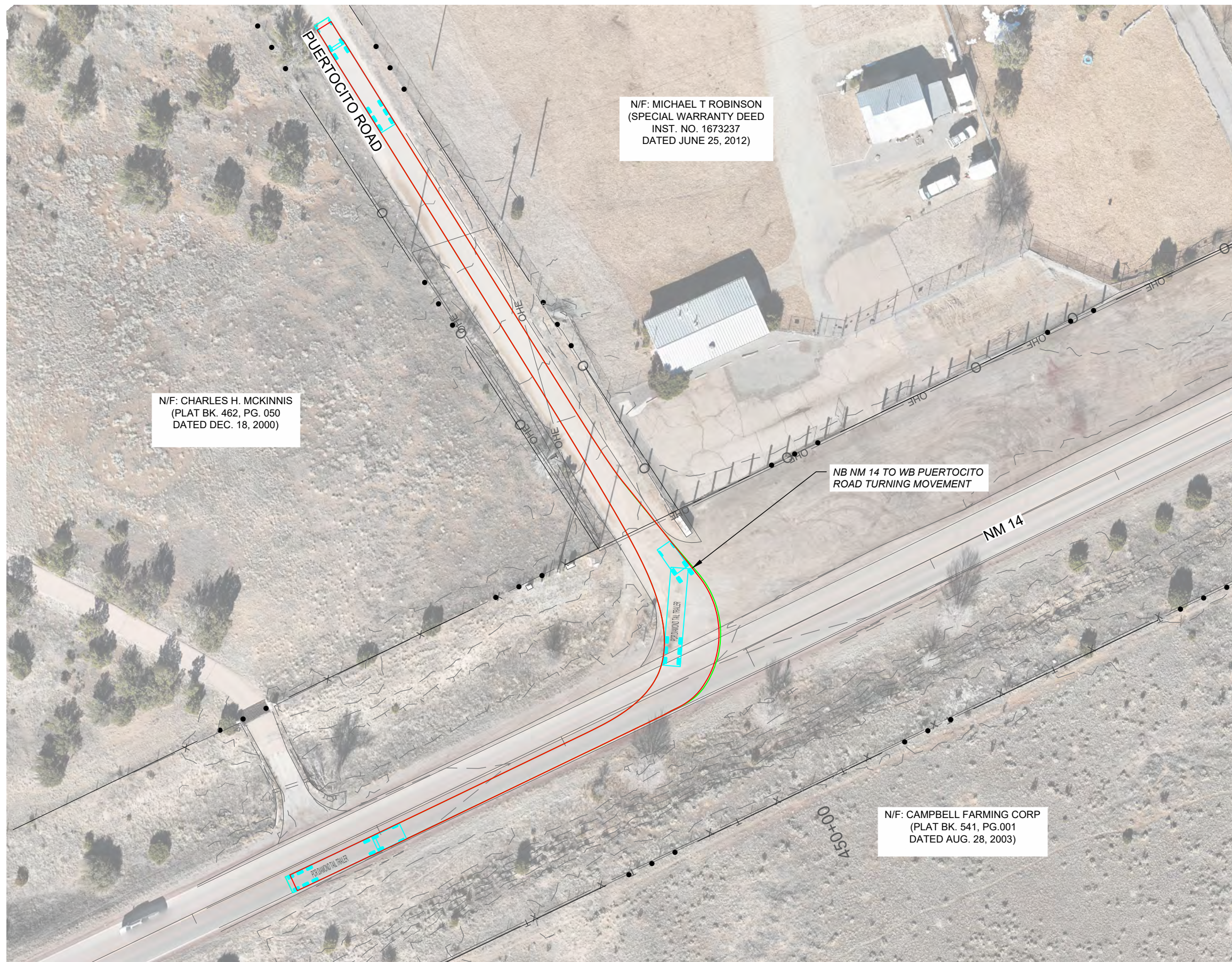
Rev #	Date	Description	By	Chkd

SMA 5454 Venice Avenue NE, Suite D
Albuquerque, NM 87113

Engineering • Environmental
Surveying

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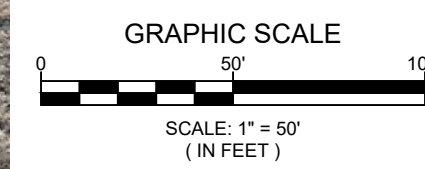
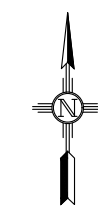
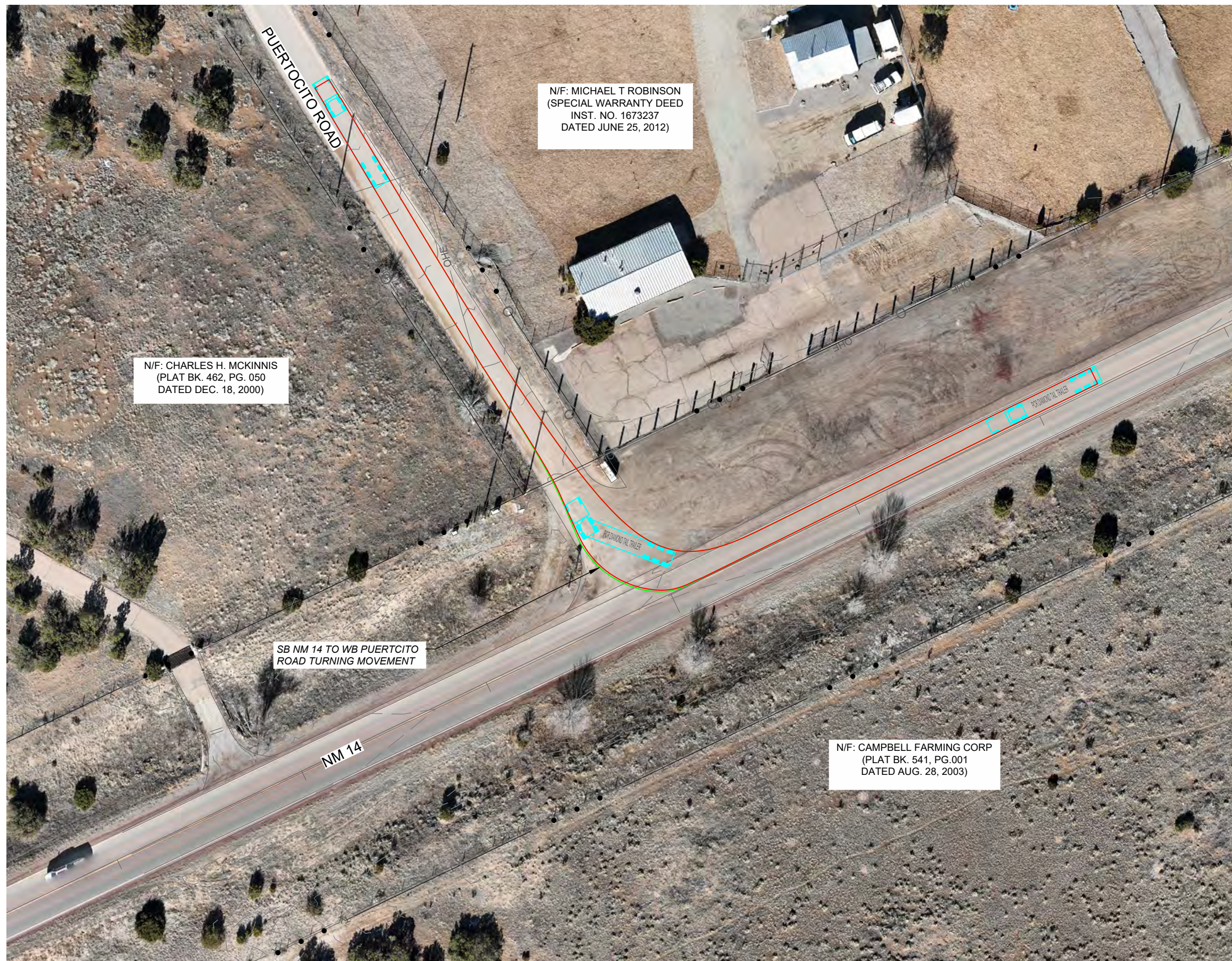


2/29/2024

PCR INVESTMENTS			
NO.	DESCRIPTION	DATE	BY
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9232296
 DIAMOND TAIL SOLAR
 NB NM 14 - WB PUERTOCITO
 ROAD TURNING MOVEMENT





