

MESA DEL SOL PUBLIC IMPROVEMENT DISTRICT NO. 3

NOTICE OF INFORMATION PURSUANT TO § 5-11-18(B), NMSA 1978

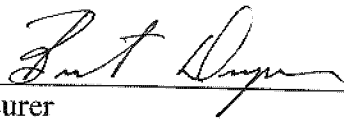
NOTICE IS HEREBY GIVEN of that certain information (the "Information") relating to the Mesa del Sol Public Improvement District No. 3 (the "District"), which the District, pursuant to the Public Improvement District Act, is required to file and record with the Bernalillo County Clerk within thirty days before June 1 and December 1 of each year. The real property located within the District is described in the attached Exhibit A, which is hereby incorporated into and made a part of this Notice of Information. The Information is included in the form attached hereto as Exhibit B to this Notice of Information and is hereby incorporated into and made a part of this Notice of Information.

CONTACT INFORMATION: The principal office for the transaction of business of the District is the office of the District Clerk, whose office is located at One Civic Plaza NW, 9th Floor, Albuquerque, New Mexico 87102, Attention: Mesa Del Sol PID Board Chair.

AUTHORIZATION: This Notice is filed and recorded pursuant to NMSA 1978, § 5-11-18(B) (2013, as amended).

Executed effective the 26 day of May, 2026 at Albuquerque, New Mexico.

MESA DEL SOL PUBLIC IMPROVEMENT DISTRICT NO. 3

By: 
Its: Treasurer

STATE OF NEW MEXICO)
)
COUNTY OF BERNALILLO) ss.

This instrument was acknowledged before me on the 26 day of May, 2026, by Brent Dupes, as Treasurer of the Mesa Del Sol Public Improvement District No. 3.


State of New Mexico - Notary Public Notary Public
(Seal) **MANUELA P GOMEZ**
Commission Number 2003356 My commission expires: 06/03/2028
My Commission Expires June 3, 2028

EXHIBIT A
TO MESA DEL SOL PUBLIC IMPROVEMENT DISTRICT NO. 3
NOTICE OF INFORMATION PURSUANT TO § 5-11-18(B), NMSA 1978

LEGAL DESCRIPTION
MESA DEL SOL PUBLIC IMPROVEMENT DISTRICT NO. 3

DESCRIPTION

A certain tract of land situate within Sections 26, 27 and 35, Township 9 North, Range 3 East, New Mexico Principal Meridian, Bernalillo County, New Mexico, being and comprising a southeasterly portion of Tract 4-A-1 of the Plat of Mesa Del Sol Tracts 4-A-1 thru 4-A-4, Albuquerque, New Mexico as the same is shown and designated on the Plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico on April 17, 2007 in Book 2007C, page 96 as Document No. 2007056330 and being more particularly described by New Mexico State Plane Grid Bearings (Central Zone, NAD 27), and ground distances as follows:

BEGINNING at the northeast corner of said Tract 4-A-1, WHENCE the City of Albuquerque survey monument "3-Q16, 1984", having New Mexico State Plane Grid coordinates for the Central Zone: X=393,252.92, Y=1,456,982.37 bears N42°38'08"W a distance of 9205.27 feet;

THENCE along the easterly boundary line of said Tract 4-A-1, S00°50'53"W a distance of 4678.28 feet to the southeast corner of said Tract 4-A;

THENCE along the southerly boundary line of said Tract 4-A, S75°56'07"W a distance 4471.09 feet to a non-tangent point on curve;

THENCE 190.48 feet along the arc of a curve to the left having a radius of 2544.00 feet, a central angle of 4°17'24" and a chord bearing N11°55'11"W a distance of 190.43 feet to a point of tangency;

THENCE N14°03'53"W a distance of 1464.40 feet to a point;

THENCE leaving said southerly boundary line of Tract 4-A-1 along the westerly boundary line of the tract herein described; N18°07'48"W a distance of 2878.11 feet to the northwest corner of the tract herein described, also being a point on the northerly boundary line of said Tract 4-A-1;

THENCE along said northerly boundary line of Tract 4-A-1, N75°58'58"E a distance of 5871.96 feet to the POINT OF BEGINNING.

