

Stewart Title Guaranty Company
COMMITMENT FOR TITLE INSURANCE

SCHEDULE A

File Number: 10080822 Inquiries should be directed to: Stewart Title of Albuquerque, L.L.C.
6759 Academy Road NE
Albuquerque, New Mexico 87109

1. Effective Date: 5/1/1982 at 8:00 a.m.

2. Policy or Policies to be issued:

(a) ALTA Owner's Policy - (6/17/06) Amount
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:
Walter M Sanchez and Cecilia Sanchez

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

Lot numbered Six (6) in Block lettered "F" of the amended plat of Blocks 3 to 24, inclusive, of Sunshine Terrace, as the same is shown and designated on the Plat of said addition, filed in the office of the County Clerk of Bernalillo County, New Mexico, on March 17, 1950, in Plat Book C1, Page 91.

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 2 page(s)

EXHIBIT

DESCRIPTION

A certain tract of land within Section 28, Township 10 North, Range 3 East, City of Albuquerque, Bernalillo County, New Mexico, being and comprising all of LOT 6, BLOCK F, as the same is shown and designated on the Plat of SUNSHINE TERRACE ADDITION, filed in the Office of the County Clerk of Bernalillo County, New Mexico on March 17, 1950 in Volume C1, folio 91, and being more particularly described by New Mexico State Plane Grid Bearings (NAD83 Central Zone) and ground distances as follows:

BEGINNING at the southwest corner of said Lot 6, coincident with the northerly boundary line of Tract A, as the same is shown and designated on the Amended Summary Plat of Tract B of the Ever Ready Subdivision, filed in the Office of the County Clerk of Bernalillo County, New Mexico on February 19, 1982 in Volume C19, folio 93, WHENCE the NMSHC Brass Cap "STA 1-25-30" having NM State Plane Grid Coordinates (NAD83 Central Zone) $N=1,477,335.008$ and $E=1,524,161.952$ bears $S31^{\circ}37'21''W$ a distance of 1551.64 feet;

THENCE along the westerly boundary of said Lot 6, $N03^{\circ}18'35''E$ a distance of 124.88 feet to the northwest corner of said Lot 6, coincident with the southerly right-of-way line of Sunshine Avenue;

THENCE along the northerly boundary of said Lot 6, coincident with the southerly right-of-way line of Sunshine Avenue, $S86^{\circ}41'25''E$ a distance of 60.00 feet to the northeast corner of said Lot 6;

THENCE along the easterly boundary of said Lot 6, $S03^{\circ}18'35''W$ a distance of 124.88 feet to the southeast corner of said Lot 6, coincident with the northerly boundary line of said Tract A;

THENCE along the southerly boundary of said Lot 6, coincident with the northerly boundary line of said Tract A, $N86^{\circ}41'36''W$ a distance of 60.00 feet to the POINT OF BEGINNING.

This tract contains 0.1720 acre, more or less.

SURVEYOR'S CERTIFICATION

I, Alan R. Benham, a New Mexico Professional Surveyor No. 15700, do hereby certify that this Property Description and the actual survey on the ground upon which it is based were performed by me or under my direct supervision; that I am responsible for this survey; that this survey meets the Minimum Standards for Surveying in New Mexico; and that it is true and correct to the best of my knowledge and belief. I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this instrument is a retracement of an existing lot.