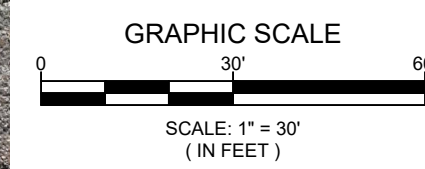
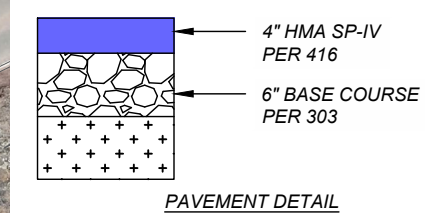
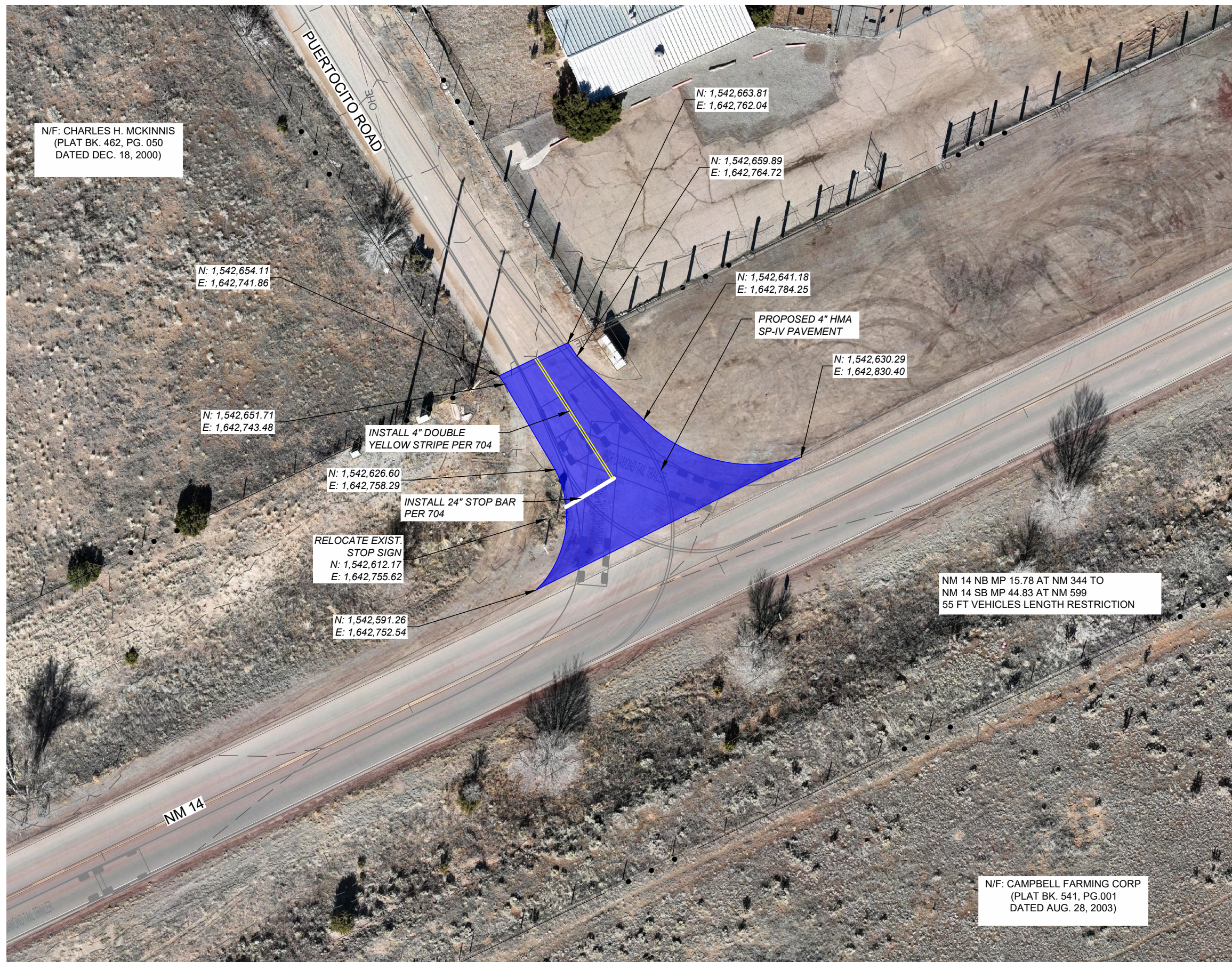
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9232296
 DIAMOND TAIL SOLAR
 SB NM 14 - WB PUERTOCITO
 ROAD TURNING MOVEMENT

PCR INVESTMENTS

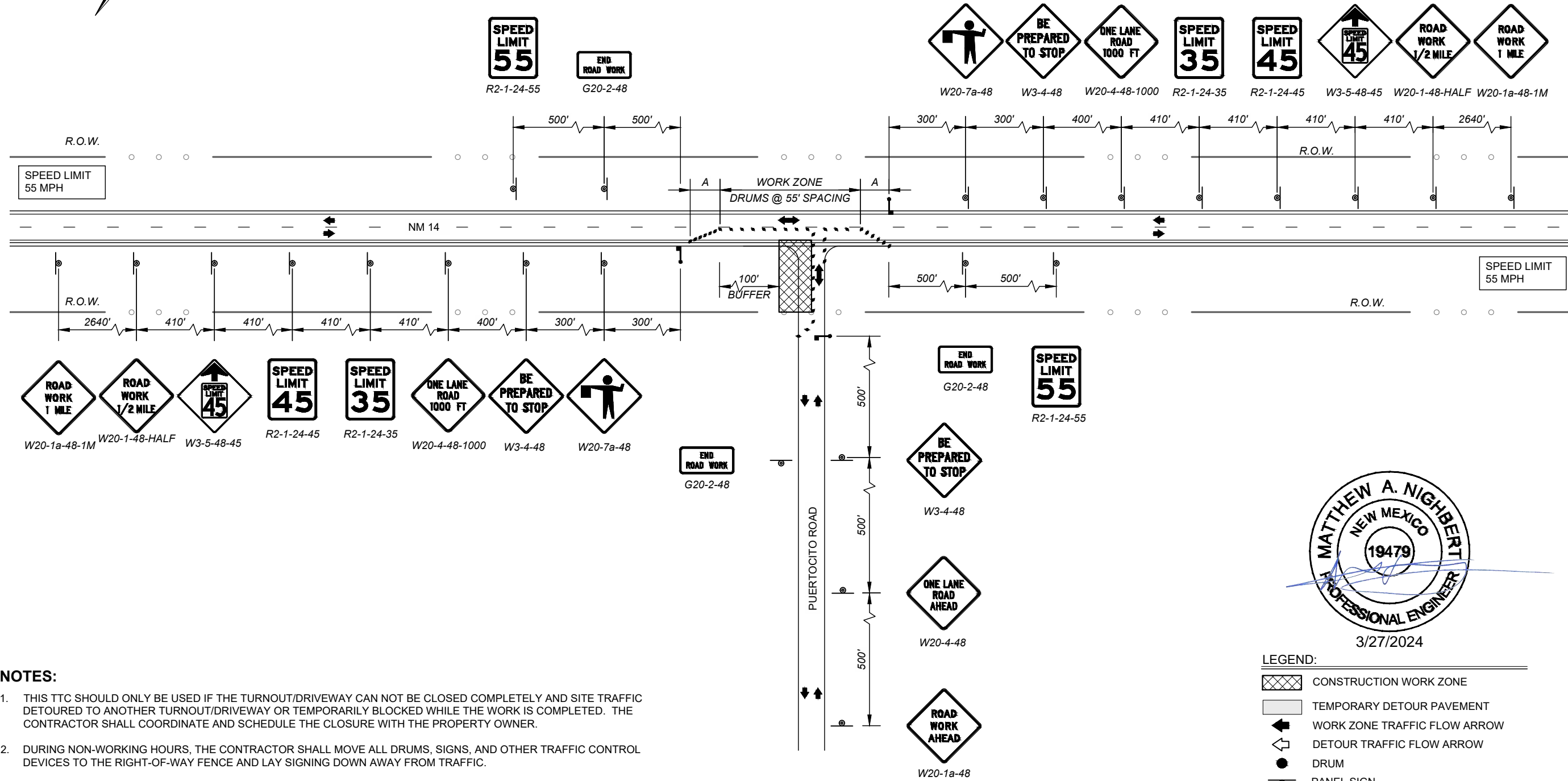




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2					
1					

9232296
DIAMOND TAIL SOLAR
NM 14 - PUERTOCITO ROAD TURNING
MOVEMENT IMPROVEMENTS





NOTES:

1. THIS TTC SHOULD ONLY BE USED IF THE TURNOUT/DRIVEWAY CAN NOT BE CLOSED COMPLETELY AND SITE TRAFFIC DETOURED TO ANOTHER TURNOUT/DRIVEWAY OR TEMPORARILY BLOCKED WHILE THE WORK IS COMPLETED. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE CLOSURE WITH THE PROPERTY OWNER.
2. DURING NON-WORKING HOURS, THE CONTRACTOR SHALL MOVE ALL DRUMS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES TO THE RIGHT-OF-WAY FENCE AND LAY SIGNING DOWN AWAY FROM TRAFFIC.
3. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS AND TURNOUTS AT ALL TIMES.
4. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. STORAGE OF EQUIPMENT, MATERIALS AND VEHICLES ARE NOT ALLOWED WITHIN THE NMDOT RIGHT OF WAY.
6. EXCEPT DURING AN EMERGENCY OR WITH PRIOR WRITTEN NMDOT APPROVAL, NIGHT-TIME WORK IS NOT PERMITTED.
7. PRIORITY SHALL BE GIVEN TO INBOUND RIGHT-TURN. OUTBOUND SHALL BE HELD AT FLAGGER UNTIL SUFFICIENT GAP ON MAINLINE TO ALLOW FOR UNHAMPERED MOVEMENT.