Tract contains 532.7879 acres, more or less.

Less and excepting:

Tract 8 of the Bulk Land Plat of Mesa Del Sol, Tracts 1-15, Albuquerque, New Mexico, as the same is shown and designated on said Plat, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 21, 2006, in Plat Book 2006C, page 195.

EXHIBIT B
TO MESA DEL SOL PUBLIC IMPROVEMENT DISTRICT NO. 3
NOTICE OF INFORMATION PURSUANT TO § 5-11-18(B), NMSA 1978

NOTICE OF INFORMATION TO PURCHASERS

**NOTICE OF INFORMATION TO PURCHASERS
FOR THE MESA DEL SOL PUBLIC IMPROVEMENT DISTRICT NO. 3**

PURSUANT TO § 5-11-18(B), NMSA 1978

TO: The Prospective Purchaser of Real Property in the Mesa Del Sol Public Improvement District No. 3 (the "District")

This is a notification to you (this "Notice"), a prospective purchaser of real property in the District (the "Property"), prior to your entering into a contract with the seller to purchase the Property. The seller or an agent or broker of the seller of the Property is required to give you this Notice, which may be in addition to other notices or disclosures that may be required by federal, state or local law, and may request that you sign a copy of this Notice to indicate that you have received and read a copy of this Notice.

1. The Property is within the District, which is a public improvement district formed pursuant to the Public Improvement District Act, §§ 5-11-1 to -27, NMSA 1978, as amended (the "Act"), and City of Albuquerque Enactment No. R-2008-045, as amended (the "Formation Resolution").

2. The purpose of the District is to undertake certain Public Infrastructure Purposes (as that term is defined in the Act), including, but not limited to, financing certain Public Infrastructure Improvements (as that term is defined in the Act) through the sale of special levy bonds. Debt service on those special levy bonds is to be satisfied through a special levy imposed on the Property and all other property in the District in accordance with the Supplemental General Plan approved in connection with the Formation Resolution (the "Special Levy"). The District may finance all or a portion of the costs associated with the Public Infrastructure Improvements from the collection of the Special Levy, without the issuance of District bonds.

3. If you purchase the Property, you will be obligated to pay the Special Levy and, if applicable, any other property tax or special levy that may be imposed by the board of directors of the District (the "Board"). As of the effective date of this Notice, no Special Levy has been imposed and no bonds have been issued.

4. The Special Levy and, if applicable, any other property tax or special levy that may be imposed by the Board are in addition to any other state, county or other local governmental taxes and assessments.

5. THE BOARD HAS AUTHORIZED THE IMPOSITION OF A SPECIAL LEVY ON THE REAL PROPERTY WITHIN THE DISTRICT. THE MAXIMUM SPECIAL LEVY THAT IS AUTHORIZED TO BE IMPOSED ON THE PROPERTY DURING THE DISTRICT'S FISCAL YEAR ENDING JUNE 30, 2026, IS IDENTIFIED IN THE FISCAL YEAR 2025-26 FINAL BUDGET, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT 1 TO THIS NOTICE AND IS HEREBY INCORPORATED INTO AND MADE A PART OF THIS NOTICE. THE MAXIMUM SPECIAL LEVY IMPOSED ON THE PROPERTY MAY BE CHANGED FOR SUBSEQUENT FISCAL YEARS PURSUANT TO THE RATE AND METHOD OF APPORTIONMENT OF SPECIAL LEVY. THE SPECIAL

LEVY SUPPORTS THE DEBT SERVICE PAYMENTS ON THE OUTSTANDING SPECIAL LEVY BONDS ISSUED BY THE DISTRICT FOR THE PURPOSE OF REIMBURSING THE DEVELOPER FOR PUBLIC INFRASTRUCTURE CONSTRUCTED AND DEDICATED TO THE CITY OF ALBUQUERQUE.