Alan R. Benham
NM Professional Surveyor No. 15700

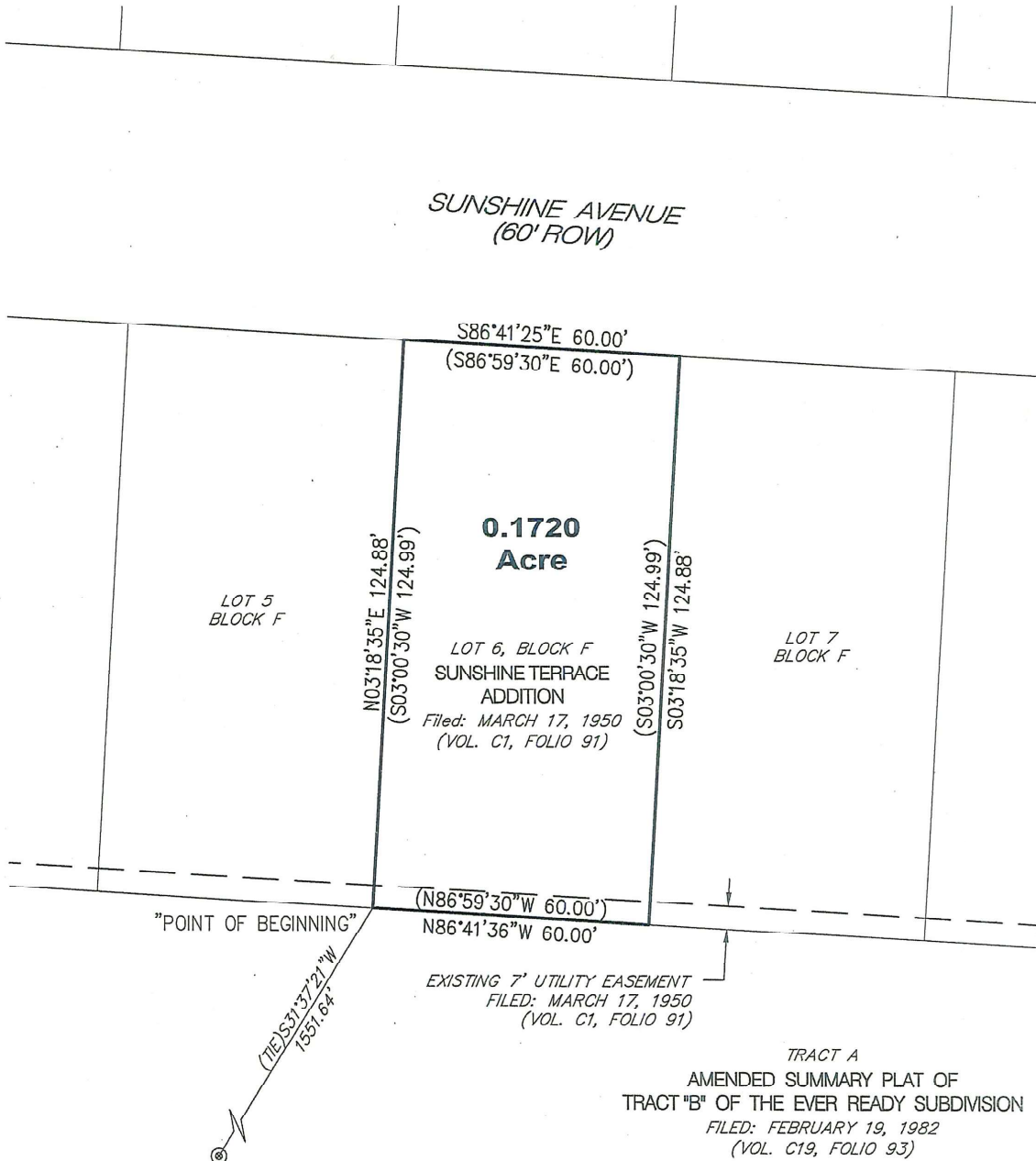
09/20/2010
Date



SUNSHINE TERRACE
LOT 6, BLOCK F

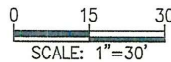
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BHI #: 20110111.003.01	DATE: 2010/09/20

EXHIBIT



TRACT A
 AMENDED SUMMARY PLAT OF
 TRACT "B" OF THE EVER READY SUBDIVISION
 FILED: FEBRUARY 19, 1982
 (VOL. C19, FOLIO 93)

NMSHC BRASS CAP "STA 1-25-30"
 GEOGRAPHIC POSITION (NAD 1983)
 NM STATE PLANE COORDINATES (CENTRAL ZONE)
 X=1,524,161.952 Y=1,477,335.008
 GROUND TO GRID FACTOR = 0.999678244
 DELTA ALPHA = -00°13'23.37"
 NAVD 1988 ELEVATION = 5041.30



NOTES

Distances are ground distances.
 Bearings are New Mexico State Plane Grid Bearings NAD83
 Central Zone.
 Record Bearings and Distances are shown in parenthesis ().

SUNSHINE TERRACE LOT 6, BLOCK F

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