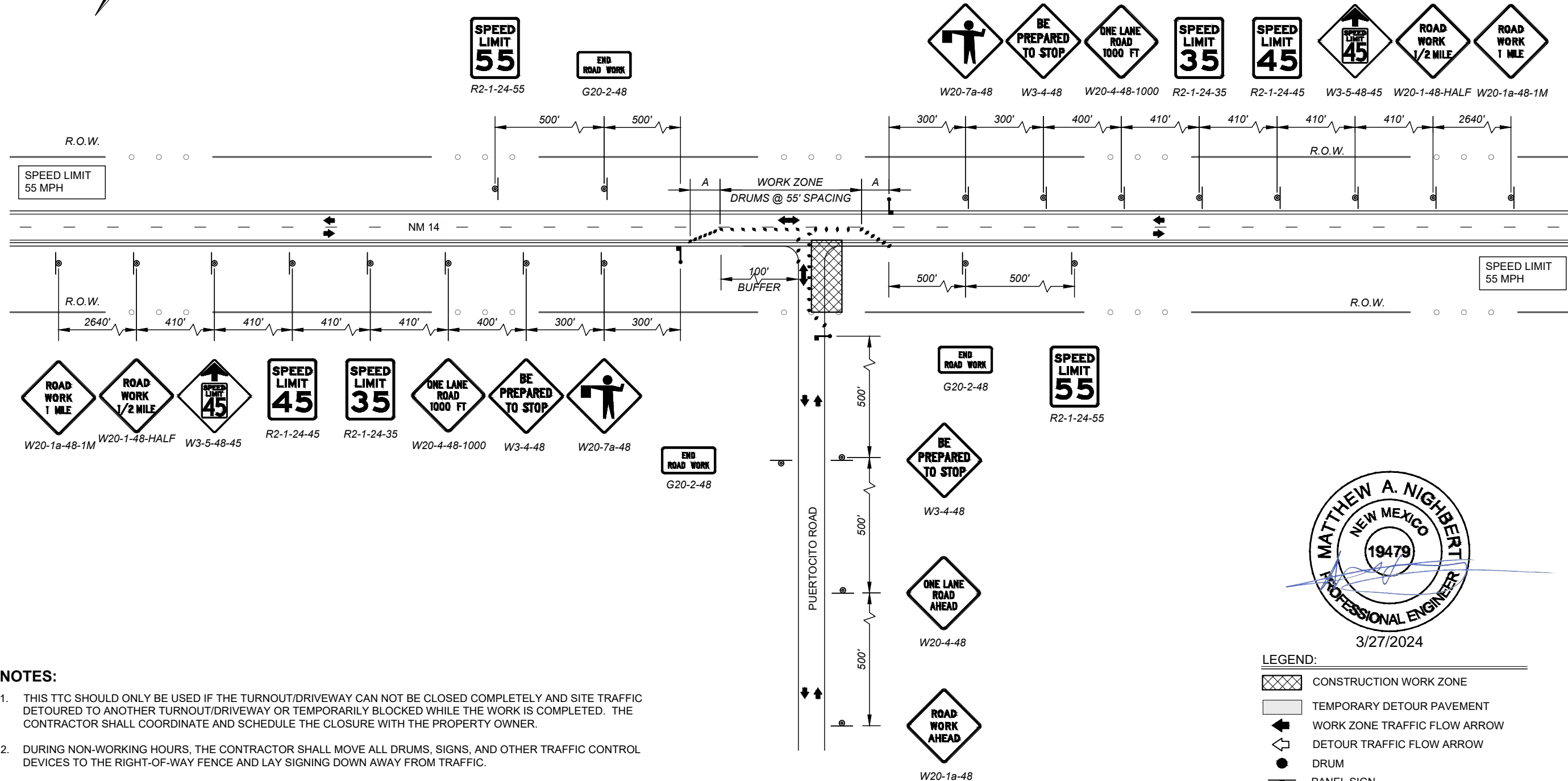
LEGEND:

- CONSTRUCTION WORK ZONE
- TEMPORARY DETOUR PAVEMENT
- WORK ZONE TRAFFIC FLOW ARROW
- DETOUR TRAFFIC FLOW ARROW
- DRUM
- PANEL SIGN
- PORTABLE CHANGEABLE MESSAGE BOARD
- TRAFFIC CONE
- SEQUENTIAL ARROW DISPLAY
- TUBULAR MARKER
- VERTICAL PANEL
- TYPE III BARRICADE
- TEMPORARY CONCRETE WALL BARRIER (TCWB)
- FLAGGER STATION
- A 100' FLAGGING TAPER 6 DRUMS @ 15' SPACING



PCR INVESTMENTS	
9232296	DIAMOND TAIL SOLAR
TTCP TURNOUT APPROACH CLOSURE	
NO.	DATE
1	BY
2	DESCRIPTION
3	DATE
4	BY





NOTES:

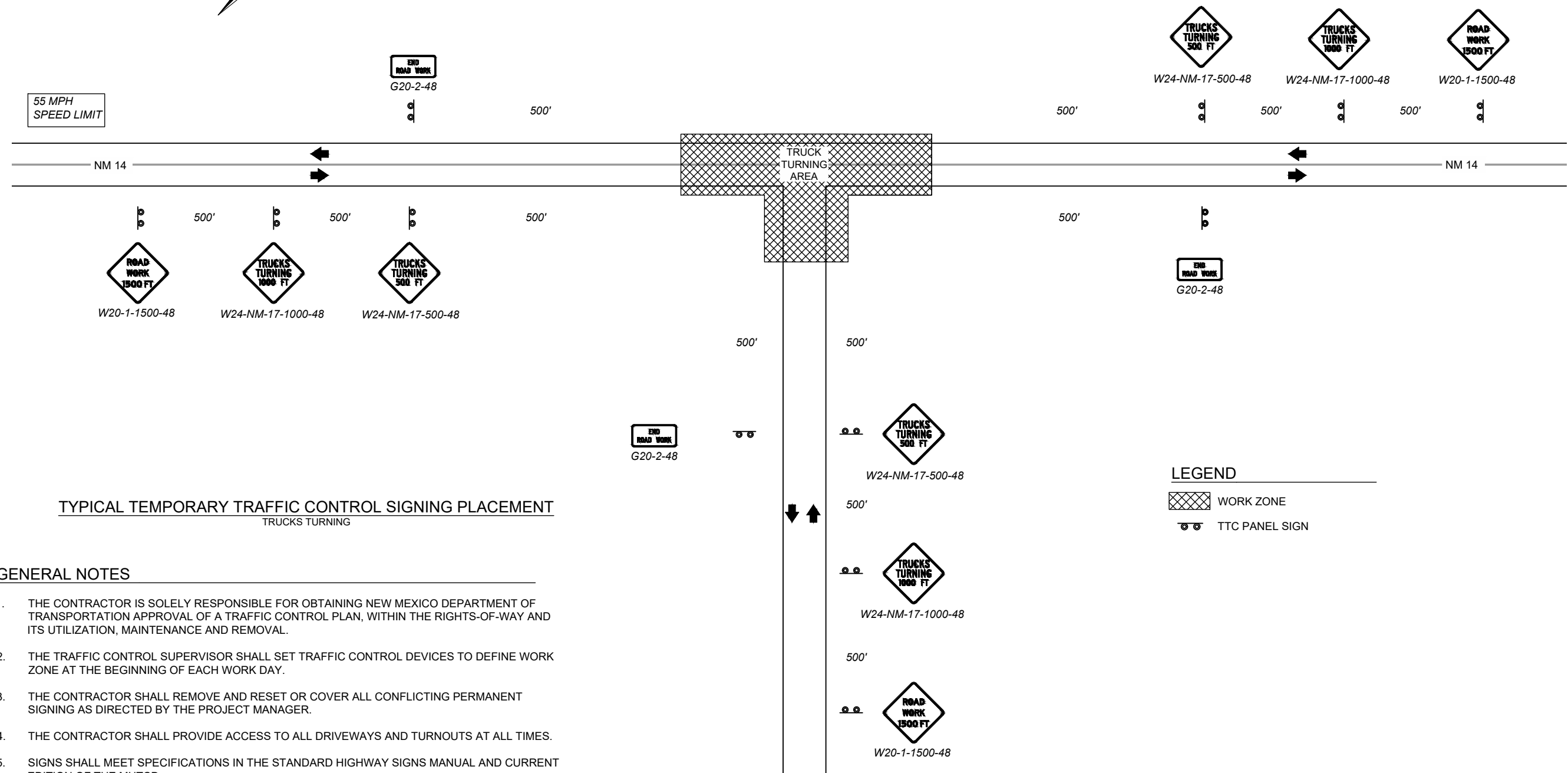
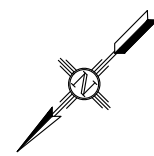
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2. DURING NON-WORKING HOURS, THE CONTRACTOR SHALL MOVE ALL DRUMS, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES TO THE RIGHT-OF-WAY FENCE AND LAY SIGNING DOWN AWAY FROM TRAFFIC.
3. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS AND TURNOUTS AT ALL TIMES.
4. ALL CONSTRUCTION TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE NEW MEXICO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITION, AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. STORAGE OF EQUIPMENT, MATERIALS AND VEHICLES ARE NOT ALLOWED WITHIN THE NMDOT RIGHT OF WAY.
6. EXCEPT DURING AN EMERGENCY OR WITH PRIOR WRITTEN NMDOT APPROVAL, NIGHT-TIME WORK IS NOT PERMITTED.
7. PRIORITY SHALL BE GIVEN TO INBOUND RIGHT-TURN. OUTBOUND SHALL BE HELD AT FLAGGER UNTIL SUFFICIENT GAP ON MAINLINE TO ALLOW FOR UNHAMPERED MOVEMENT.

LEGEND:

- CONSTRUCTION WORK ZONE
- TEMPORARY DETOUR PAVEMENT
- WORK ZONE TRAFFIC FLOW ARROW
- DETOUR TRAFFIC FLOW ARROW
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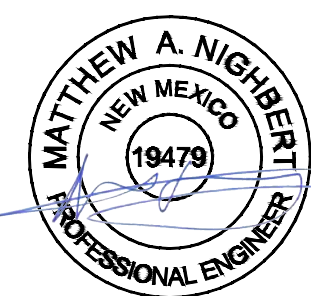
PCR INVESTMENTS	
9232296	DIAMOND TAIL SOLAR
TTCP TURNOUT DEPARTURE CLOSURE	
NO.	DATE
1	BY
2	DESCRIPTION
3	DATE
4	BY



TYPICAL TEMPORARY TRAFFIC CONTROL SIGNING PLACEMENT
TRUCKS TURNING

GENERAL NOTES

1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR OBTAINING NEW MEXICO DEPARTMENT OF TRANSPORTATION APPROVAL OF A TRAFFIC CONTROL PLAN, WITHIN THE RIGHTS-OF-WAY AND ITS UTILIZATION, MAINTENANCE AND REMOVAL.
2. THE TRAFFIC CONTROL SUPERVISOR SHALL SET TRAFFIC CONTROL DEVICES TO DEFINE WORK ZONE AT THE BEGINNING OF EACH WORK DAY.
3. THE CONTRACTOR SHALL REMOVE AND RESET OR COVER ALL CONFLICTING PERMANENT SIGNING AS DIRECTED BY THE PROJECT MANAGER.
4. THE CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS AND TURNOUTS AT ALL TIMES.
5. SIGNS SHALL MEET SPECIFICATIONS IN THE STANDARD HIGHWAY SIGNS MANUAL AND CURRENT EDITION OF THE MUTCD.
6. COVER, COLLAPSE OR REMOVE ALL SIGNS WHEN NOT IN AN ACTIVE LOAD DELIVERY SCENARIO.
7. FLAGGER STATIONS SHALL BE PROPERLY ILLUMINATED AT NIGHT.