6. THE DISTRICT IS NOT CURRENTLY AUTHORIZED TO ISSUE GENERAL OBLIGATION BONDS AND NO GENERAL OBLIGATION BONDS HAVE BEEN ISSUED.

7. FAILURE TO PAY A SPECIAL LEVY IMPOSED BY THE BOARD AND, IF APPLICABLE, ANY OTHER PROPERTY TAX OR SPECIAL LEVY THAT MAY BE IMPOSED BY THE BOARD COULD RESULT IN THE FORECLOSURE OF THE PROPERTY.

8. Additional information concerning the amount of the Special Levy assessment and the due dates of the Special Levy may be obtained from the City through the District Clerk, whose office is located One Civic Plaza NW, 9th Floor, Albuquerque, New Mexico 87102.

9. A feasibility study was completed as part of the formation of the District and the feasibility study is available from the City through the District Clerk, whose office is located One Civic Plaza NW, 9th Floor, Albuquerque, New Mexico 87102.

ACKNOWLEDGEMENT OF RECEIPT OF NOTICE OF INFORMATION

I (we) acknowledge that I (we) have read this Notice and received a copy of this Notice prior to entering into a contract to purchase the Property.

Executed this _____ day of _____, 20__.

Signature

Signature

Print Name

Print Name

**NOTICE OF INFORMATION TO PURCHASERS
FOR MESA DEL SOL PUBLIC IMPROVEMENT DISTRICT NO. 3**

EXHIBIT 1

FISCAL YEAR 2025-2026 BUDGET

FUND TITLE	FUND NUMBER	UNAUDITED BEGINNING CASH BALANCE @ JULY 1 (OR JAN. 1)	INVESTMENTS	BUDGETED REVENUES	BUDGETED TRANSFERS	BUDGETED EXPENDITURES	ESTIMATED ENDING CASH BALANCE	(OPTIONAL)* LOCAL RESERVE	ADJUSTED ENDING CASH BALANCE
Principal Account		-				-	-		-
Interest Account		-				-	-		-
Reserve Fund		-				-	-		-
Administrative Expense Fund		-				-	-		-
Project Fund		-					-		-
General Fund		-		120,000		19,000	101,000		101,000
							-		-
							-		-
							-		-
							-		-
Grand Total		\$ -	\$ -	\$ 120,000	\$ -	\$ 19,000	\$ 101,000	\$ -	\$ 101,000

Check if this form is a re-submission:

Re-submission No:

Resubmission Date:

*Column used for additional funding set aside as a reserve approved by action of the governing body.

