

**Stewart Title Guaranty Company**  
**COMMITMENT FOR TITLE INSURANCE**

**SCHEDULE A**

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File Number: 11080727	Inquiries should be directed to:	Stewart Title of Albuquerque, L.L.C. 6759 Academy Road NE Albuquerque, New Mexico 87109
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1. Effective Date: 8/28/2012 at 8:00 a.m.
2. Policy or Policies to be issued:
  - (a)  ALTA Owner's Policy – (6/17/06) Amount \$723,619.00  
Proposed Insured: The Regents of the University of New Mexico
  - (b)  ALTA Loan Policy – (6/17/06) Amount  
Proposed Insured:
  - (c)  Amount  
Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment is  
Fee Simple

4. Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:  
The City of Albuquerque, New Mexico, a municipal corporation

5. The land referred to in the Commitment is described as follows:

Tract lettered "B-1", Northfields Addition, (a Replat of Tract B, Northfields Addition), Albuquerque, Bernalillo County, New Mexico, as the same is shown and designated on the map thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on November 9, 2011, in Plat Book 2011C, Page 121, as Doc. No. 2011102249.

NM 6: ALTA Commitment (6/17/06)

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Schedule A consists of 1 page(s)

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**SCHEDULE B - SECTION I**  
**REQUIREMENTS**

The following are the requirements to be complied with:

1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
2. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
3. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.
4. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record, to wit:
  - a. Execution and recordation of Quitclaim Deed from The City of Albuquerque, New Mexico, a municipal corporation to The Regents of the University of New Mexico.
5. Provide this Company with official identification of all parties involved in this transaction before or at closing.
6. INTENTIONALLY DELETED
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12. **PARCEL I**
13. A certain parcel of land, being the northeast portion of Tract lettered "B" of the Northfields Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 19, 1952, in Volume C2, Folio 100, being more particularly described as follows:
14. BEGINNING at the northeast corner of said Tract lettered "B", being a point on the southerly right of way line of Mildred Avenue, N.W. and the westerly right of way line of Fourth Street, N.W., whence the northeast corner of Tract lettered "A" Northfields Addition bears N 8° 57' 00" E, a distance of 282.60 feet;

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**SCHEDULE B - SECTION I**  
**REQUIREMENTS**

15. Thence, S 8° 57' 00" W, along said westerly right of way line of Fourth Street, N.W., a distance of 150.00 feet to the southeast corner of said parcel 1;
16. Thence, leaving said right of way line of Fourth Street, N.W., N 81° 02' 00" W, a distance of 150.00 feet to the southwest corner of said parcel 1;
17. Thence, N 8° 57' 00" E, a distance of 150.00 feet to the northwest corner of said parcel 1, being a point on the southerly right of way line of Mildred Avenue, N.W.;
18. Thence, S 81° 02' 00" E, along said southerly right of way line of Mildred Avenue, N.W., a distance of 150.00 feet to the northeast corner of said parcel 1, being the point of beginning.

**19. PARCEL 2**

20. A certain parcel of land, being a portion of Tract lettered "B" of the Northfields Addition to the City of Albuquerque, New Mexico, as the same is shown and designated on the map of said Addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on June 19, 1952, in Volume C2, Folio 100, being more particularly described as follows:
21. BEGINNING at the northwest corner of said Tract lettered "B", being a point on the southerly right of way line of Mildred Avenue, N.W., and the westerly right of way line of Fourth Street, N.W., whence the northeast corner of Tract lettered "A", Northfields Addition, bears N 8° 57' 00" E, a distance of 282.60 feet;
22. Thence, S 8° 57' 00" W, along said westerly right of way line of Fourth Street, N.W., a distance of 150.00 feet to the most easterly corner of said parcel 2 and point of beginning;
23. Thence, continuing along said right of way of Fourth Street, N.W., S 8° 57' 00" W, a distance of 80.08 feet to the southeasterly corner of said parcel 2, also being a point on the northerly right of way of the Alameda Drain;
24. Thence, leaving said westerly right of way line of Fourth Street, N.W., N 81° 02' 00" W, along said northerly right of way line of Alameda Drain, a distance of 409.81 feet to the southwesterly corner of said parcel 2, also being the southeast corner of Lot 17, Northfields Addition;
25. Thence, leaving said northerly right of way line of the Alameda Drain, N 8° 58' 00" E, a distance of 230.08 feet to the northwesterly corner of said parcel 2, also being the northeast corner of Mildred Avenue, N.W.;
26. Thence, S 81° 02' 00" E, along said southerly right of way line of Mildred Avenue, N.W., a distance of 259.78 feet to a point;
27. Thence, leaving said right of way line of Mildred Avenue, N.W., S 8° 57' 00" W, a distance of 150.00 feet to a point;
28. Thence, S 81° 02' 00" E, a distance of 150.00 feet to the point of beginning.

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**SCHEDULE B – SECTION II**  
**EXCEPTIONS**

Standard Exceptions 1, 2, 3, and or 4, may be deleted from any policy upon compliance with all provisions of the applicable rules, upon payment of all additional premiums required by the applicable rules, upon receipt of the required documents and upon compliance with the Company's underwriting standards for each such deletion. Standard Exception 5 may be deleted from the policy if the named insured in the case of an Owner's Policy, or the vestee, in the case of a Leasehold or Loan Policy, is a corporation, a partnership, or other artificial entity, or a person holding title as trustee. Except for the issuance of a U. S. policy form (NM7 or NM34), any policy to be issued pursuant to this commitment will be endorsed or modified in Schedule B by the Company to waive its right to demand arbitration pursuant to the conditions and stipulations of the policy at no cost or charge to the insured. The endorsement or the language added to Schedule B of this policy shall read: "In compliance with Subsection D of 13.14.18.10 NMAC, the company hereby waives its right to demand arbitration pursuant to the title insurance arbitration rules of the American Land Title Association. Nothing herein prohibits the arbitration of all arbitrable matters when agreed to by both the company and the insured."

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy)
6. [Reserved]
7. "Water rights, claims or title to water"
8. [Reserved]
9. Taxes for the year 2012 and thereafter.
10. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

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11. Grant of Easement, and incidental purposes thereto, granted to The City of Albuquerque, a municipal corporation, recorded December 8, 1953, in Book D 262, Page 559, as Doc. No. 7554, records of Bernalillo County, New Mexico.
12. Terms, provisions, conditions and stipulations contained in that certain Notice of Adjacent Physical, Zoning, Environmental, and Quality of Life Conditions, dated July 14, 2008, by Theodore Brown, recorded July 14, 2008, as Doc. No. 2008079236, records of Bernalillo County, New Mexico.
13. INTENTIONALLY DELETED
14. Rights of parties under any unrecorded Rental and/or Lease Agreements.
15. No property within the area of this Plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed Plat, and no building, sign, pool (above ground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon all0 as set forth in the plat recorded November 9, 2011, in Plat Book 2011C, Page 121, as Doc. No. 2011102249, records of Bernalillo County, New Mexico.
16. A five foot (5') Public Utility Easement, and incidental purposes thereto, reserved along a portion of the westerly lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 2011C, Page 121, records of Bernalillo County, New Mexico.
17. A ten foot (10') Public Utility Easement, and incidental purposes thereto, reserved along the northerly lot line of the insured premises, as shown on the recorded plat, recorded in Plat Book 2011C, Page 121, records of Bernalillo County, New Mexico.
18. INTENTIONALLY DELETED