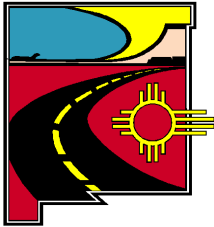


2/29/2024

PCR INVESTMENTS		DESCRIPTION	DATE	BY
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9232296
DIAMOND TAIL SOLAR
TTCP TURNING





Site Threshold Assessment (STH)

A Site Threshold Assessment (STH) is required of all developing or redeveloping properties that directly or indirectly access a state highway.

District No. 5

Project No. 9232296

Permit Applicant

Date: 2/20/2024

Applicant Name: Cynthia Schuchner

Business Name: PCR Investments SP4 LLC

Business Address: 206 S. Coronado Ave.

City: Espanola State: NM Zip Code: 87532 -

Site Description

<u>Development Type</u>		<u>Site Information</u> (fill in all that apply)			
Residential	<u> </u>	Building Size (SF)	<u> </u>	Dwelling Units	<u> </u>
Retail	<u> </u>	Parcel Size (ac)	<u> </u>	Rooms	<u> </u>
Office	<u> </u>	Roadway Frontage (ft)	<u> </u>	Beds	<u> </u>
Industrial	<u> </u>	Parking Spaces	<u> </u>	Students	<u> </u>
Institutional	<u> </u>	Employees	<u> </u>	Seats	<u> </u>
Lodging	<u> </u>	Other	<u> </u>	Fuel Pumps	<u> </u>
Restaurant	<u> </u>			Courts	<u> </u>
Convenience/Gas	<u> </u>			Storage Units	<u> </u>
Other	<u>PCR Energy Diamond Tail Solar Project</u>				

The STH examines existing roadway volumes and anticipated site trip generation for the purpose of determining if additional analyses are required. If the site characteristics and the trip generation estimate for a proposed development do not satisfy the requirements for a STA or a TIA as determined by the District Traffic Engineer, the STH should be approved and the traffic study requirement for the proposed development will be complete. If additional analysis is required based on the results of the STH, the District Traffic Engineer should indicate to the applicant the level of analysis that is required.

Existing Roadway Data

Highway No.:	<u>NM 14</u>	Site Mile Post:	<u>14.33</u>
Highway ADT:	<u>5455</u>	Count Year:	<u>2022</u>
Number of Lanes (two-way):	<u>2</u>	Func. Class.:	<u>Minor Arteria</u>

Trip Generation

ITE Trip Generation Land Use Category:

AM Peak Hour Trips	Enter: <u>15*</u>	Exit: <u>15*</u>
PM Peak Hour Trips	Enter: <u>15*</u>	Exit: <u>15*</u>

Exceeds Threshold: **Y** or **N** → If Yes, is a **STA** or **TIA** Required?

Thresholds

STA: 25 to 99 peak-hour total trips and more than 1,000 vehicles per lane per day on adjacent highway.

TIA: 100 or more peak-hour total trips.

Other Requirement Basis / DTE Comments: * Trips estimated during construction, post-construction access is for maintenance only.

Traffic Monitoring Program

AADT and AADT Trucks by Year for 1/1/2014 - 12/31/2023
Criteria: Location ID = 18022, From 1/1/1900 To 12/31/2049 12:00:00 AM

District 5

Location ID 18022

County (049) Santa Fe

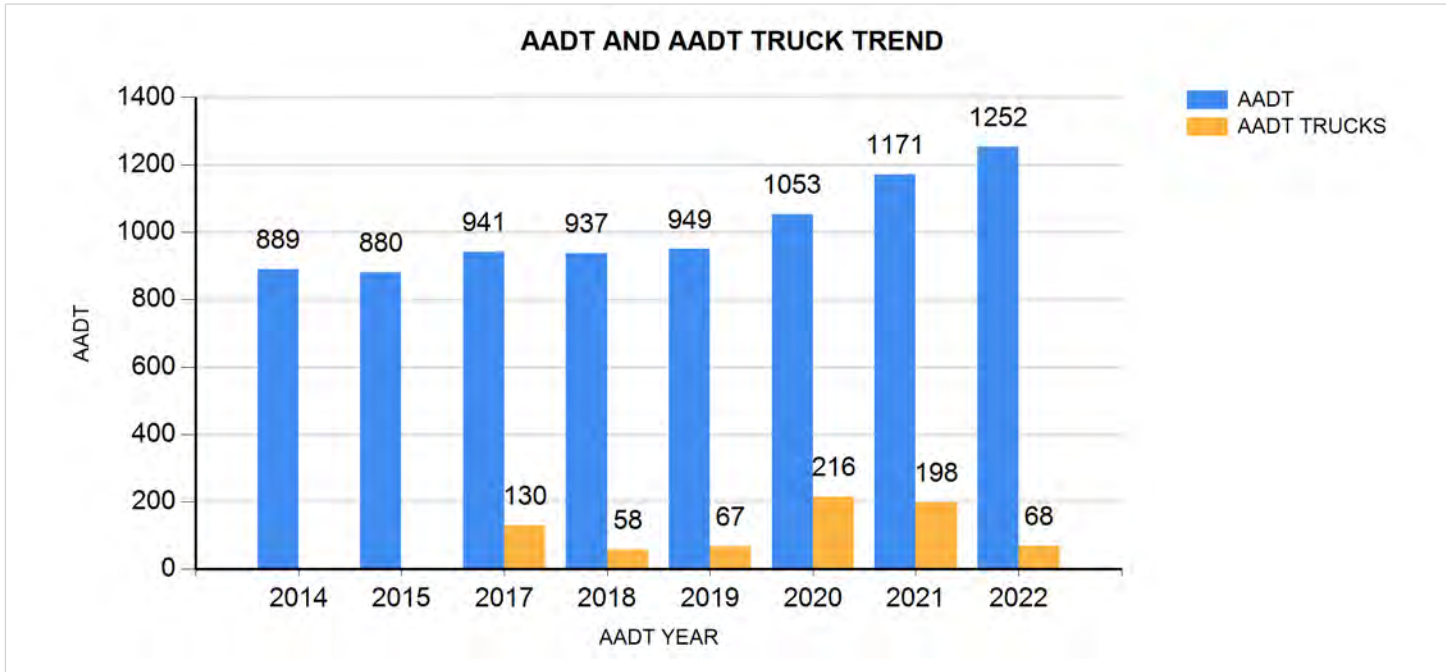
Located On NM HIGHWAY 14

At

Community

LRS ID NM14P

LRS Point 19.1314900



Traffic Monitoring Program

AADT and AADT Trucks by Year for 1/1/2014 - 12/31/2023
Criteria: Location ID = 6047, From 1/1/1900 To 12/31/2049 12:00:00 AM