SPECIAL DISTRICT NAME: Mesa Delo Sol Public Improvement District No. 3

FISCAL CYCLE: 7/1/2025-6/30/2026

REVENUES	FY 7/1/24 - 6/30/25 ACTUALS, YEAR TO DATE	FY 7/1/25 - 6/30/26 BUDGET REQUEST	VARIANCE BUDGET REQUEST
General Fund 101 (enter items below)			
Special Assessment	-	-	-
PILOT	-	120,000	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Subtotal General Fund Revenues	\$ -	\$ 120,000	-
Other Financing Sources: Transfers In	-	-	-
Transfers Out	-	-	-
Total Transfers	\$ -	\$ -	-
TOTAL GENERAL FUND REVENUES	\$ -	\$ 120,000	-
Intergovernmental Grants 218 (enter items below)			
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Subtotal Intergovernmental Grants Revenues	\$ -	\$ -	-
Other Financing Sources: Transfers In	-	-	-
Transfers Out	-	-	-
Total Transfers	\$ -	\$ -	-
TOTAL INTERGOV. GRANT REVENUES	\$ -	\$ -	-
Other 299 (enter items below)			
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Subtotal Other 299 Revenues	\$ -	\$ -	-
Other Financing Sources: Transfers In	-	-	-
Transfers Out	-	-	-
Total Transfers	\$ -	\$ -	-
TOTAL OTHER REVENUES	\$ -	\$ -	-
Debt Service 400			
General Obligation Bonds	-	-	-
General Obligation - (Property tax)	-	-	-
Investment Income	-	-	-
Other - Misc	-	-	-
Revenue Bonds	-	-	-
Bond Proceeds	-	-	-
Revenue Bonds - GRT	-	-	-
Investment Income	-	-	-
Revenue Bonds - Other	-	-	-
Miscellaneous(NMFA, BOF, etc.)	-	-	-
	-	-	-
Subtotal Debt Service Fund Revenues	\$ -	\$ -	-
Other Financing Sources: Transfers In	-	-	-
Transfers Out	-	-	-
Total Transfers	\$ -	\$ -	-
TOTAL DEBT SERVICE REVENUES	\$ -	\$ -	-
GRAND TOTAL REVENUES	\$ -	\$ 120,000	-

Mesa Delo Sol Public Improvement District No. 3
 Issuer (City of Albuquerque) PILOT Payment to Mesa del Sol PID3
 Expansion Sites and Additional Tracts

Issuer (City of Albuquerque) Payment to PID pursuant to Section 4.19 (d) of that certain Lease Agreement by and between the City of Albuquerque, New Mexico and Netflix Studios, LLC dated December 17,2020 (the "Lease Agreement") [1]

Expansion Site - Please note the Tracts below and the original Tract 26 have been replatted into

Tracts P1 - P3 Mesa el Sol Innovation Park II					
Tract	22A	Parcel 1	Expansion	101605111421330201	7.9075
Tract	22B	Parcel 1	Expansion	101605116816030202	7.3889
Tract	22C	Parcel 1	Expansion	101605119812930203	0.5278
Tract	P	Parcel 2	Expansion	101605118521930303	25.5254
Tract	N	Tract N	Expansion	101605132236810201	6.7861
Tract	A-1-A-6	New Tract	Expansion	101505140619740401	75.2799
Tract	O	TractO	Expansion	101605124229430410	7.7474
Tract	17	Tract 17	Expansion	101605131524440205	16.8252
Tract	OS-7	Tract OS-7	Expansion	101605128620940206	12.2092
Tract	Q2	Tract Q2	Expansion	101605126624630425	4.7853
Tract	Q3	Tract Q3	Expansion	101605127320730430	0.2954
Total Expansion					165.2781

Additional Tract (Leased land from State Land Office via City of Albuquerque) 129.8491

Buildings Constructed on Expansion Site

		Annual PILOT	
Mill 1	60,000		
Production Office 1	125,000		
Mill 3	60,000		
Mill 5	60,000		
Stage 10/11	40,000		
Production Support E	30,000		
Stage 12/14	36,000		
Production Suppot F	30,000		
	441,000	274.45	\$121,032.45
Round			\$120,000.00

Section 4.19 Payments in Lieu of Tax.

(a) Issuer Payment in Lieu of Tax.

The Issuer and the Company acknowledge that during the Term, the Project Property will be exempt from property taxation pursuant to NMSA 1978, Section 7-36-3 (2019). Notwithstanding the foregoing, the Company will pay to the Issuer a payment in lieu of property tax ("PILOT") equal to the sum of (a) twenty percent (20%) of the property tax abated for the Existing Property; and (b) ten percent (10%) of the property tax abated for the Expansion Property. The PILOT will be calculated each year and will equal the sum of (a) twenty percent (20%) of the product of the actual mill levy rates for business personal property and real property in the years 2020 through 2040 and the taxable value for the relevant Existing Property calculated as provided in the Property Tax Code, NMSA 1978, Sections 7-35-1 through 7-38-93 (1973, as amended through 2019); and (b) ten percent (10%) of the product of the actual mill levy rates for business personal property and real property in the years 2020 through 2040 and the taxable value for the relevant Expansion Property calculated as provided in the Property Tax Code, NMSA 1978, Sections 7-35-1 through 7-38-93 (1973, as amended through 2019). The taxable value for the relevant Existing Property shall be \$7,532,480, and the taxable value for the relevant Expansion Property shall be \$1,519,719.26 for years 2020 through the later of 2030 and completion of the Project Property improvements. Thereafter, upon 30-days' prior written request of the Issuer or the Company, the Company and Issuer shall have the Project Property appraised as of December 31 of 2030, as conducted by a mutually agreed upon appraiser, and the PILOT shall be calculated on one-third of the most recently appraised value of the Project Property while the Bonds remain outstanding. Such payments will be due at the times when payments of such tax for such years would be made if such Project Property were not exempt from taxation. The Company shall be responsible for paying the cost of the appraisal. The Issuer has agreed, pursuant to the Infrastructure Agreement, to allow the Company to offset the PILOT based on amounts the Company expends on necessary infrastructure for the Project in excess of \$18,805,000.

(b) TIDD Payment in Lieu of Tax.

(i) Background.

As consideration for the release of certain restrictions on the Existing Site contained in the Closing Agreement, the Company and the Seller have agreed to the following for the benefit of the TIDD.

(ii) Company Payment to TIDD.

During the term of this Agreement, the Company shall pay to the TIDD an annual payment in lieu of property tax increment in the amount of \$40,256 on the Existing Site. The Company will not pay to the TIDD an annual payment in lieu of property tax increment on the increased assessed value of the improvements on the Existing Site and will not pay to the TIDD an annual payment in lieu of property tax increment on the Expansion Site or the Additional Tracts.

(iii) Additional Compliance Procedures.

The Company agrees to comply with such other reporting requirements as may be requested by the TIDD Board.

(c) PID Payment in Lieu of Assessments.

(i) Background.

As consideration for the release of certain restrictions on the Existing Site contained in the Closing Agreement, the Company and the Seller have agreed to the following for the benefit of the PID.

(ii) Company Payment to PID.

During the term of this Agreement, the Company shall pay to the PID a re-occurring annual payment in lieu of special assessment in an amount equal to the annual special levy which would have been applicable to the Existing Site pursuant to the RMA, but for this Agreement and the Bonds.

(d) Issuer In Lieu Payment to PID. During the term of this Agreement, the Issuer shall pay to the PID a re-occurring annual payment in lieu of special assessment in an amount equal to the annual special levy which would have been applicable to the Expansion Site and the Additional Tracts pursuant to the RMA, but for this Agreement and the Bonds.

SPECIAL DISTRICT NAME: Mesa Delo Sol Public Improvement District No. 3

FISCAL CYCLE: 7/1/2025-6/30/2026

EXPENDITURES	FY 7/1/24 - 6/30/25 ACTUALS, YEAR TO DATE	FY 7/1/25 - 6/30/26 BUDGET REQUEST	VARIANCE BUDGET REQUEST
General Fund 101 (enter items below)			
Audit	-	6,000	6,000
Legal	-	8,000	8,000
Admin	-	5,000	5,000
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
TOTAL GENERAL FUND EXPENDITURES	\$ -	\$ 19,000	\$ 19,000
Intergovernmental Grants 218 (enter items below)			
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
TOTAL INTERGOV. GRANT EXPENDITURES	\$ -	\$ -	
Other 299 (enter items below)			
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
TOTAL OTHER EXPENDITURES	\$ -	\$ -	
Debt Service 400			
Bond Payments Principal	-	-	-
Bond Payments- Interest	-	-	-
Other Debt Service	-	-	-
TOTAL DEBT SERVICE EXPENDITURES	\$ -	\$ -	
GRAND TOTAL EXPENDITURES	\$ -	\$ 19,000	\$ 19,000