District 3

Location ID 6047

County (043) Sandoval

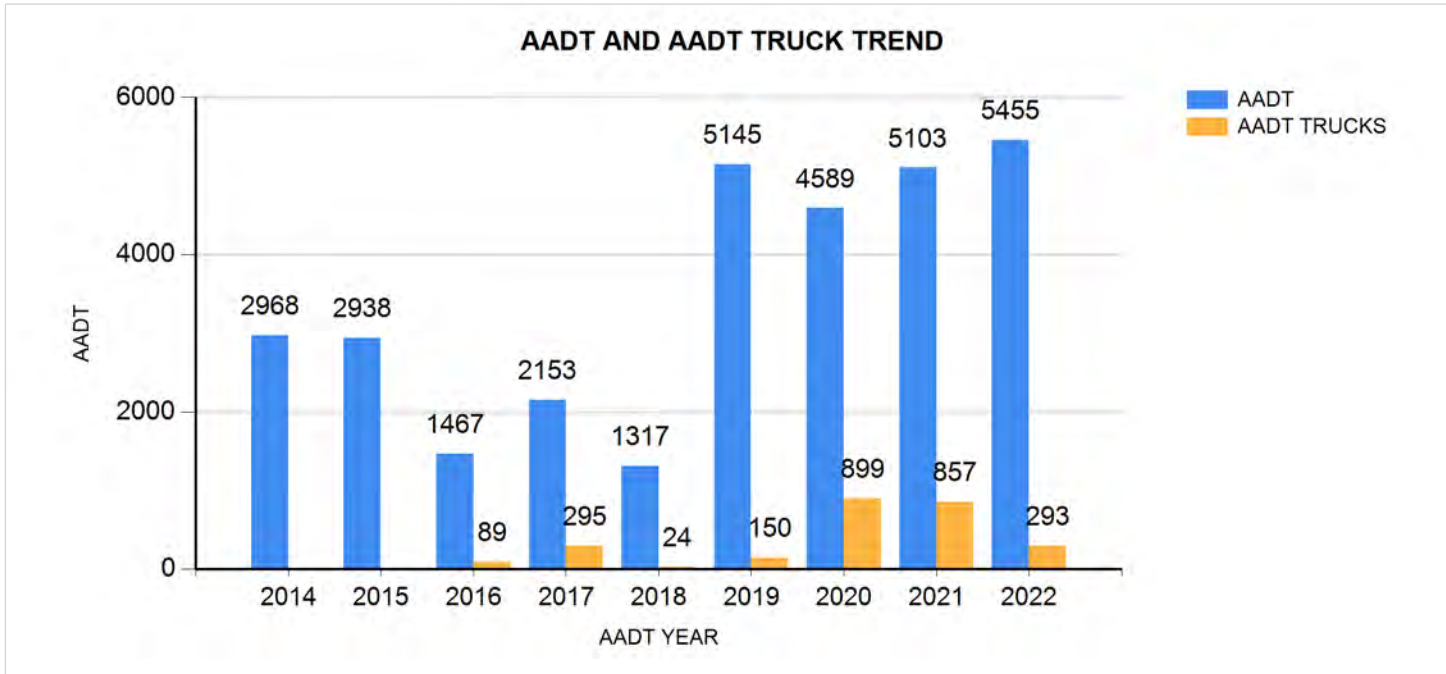
Located On NM HIGHWAY 14

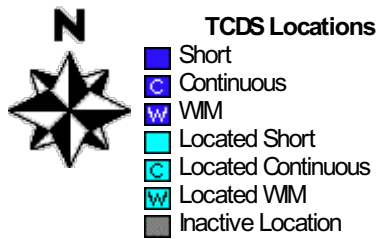
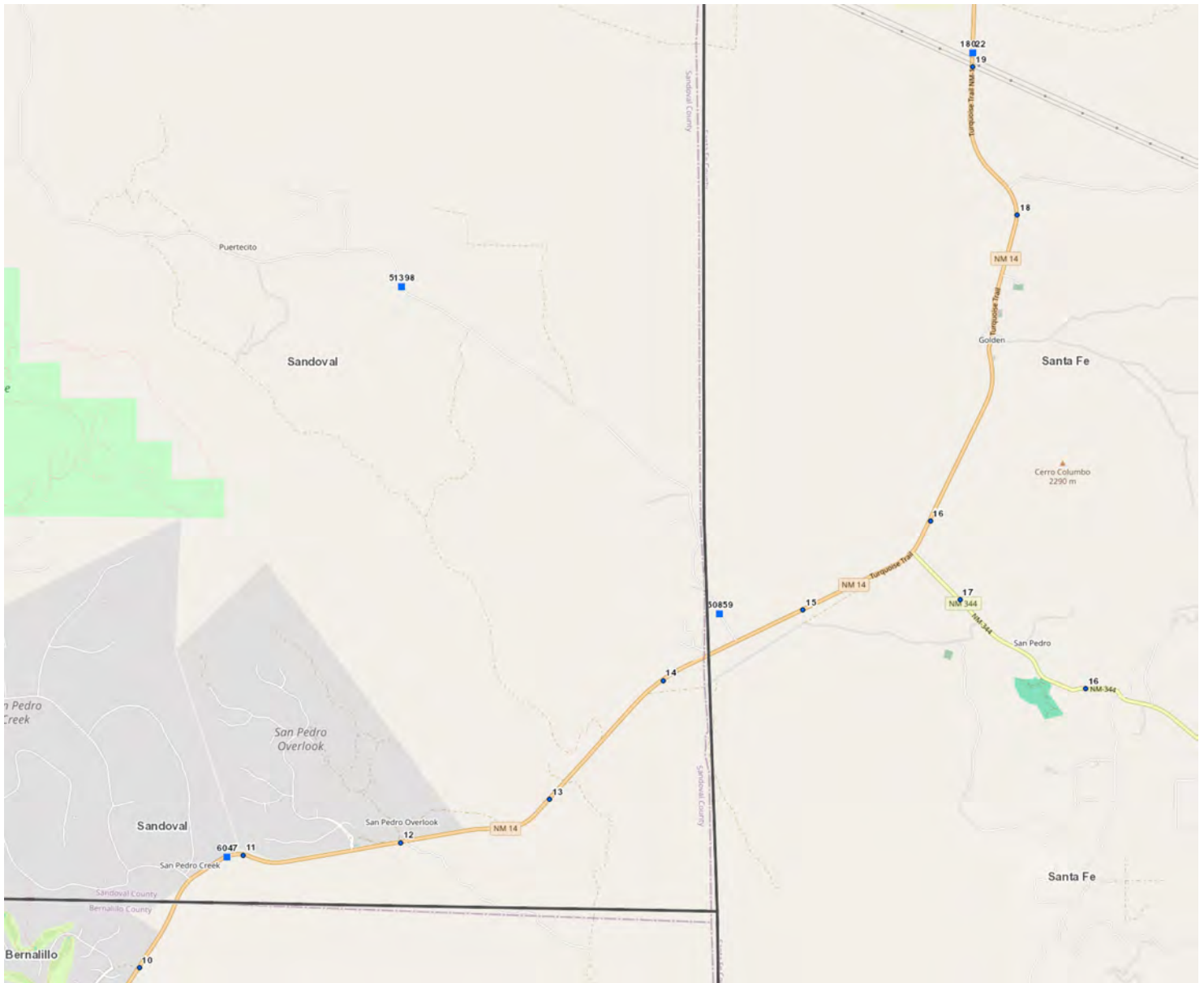
At

Community

LRS ID NM14P

LRS Point 10.9339300





2/20/2024

CRASH DATA

CRASH DATE	COUNTY	CITY	PRIMARY STREET	GIS-DERIVED MILEPOST	CRASH SEVERITY	NUMBER OF PEOPLE KILLED IN CRASH	CRASH ANALYSIS	WEATHER	LIGHTING
5/19/2016	Santa Fe	Golden	NM 14	16	Injury Crash	0	Fixed Object - Tree	Clear	Daylight
10/2/2016	Sandoval	Edgewood	NM STATE HIGHWAY 14	13	Injury Crash	0	Invalid Code	Clear	Daylight
11/30/2017	Sandoval	Edgewood	NM-14	13	Property Damage Only Crash	0	Animal - Deer	Clear	Dark-Not Lighted
12/31/2017	Santa Fe	Golden	NM 14	15	Property Damage Only Crash	0	Animal - Deer	Clear	Dark-Not Lighted
1/12/2017	Sandoval	Edgewood	HIGHWAY 14 MM13	13	Property Damage Only Crash	0	Animal - Deer	Clear	Daylight
7/29/2017	Sandoval	Edgewood	HWY 14	13	Injury Crash	0	Overturn/Rollover - Right Side of Road	Raining	Daylight
4/21/2017	Sandoval	Edgewood	STATE ROAD 14	14	Injury Crash	0	Fixed Object - Embankment (Earth)	Clear	Daylight
6/15/2017	Santa Fe	Golden	NM 14 NORTH	15	Injury Crash	0	Other Vehicle - From Same Direction/One Left Turr	Clear	Daylight
1/2/2018	Sandoval	Edgewood	NM 14 NORTH	14	Injury Crash	0	Overturn/Rollover - Left Side of Road	Clear	Daylight
6/20/2018	Sandoval	Edgewood	HIGHWAY 14	14	Injury Crash	0	Other Object - Unknown/Not Stated	Clear	Daylight
5/28/2019	Santa Fe	Golden	STATE ROAD 14	16	Injury Crash	0	Fixed Object - Utility or Telephone Pole	Clear	Daylight
6/1/2019	Santa Fe	None	STATE ROAD 14	17	Property Damage Only Crash	0	Animal - Deer	Clear	Daylight
1/2/2020	Santa Fe	None	NM14	15	Injury Crash	0	Other Vehicle - From Same Direction/Rear End Collisior	Snowing	Daylight
12/10/2020	Santa Fe	Golden	NEW MEXICO 14 MILE MARKER	16	Injury Crash	0	Vehicle On Other Roadway - Snow/Ice/Slush	Snowing	Daylight
12/29/2020	Santa Fe	None	NM 14	16	Injury Crash	0	Overturn/Rollover - Right Side of Road	Snowing	Daylight
12/24/2021	Santa Fe	Golden	STATE ROAD 14	16	Property Damage Only Crash	0	Left Blank	Clear	Dark-Not Lighted
4/16/2021	Sandoval	None	NM HIGHWAY 14	14	Property Damage Only Crash	0	Left Blank	Clear	Daylight
4/25/2021	Sandoval	Sandia Park	NM HIGHWAY 14	13	Fatal Crash	1	Left Blank	Clear	Daylight
10/8/2021	Sandoval	Edgewood	NM HIGHWAY 14	13	Injury Crash	0	Left Blank	Clear	Daylight
3/26/2021	Bernalillo	Edgewood	NORTH HIGHWAY 14	14	Property Damage Only Crash	0	Animal - Dog	Clear	Daylight
4/28/2022	Santa Fe	None	NEW MEXICO 14	15	Property Damage Only Crash	0	Left Blank	Clear	Daylight

**Prepared by and
after recording return to:**
PCR Investments SP4 LLC
c/o Litwin Kach LLP
200 N. LaSalle, Suite 1550
Chicago, IL 60601
Attn: Danny Kach



COUNTY OF SANTA FE } STATE OF NEW MEXICO } ss	MEMORANDUM PAGES: 16
I Hereby Certify That This Instrument Was e-Recorded for Record On The 2ND Day Of June, A.D., 2022 at 08:03:17 AM And Was Duly Recorded as Instrument # 1990060 Of The Records Of Santa Fe County	
Deputy - AJBACA	Witness My Hand And Seal Of Office Katharine E. Clark County Clerk, Santa Fe, NM

THIS SPACE FOR RECORDERS USE ONLY

MEMORANDUM OF SOLAR EASEMENT AGREEMENT

THIS MEMORANDUM OF SOLAR EASEMENT AGREEMENT (this "**Memorandum**"), is made, dated and effective as of April 7, 2022 (the "**Effective Date**"), between **Diamond Tail Limited**, a Texas limited partnership (together with its successors, assigns and heirs, "**Owner**"), whose address is 993 North Third Street, Abilene, TX 79601, and **PCR Investments SP4 LLC**, a Delaware limited liability company (together with its transferees, successors and assigns, "**Grantee**"), whose address is Litwin Kach LLP, 200 N. LaSalle, Suite 1550, Chicago, IL 60601, with regards to the following:

1. Owner and Grantee did enter into that certain SOLAR EASEMENT AGREEMENT dated April 7, 2022 (the "**Agreement**"), which encumbers approximately one thousand eight hundred thirty-three (1,833) acres, more or less, being a portion of the real property located in Sandoval County and Santa Fe, New Mexico, as more particularly described in Exhibit A and as such portion is depicted on Exhibit A-1 attached hereto (the "**Property**"). Capitalized terms used and not defined herein have the meaning given the same in the Agreement.
2. The Agreement grants, Grantee, among other things, (a) the exclusive right to develop and use the Property, including, without limitation, (i) for the determining the feasibility of a solar project, (ii) constructing, laying down, installing, using, replacing, relocating, reconstructing and removing from time to time, and monitoring, maintaining, repairing and operating Solar Facilities, and (iii) converting solar energy into electrical energy and collecting and transmitting the electrical energy so converted; (b) an exclusive easement to capture, use and convert the unobstructed solar flux over and across the Property from all angles and from sunrise to sunset at the Property during each day of the Term; and (c) an exclusive easement for electromagnetic, audio, visual, glare, electrical or radio interference attributable to the Solar Facilities or Site Activities.
3. The Agreement contains, among other things, certain Owner and third party use and development restrictions on the Property, including restrictions on mineral rights holders.
4. The Agreement shall continue for (a) a development term of up to five (5) years, (b) a construction term of up to two (2) years, (c) an operations term of thirty (30) years and (d) up to two (2) extended terms of ten (10) years each if the terms and conditions of the Agreement are met.
5. This Memorandum does not supersede, modify, amend or otherwise change the terms, conditions or covenants of the Agreement, and Owner and Grantee executed and are recording this Memorandum for the purpose of providing constructive notice of the Agreement and Grantee's rights thereunder. The terms, conditions and covenants of the Agreement are set forth at length in the Agreement and are incorporated herein by reference as though fully set forth herein. This Memorandum shall not, in any manner or form whatsoever, alter, modify or vary the terms, covenants and conditions of the Agreement.

6. This Memorandum shall also bind and benefit, as the case may be, the heirs, legal representatives, assigns and successors of the respective parties hereto, and all easements, covenants, conditions and agreements contained herein shall be construed as covenants running with the land.

7. Except as otherwise set forth in the Agreement, Owner shall have no ownership, lien, security or other interest in any Solar Facilities installed on the Property, or any profits derived therefrom, and Grantee may remove any or all Solar Facilities at any time.

8. This Memorandum may be executed in counterparts, each of which shall be deemed an original and all of which when taken together shall constitute one and the same document.

[signature page to follow]

e-Recorded 1990060 06/02/22 SFC

IN WITNESS WHEREOF, the parties have executed this Memorandum to be effective as of the Effective Date.

OWNER:

GRANTEE:

Diamond Tail Limited,
a Texas limited partnership

PCR Investments SP4 LLC,
a Delaware limited liability company

By DTGP, LLC, a Texas limited liability company,
Its general partner

By: [Signature]
Name: MARIANO BRANDI
Title: PRESIDENT

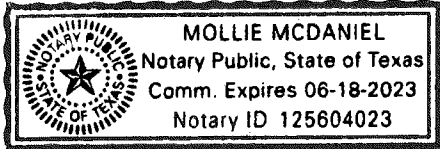
By: [Signature] manager
Name: Dennis Wilkinson
Title: Manager

STATE OF TEXAS)
) SS:
COUNTY OF TRAVIS)

This instrument was acknowledged before me this 16th of May, 2022, by Dennis Wilkinson, the Manager of DTGP, LLC, a Texas limited liability company, the general partnership of **Diamond Tail Limited**, a Texas limited partnership.

My commission expires: 6-18-2023
[SEAL]

[Signature]
MOLLIE MCDANIEL
Notary Public

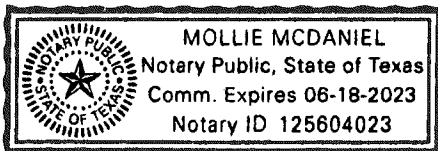


STATE OF TEXAS)
) SS:
COUNTY OF TRAVIS)

This instrument was acknowledged before me this 16th of MAY, 2022, by MARIANO BRANDI as PRESIDENT of **PCR Investments SP4 LLC**, a Delaware limited liability company.

My commission expires: 6-18-2023
[SEAL]

[Signature]
MOLLIE MCDANIEL
Notary Public



**EXHIBIT A TO
MEMORANDUM OF SOLAR EASEMENT AGREEMENT
Legal Description**

That part of the following described real property as depicted on Exhibit A-1

1957 Deed

TRACT I

A tract of land in Sandoval County, New Mexico, commonly called TOWN OF TEJON GRANT, being Private Land Claim file Number 22, and reported for confirmation by the Surveyor General and confirmed as number 37, by an Act of Congress approved June 21, 1860, the survey thereof having been made by U. S. Deputy Surveyors, Sawyer and McElroy in March, 1877, and the resurvey of the North boundary of said Grant having been made by Basil C. Perkins, U. S. Transitman on November 13, 1916, and approved by the U. S. Surveyor General's Office on September 16, 1922, containing 12,801.46 acres, more or less.

THERE IS EXCEPTED that portion of the above described Land Grant which is occupied by Railroad Right of Way and Station Grounds.

TRACT II

Township 12 North, Range 6 East, N.M.P.M.

- ✓ Section 1: $N\frac{1}{2}SE\frac{1}{4}$, $N\frac{1}{2}SW\frac{1}{4}$
- ✓ Section 2: $SE\frac{1}{4}$, $S\frac{1}{2}SW\frac{1}{4}$
- ✓ Section 3: $S\frac{1}{2}NW\frac{1}{4}$, $S\frac{1}{2}SE\frac{1}{4}$, $NW\frac{1}{4}SE\frac{1}{4}$, $SW\frac{1}{4}$
- ✓ Section 4: $E\frac{1}{2}SE\frac{1}{4}NE\frac{1}{4}$, $E\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}$, $W\frac{1}{2}SE\frac{1}{4}NE\frac{1}{4}$, $W\frac{1}{2}NE\frac{1}{4}SE\frac{1}{4}$, $SW\frac{1}{4}NE\frac{1}{4}$, $NW\frac{1}{4}SE\frac{1}{4}$, $E\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$, $E\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$
- ✓ Section 10: $N\frac{1}{2}NW\frac{1}{4}$, $NW\frac{1}{4}NE\frac{1}{4}$, $W\frac{1}{2}NE\frac{1}{4}NE\frac{1}{4}$, $E\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$
- ✓ Section 11: $NE\frac{1}{4}NW\frac{1}{4}$, $N\frac{1}{2}NE\frac{1}{4}$, $W\frac{1}{2}SE\frac{1}{4}NE\frac{1}{4}$, $E\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$
- ✓ Section 12: $SE\frac{1}{4}$, $S\frac{1}{2}NW\frac{1}{4}$, $N\frac{1}{2}SW\frac{1}{4}$, $NE\frac{1}{4}$, $N\frac{1}{2}NW\frac{1}{4}$

Township 13 North, Range 6 East, N.M.P.M.

- ✓ Section 16: $SE\frac{1}{4}$, $W\frac{1}{2}SW\frac{1}{4}$
- ✓ Section 17: Lots 1, 2, 3, 4, $N\frac{1}{2}SE\frac{1}{4}$, $S\frac{1}{2}SE\frac{1}{4}$ 26.29 28.79
- ✓ Section 20: Lots 1 and 2
- ✓ Section 21: Lots 4 and 5, $NW\frac{1}{4}SE\frac{1}{4}$, $S\frac{1}{2}SE\frac{1}{4}$
- ✓ Section 35: $E\frac{1}{2}SW\frac{1}{4}$, $SE\frac{1}{4}$

Township 13 North, Range 6 East, N.M.P.M.

- × Section 7: $E\frac{1}{2}NW\frac{1}{4}$, $NE\frac{1}{4}SW\frac{1}{4}$, $W\frac{1}{2}E\frac{1}{2}$, $E\frac{1}{2}NE\frac{1}{4}$, $E\frac{1}{2}SE\frac{1}{4}$, Lots 1, 2, and 3
- Section 8: $W\frac{1}{2}SW\frac{1}{4}$
- × Section 17: $NW\frac{1}{4}$, $N\frac{1}{2}NE\frac{1}{4}$
- × Section 18: $NE\frac{1}{4}$, Lots 5, 6
- ✓ Section 21: Lots 1, 2, 3, 6, 7, 8, 9, $NW\frac{1}{4}NE\frac{1}{4}$, $S\frac{1}{2}NE\frac{1}{4}$

Diamond Tail Limited is the apparent owner of land within NE4 NW4; W2 SE4 SW4 of Section 4 T12N R 6E, which is consistent with the records of the County Assessor (Tax ID R102133); however, the applicable deeds, some of poor quality, do not appear to include these specific parcels of land, consisting of approximately 60 acres.

1959 DeedTOWNSHIP 13 NORTH, RANGE 6 EAST, NMFMSec. 33: Lots 6, 7, 8, 9, 10, 11, 12, $S\frac{1}{2}SD\frac{1}{4}$;Sec. 34: $S\frac{1}{2}SW\frac{1}{4}$;TOWNSHIP 12 NORTH, RANGE 6 EAST, NMFMSec. 3: $W\frac{1}{2}NE\frac{1}{4}$, $N\frac{1}{2}NW\frac{1}{4}$;Sec. 4: $NE\frac{1}{4}NE\frac{1}{4}$, $NW\frac{1}{4}NE\frac{1}{4}$, $W\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$, $W\frac{1}{2}NE\frac{1}{4}SW\frac{1}{4}$, 'Lots 1 & 2, $NW\frac{1}{4}SW\frac{1}{4}$;

Sec. 5: Lots 2, 3, 4;

Containing 866.71 acres more or less;1963 Deed

Lots 9, 10, 11, 12, Section 33, Township 13 North, Range 6 East

February 18, 1965 Deed

Lots 3 and 4 and NE/4 NW/4 in Section 18,
Township 13 North, Range 6 East, N.M.P.M.,
containing an aggregate acreage equal to
99,382-acres, EXCEPTING THEREFROM:

A strip of land one hundred (100) feet wide
through, in and for Lot 3 of Section 18,
Township 13 North, Range 6 East, of the New
Mexico Principal Meridian, being the right
of way occupied by the railway track of the
Rio Grande Eastern Railroad, fifty (50)
feet on either side of the center line of
said railway track as it crosses said Lot
3, containing three (3) acres more or less.
Said exception being the real property con-
veyed in deed recorded at 1 Misc. Records
438, Sandoval County Clerk's Office.

e-Recorded 1990060 06/02/22 SFC

December 17, 1965 Deed

TRACT 1 -

IN TOWNSHIP THIRTEEN (13) NORTH OF RANGE SIX (6) EAST, N. M. P. M.

In Section Five (5)
East half of the Southwest Quarter (E1/2SW1/4)

In Section Thirty-three (33)
Lot One(1) - 15.01 Acres
Lot Two(2) - 13.01 Acres
Lot Three (3) - 13.01 Acres
Lot Four (4) - 13.01 Acres
North half of the Southeast Quarter (N1/2SE1/4)
Northeast Quarter (NE 1/4)

In Section Thirty-Four (34)
Northwest Quarter (NW 1/4)
North Half of Southwest Quarter (N1/2SW1/4)

IN TOWNSHIP FOURTEEN (14) NORTH OF RANGE SIX (6) EAST, N. M. P. M.

In Section Thirty-Two (32)
South half of the Southwest Quarter (S1/2 SW1/4)

IN TOWNSHIP THIRTEEN (13) NORTH OF RANGE SIX (6) EAST, N. M. P. M.

In Section Five (5)
Northwest Quarter (NW1/4)

In Section Twenty-Eight (28)
Lot Ten (10)
Lot Eleven (11)
Lot Twelve (12)

In Section Thirty-Three (33)
Lot Five (5) 27.22 Acres

TRACT 2 -

IN TOWNSHIP TWELVE (12) NORTH OF RANGE SIX (6) EAST, N. M. P. M.

In Section Four (4)
West Half of the Northwest Quarter (W1/2NW1/4)

In Section Five (5)
Lot One (1) 28.74 Acres

IN TOWNSHIP THIRTEEN (13) NORTH OF RANGE SIX (6) EAST, N. M. P. M.In Section Twenty-Two (22)

South Half of the Southeast Quarter (S1/2SE1/4)

South Half of the Southwest Quarter (S1/2SW1/4)

In Section Twenty-Seven (27)

North Half of the Northwest Quarter (N1/2NW1/4)

North Half of the Northeast Quarter (N1/2NE1/4)

South Half of the Northwest Quarter (S1/2NW1/4)

Northeast Quarter of the Southwest Quarter (NE1/4SW1/4)

Northwest Quarter of the Southeast Quarter (NW1/4SE1/4)

with warranty covenants.

AND QUITCLAIMS ONLY AS TO:

TRACT 3 -PARCEL TWO (2)

A strip of land one hundred (100) feet wide, through, in and over lots numbered three (3) and four (4) of Section Eighteen (18), Township Thirteen(13) North of Range Six (6) East, of the New Mexico Principal Meridian, being the land and right of way occupied by the railroad track of the Rio Grande Eastern Railroad, fifty (50) feet on either side of the center line of said track as it crosses said lots numbered three (3) and four (4), as conveyed in deed from Francis M. Le Hew to Rio Grande Eastern Railroad Co. in deed dated 20 June 1924 recorded at 1 Misc. Rec. 478 (old records) and 1 Misc. Rec. 498 (new records, Sandoval County Clerk's Office.

PARCEL ONE (1)

BEGINNING at Station 1214x74 on the center line of the branch of the Albuquerque Eastern Railway, from which point the 1 mile corner of the San Felipe Grant on the east boundary of same bears North 1655.7 feet;

THENCE North 46 deg. 14' West 3626 ft. to the beginning of a 1 deg. curve to the right;

THENCE along the curve 600 feet to the end of same;

THENCE North 50 deg. 14' West to Station 1342x281, a

length of 8533.1 ft. to the beginning of an 8 deg. curve to the right;

THENCE along said curve 1081.3 ft. to the end of same or Station 1353x14.4;

THENCE North 36 deg 18' East (parallel to the right of way of the Atchison, Topeka & Santa Fe Ry.) 300 ft. or to Station 1356x14.4. Also beginning at Station 1341x45.5 on line described above;

THENCE along an 8 deg curve to the left a length of 1163.8 ft. to the end of same;

THENCE South 36 deg 18' West (parallel to the right of way of the A. T. & S. F. R. R.) 1165 ft. or to Station 1364x79.3; all of the above described right of way measured 50 ft. on each side of center line and perpendicular thereto, aggregating 100 ft. wide, contains 39.22 acres, more or less; also a triangular piece of ground bounded by the right of way of the same branch of the Albuquerque Eastern Ry. (marker "YD") as described above, and the right of way of the A. T. & S. F. Ry. (marker "YD");

November 9, 1965 Deed

<u>Township 12 North, Range 6 East, NMPM.</u>	<u>ACRES</u>
Sec. 1: SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$	240.00
Sec. 3: E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$	120.00
Sec. 4: W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$	60.00
Sec. 9: Lots 1, 2, 4, 6, 7, E $\frac{1}{2}$ NE $\frac{1}{4}$	157.71
Sec. 11: E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$	20.00
<u>Township 12 North, Range 7 East, NMPM.</u>	
Sec. 6: Lots 1, 2, 3, 4	<u>128.34</u>
	726.05

Note: Lots 1, 2, 3, 4 Section 6, Township 12 North Range 7 East, are in Santa Fe County.

November 19, 1975 Deed

The Northwest One-Quarter (NW 1/4) of Section Eight (8); Township Thirteen (13) North, Range Six (6) East, N.M.P.M.

January 31, 1977 Deed

The Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4), otherwise known as Lot Four (4) of Section Seven (7), and the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4), otherwise known as Lot One (1) of Section Eighteen (18), TOWNSHIP THIRTEEN (13) NORTH RANGE SIX (6) East of N.M.P.M., and a portion of Tract number fifty-two (52), Claim Number 251 in Sections Twelve (12) and Thirteen (13) TOWNSHIP THIRTEEN (13) NORTH, RANGE FIVE (5) EAST OF N.M.P.M., more particularly described as follows:

Beginning at a point on the Range line between Ranges 5 and 6 East at the Section Corner common to Sections 7 and 18. Township 13 North, Range 6 East and Sections 12 and 13, Township 13 North, Range 5 East, thence running North 534 feet; thence running West 628.5 feet; thence running South 30 deg. East 994 Feet; thence running East 132 feet; thence running North 327 feet to the place of beginning containing 83.57 acres, more or less.

February 21, 1990 Deed

East One-half of the Southwest One-Quarter (E 1/2 SW 1/4) of Section Eight (8) in Township Thirteen (13) North, Range Six (6) East, N.M.P.M.

2 Deeds from San Felipe Pueblo

T.13N, R.6E,

Section 17	S 1/2 NE 1/4
Section 21	Lots 10 11 ? 12 o 13
Section 34	E 1/2
Section 35	N1/2 W 1/2 SW 1/4
Section 36	SW 1/4 NW 1/4 W 1/2 SW 1/4

T.13N, R.7E,

Section 31	Lots 1 2 3 4 W1/2 W1/2
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This tract contains 1,307.12 acres more or less.

T. 12 N., R. 6 E.

Sec. 2: N2	320
N2SW 1/4	<u>80</u>
	400

T. 13 N., R.6 E.

Sec. 36:E2	320
E2W2	160
NWNW	<u>40</u>
NW 1/4, NW 1/4	520

Total: 920 acres

Excepting therefrom the following parcels:

The following parcels conveyed to San Felipe Pueblo

New Mexico Principal Meridian	<u>ACRES</u>
T. 14 N., R. 6 E.,	
Section 32, S½SW¼	80.00 -
T. 13 N., R. 6 E.,	
Section 5, NW¼	160.00
All of E½SW¼ EXCEPTING therefrom the South 26.43 acres lying South of a line running parallel to the South boundary of Section 5.	<u>53.570</u> 213.570
Section 16, W½SW¼ SE¼	80.00 <u>160.00</u> 240.00
Section 21, A portion of Lot 1 and all of Lots 3, 4, and 5 more particularly described in the metes and bounds description attached hereto which is Attachment 5 to the First Amended Exhibit D.	53.601
W½NE¼	80.00
SE¼NE¼	40.00
NW¼SE¼	40.00
S½SE¼	<u>80.00</u> 293.601
Section 22, S½S ½	160.00
Section 27, N½NE¼	80.00
NW¼	160.00
NE¼SW¼	40.00
NW¼SE¼	<u>40.00</u> 320.00
Total Acreage	1307.171

New Mexico Principal Meridian

ACRES

T.13N., R5E.,

Portion of Tract 52 of Private Land Claim 251 in Sections 12 and 13 more particularly described in the metes and bounds description attached hereto as Exhibit A.

7.07

T. 13 N., R. 6 E.,

The South 26.43 acres of the E $\frac{1}{2}$ SW $\frac{1}{4}$ in Section 5 lying south of a line running parallel to the South boundary of Section 5.

26.43

All of Section 7 EXCEPTING therefrom (1) the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and (2) a portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ more particularly described in the metes and bounds description attached hereto as Exhibit B.

559.32

* 4082 All of W $\frac{1}{2}$ of Section 8 EXCEPTING therefrom the portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$ more particularly described in the metes and bounds description attached hereto as Exhibit C.

268.42

A portion of Lot 1, A Portion of NE $\frac{1}{4}$ NW $\frac{1}{4}$ and a portion of NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18 more particularly described in the metes and bounds description attached hereto as Exhibit D.

58.7646

Total Acreage 920.0046

The following parcels conveyed to Diamond Tail Estates, LLC

Tract A-2, consisting of approximately 545.8092 acres, as designated on the Claim of Exemption Plat, Tracts A-1, A-2 and A-3, Diamond Tail Ranch, March 2007, recorded in the real estate records of Sandoval County, New Mexico, on May 22, 2007, in Book 410, Page 21399, as Document No. 200721399,

All property included within the Final Plat of Diamond Tail Subdivision, Phase I, Lots 1 thru 59, Town of Tejon Grant, Township 13 North, Range 5 East, N.M.P.M., Sandoval County, New Mexico, recorded in the office of the County Clerk of Sandoval County, New Mexico, on March 6, 1998, in Vol. 3, Folio 1731-B, Document No. 5111, including but not limited to Lots 1 through 59, the Fire Station site, the common area easements, ponds, and other common areas and facilities, more particularly described as:

A tract of land within the Town of Tejon Grant, Township 13 North, Range 5 East, N.M.P.M., Sandoval County, New Mexico, being a portion of Tract A, Diamond Tail Ranch, as the same is shown and designated on the Plat of Survey/Boundary filed in the Office of the County Clerk of Sandoval County, New Mexico on March 6, 1996 in Volume 3, Folio 1390B, being more particularly described by metes and bounds survey as follows:

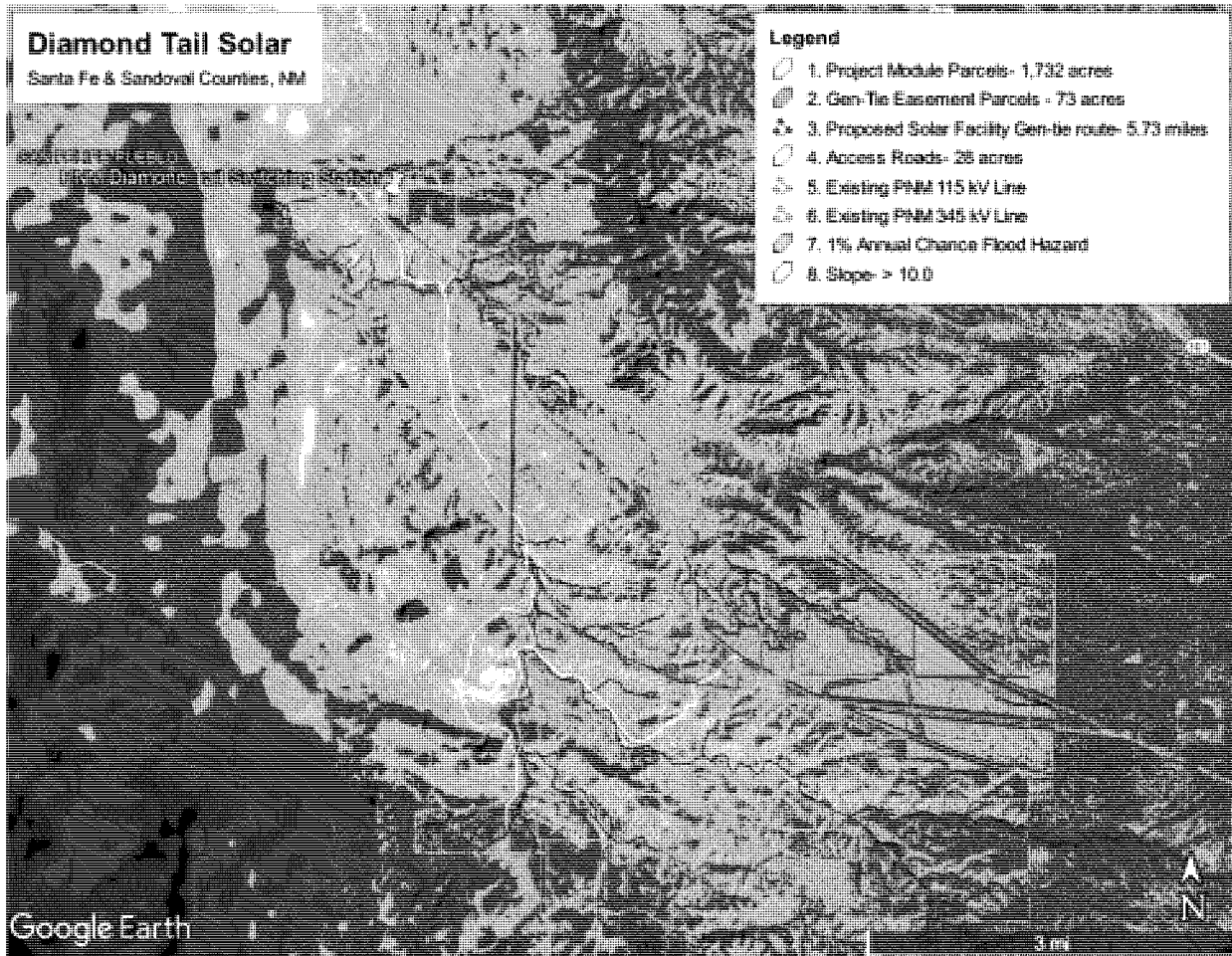
Commencing at the Point of Beginning, said point being the Northwest corner of Phase I, Diamond Tail Subdivision, and a point on the centerline of Diamond Tail Road, whence, USC&G Station "Placitas," having New Mexico State Plane Coordinates, Central Zone, 1927, of Y = 1,567,554.48 feet and X = 456,479.87 feet, bears South 25° 35' 56" West a distance of 5,340.68 feet; Thence from the beginning of a Right curve from which the radius point bears South 63° 37' 19" West, southeasterly and southernly, along said centerline, a distance of 73.72 feet along the curve concave to the west, having a radius of 500.00 feet and a central angle of 8° 26' 50"; Thence South 17° 56' 12" East, along said centerline, a distance of 57.88 feet to the centerline of Meadows Road; Thence North 72° 04' 08" East, along said centerline, a distance of 51.66 feet to the beginning of a curve tangent to said line; Thence easterly, southeasterly and southernly, along said centerline, a distance of 307.61 feet along the curve concave to the southwest, having a radius of 200.00 feet and a central angle of 88° 07' 27"; Thence South 19° 48' 25" East tangent to said curve, a distance of 41.26 feet to the beginning of a curve tangent to said line; Thence southernly and southeasterly, along said centerline, a distance of 156.83 feet along the curve concave to the northeast, having a radius of 200.00 feet and a central angle of 44° 55' 39"; Thence South 64° 44' 04" East tangent to said curve, along said centerline, a distance of 224.88 feet to the beginning of a curve tangent to said line; Thence southeasterly a distance of 96.83 feet along the curve concave to the southwest, having a radius of 400.00 feet and a central angle of 13° 52' 09"; Thence North 39° 08' 05" East radial to said curve, along the centerline of Sage Court a

distance of 50.00 feet to the beginning of a curve concave to the northwest having a radius of 200.00 feet and a central angle of $21^{\circ} 56' 51''$ and being subtended by a chord which bears North $28^{\circ} 22' 19''$ East 76.14 feet; Thence northeasterly and northerly along said curve, a distance of 76.61 feet to a point of cusp on a curve, from which the radius point bears South $37^{\circ} 34' 58''$ West; Thence southeasterly a distance of 214.67 feet along the arc of said curve concave to the southwest having a radius of 525.00 feet and a central angle of $23^{\circ} 25' 42''$; Thence South $61^{\circ} 00' 40''$ West radial to said curve a distance of 125.00 feet to the beginning of a curve radial to said line, a point on the centerline of Meadows Road; Thence southeasterly, along said centerline a distance of 28.55 feet along the arc of said curve concave to the southwest having a radius of 400.00 feet and a central angle of $4^{\circ} 05' 22''$; Thence South $24^{\circ} 53' 58''$ East, along said centerline, a distance of 738.22 feet to the beginning of a curve tangent to said line; Thence southeasterly, along said centerline, a distance of 110.77 feet along the curve concave to the northeast, having a radius of 400.00 feet and a central angle of $15^{\circ} 51' 59''$; Thence, leaving said centerline, South $44^{\circ} 57' 29''$ West, a distance of 152.34 feet; Thence South $18^{\circ} 14' 39''$ East, a distance of 360.18 feet; Thence South $43^{\circ} 10' 26''$ East, a distance of 333.24 feet; Thence North $45^{\circ} 58' 09''$ East, a distance of 1032.22 feet to the centerline of Meadows Road and the beginning of a curve concave to the southwest having a radius of 300.00 feet and a central angle of $5^{\circ} 03' 02''$ and being subtended by a chord which bears South $56^{\circ} 51' 09''$ East 26.44 feet; Thence southeasterly along said curve, a distance of 26.44 feet; Thence South $54^{\circ} 19' 59''$ East tangent to said curve, and along said centerline a distance of 756.05 feet; Thence, leaving said centerline, North $35^{\circ} 04' 46''$ East, a distance of 296.13 feet; Thence South $89^{\circ} 46' 12''$ East, a distance of 272.92 feet to the centerline of a road and the beginning of a curve concave to the west having a radius of 500.00 feet and a central angle of $13^{\circ} 30' 12''$ and being subtended by a chord which bears South $05^{\circ} 47' 41''$ West 117.57 feet; Thence southerly along said centerline and said curve, a distance of 117.84 feet; Thence South $12^{\circ} 32' 42''$ West tangent to said curve, along said centerline, a distance of 129.46 feet to the centerline of Diamond Tail Road; Thence South $77^{\circ} 27' 13''$ East, along said centerline, a distance of 9.86 feet to the beginning of a curve tangent to said line; Thence easterly, along said centerline, a distance of 57.32 feet along the curve concave to the north, having a radius of 200.00 feet and a central angle of $16^{\circ} 25' 10''$ to a point of compound curvature; Thence easterly and northeasterly, along said centerline, a distance of 183.43 feet along the arc of said curve concave to the northwest having a radius of 200.00 feet and a central angle of $52^{\circ} 32' 53''$; Thence North $33^{\circ} 34' 43''$ East tangent to said curve, along said centerline, a distance of 157.53 feet to the beginning of a curve tangent to said line; Thence northeasterly a distance of 100.10 feet along said centerline and the curve concave to the southeast, having a radius of 600.00 feet and a central angle of $9^{\circ} 33' 33''$ to a point of cusp; Thence, leaving said centerline, South $14^{\circ} 03' 14''$ East, a distance of 455.91 feet; Thence South $87^{\circ} 06' 20''$ East, a distance of 73.18 feet; Thence South $05^{\circ} 55' 50''$ West, a distance of 1794.59 feet; Thence South $46^{\circ} 44' 02''$ West, a distance of

993.51 feet; Thence North $70^{\circ} 45' 30''$ West, a distance of 873.77 feet; Thence North $82^{\circ} 01' 50''$ West, a distance of 1627.58 feet; Thence North $33^{\circ} 13' 03''$ West, a distance of 164.24 feet; Thence North $29^{\circ} 15' 31''$ West, a distance of 296.26 feet; Thence North $19^{\circ} 22' 00''$ West, a distance of 641.16 feet; Thence North $00^{\circ} 02' 01''$ West, a distance of 2971.76 feet to the Point of Beginning.

Containing 10,133,406 square feet which equals 232.6310 acres, more or less.

**EXHIBIT A-1 TO
MEMORANDUM OF SOLAR EASEMENT AGREEMENT
Depiction of Property**



e-Recorded 1990060 06/02/22 SFC