

Courtesy Recording—No Title Liability

STEWART TITLE/M. DAYTON
FILE# 01147-2024

ASSIGNMENT OF GROUND LEASE
(UNM PRESS)

This Assignment of Ground Lease ("Assignment") is dated for reference purposes as of April 1, 2013, by and between Sandia Foundation, a New Mexico not-for-profit corporation (the "Foundation"), and Lobo Development Corporation, a New Mexico non-profit corporation formed under the University Research Park and Economic Development Act ("Lobo").

RECITALS

A. The Board of Regents of the University of New Mexico ("UNM") and the Foundation entered into a Ground Lease dated December 5, 2005, ("Ground Lease") pursuant to which UNM leased to the Foundation real property located at 1312 Basehart S.E., Albuquerque, New Mexico, and more particularly described on **Exhibit A** attached hereto ("Property"). The Ground Lease is evidenced by a Memorandum of Ground Lease recorded in the real property records of the County Clerk of Bernalillo County on December 5, 2005 in Book A107, beginning at Page 8412, as Document No. 2005178895. The Foundation thereafter constructed a building and related improvements on the Property and the Foundation and UNM entered into a Lease Agreement dated February 15, 2006, pursuant to which the property and the building and improvements located thereon ("UNM Press") were leased by the Foundation back to UNM.

B. The Foundation and Lobo have entered into a Purchase and Sale Agreement dated March 21, 2013 ("Agreement").

NOW, THEREFORE, in consideration of the foregoing, and the mutual covenants and conditions contained herein, the Foundation and Lobo agree as follows:

Doc #2013035829 eRecorded
04/01/2013 01:33:00 PM Page 1 of 4
ASSN Rec Fee: \$25.00 M. Toulouse Oliver, Bernalillo County

Courtesy Recording—No Title Liability

STEWART TITLE/M. DAYTON
FILE# 01147-2024

**ASSIGNMENT OF GROUND LEASE
(UNM PRESS)**

Recorded Electronically	
ID	2013035829
County	Bernalillo
Date	4-1-13
Time	1:33
Simplifile.com 800.460.5657	

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B. The Foundation and Lobo have entered into a Purchase and Sale Agreement dated March 21, 2013 ("Agreement").

NOW, THEREFORE, in consideration of the foregoing, and the mutual covenants and conditions contained herein, the Foundation and Lobo agree as follows:

1. Assignment. The Foundation grants, assigns, sets over and transfers to Lobo all of the Foundation's right, title and interest as tenant or lessee in, under and/or pursuant to the Ground Lease and all other rights, benefits and privileges of the Foundation appurtenant to the Ground Lease and/or the Property. The Foundation makes this Assignment without warranties, except as provided in the Agreement.

2. Representations. The representations and warranties from the Foundation to Lobo as set forth in the Agreement are incorporated into this Assignment. The Foundation representations and warranties shall continue for a period of two (2) years.

3. Further Assurances. The parties shall promptly execute and deliver any additional documents which are reasonably necessary to evidence or better effect this Assignment.

4. Governing Law. This Assignment shall be deemed to be an agreement made under the law of the State of New Mexico and shall be governed by and construed in accordance with such law.

5. Binding Effect. This Assignment shall be binding upon and inure to the benefit of each of the parties and its successors and assigns.

IN WITNESS WHEREOF, the parties have caused this Assignment to be executed and delivered by their respective duly authorized representatives, as of the date first above written.

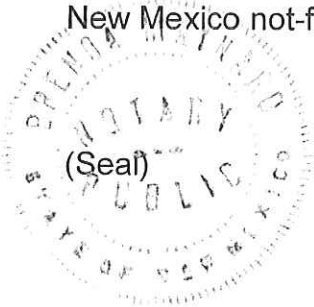
SANDIA FOUNDATION, a New Mexico not-for-profit corporation

By: 
Robert M. Goodman
President and Chief Executive Officer

ACKNOWLEDGEMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

This instrument was acknowledged before me on March 29, 2013, by Robert M. Goodman as President and Chief Executive Officer of Sandia Foundation, a New Mexico not-for-profit corporation.



Brenda Maynard
Notary Public

My commission expires: June 30, 2016

REVIEWED AND APPROVED FOR LOBO BY:

By: Thomas M. Neale
THOMAS M. NEALE, Lobo Development Corporation
Associate Vice President

APPROVED AS TO FORM FOR LOBO:

HURLEY, TOEVS, STYLES, HAMBLIN &
PANTER, P.A.

By: Mark Styles
Mark Styles



ALBUQUERQUE SURVEYING COMPANY INC.
2119 MENAUL BOULEVARD, N.E. • ALBUQUERQUE, N.M. 87107

PHONE (505) 884-2036
FAX (505) 884-3796

EXHIBIT A

LEGAL DESCRIPTION

PROPOSED TRACT 1E2-A1
SCIENCE AND TECHNOLOGY PARK
AT UNIVERSITY OF NEW MEXICO
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO

BEING THAT CERTAIN PARCEL OF LAND SITUATED WITHIN THE TOWN OF ALBUQUERQUE GRANT, WITHIN THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, BEING IDENTIFIED AS THE WESTERLY PORTION OF TRACT 1E1-A AND THE NORTHEASTERLY PORTION OF TRACT 1E2-A, SCIENCE AND TECHNOLOGY PARK AT UNIVERSITY OF NEW MEXICO, AS SAID TRACTS 1E1-A AND 1E2-A ARE SHOWN AND DESIGNATED ON THE PLAT THEREOF FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON NOVEMBER 2, 1999 IN BOOK 99C, PAGE 304, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BASEHART ROAD N.E., WHENCE THE ALBUQUERQUE CONTROL STATION "SDC14-15" BEARS S 86°23'05" W, 593.10 FEET DISTANCE; THENCE,

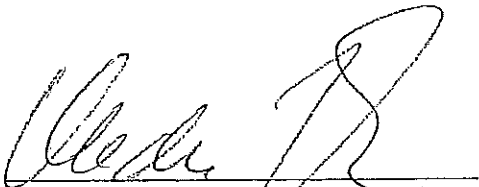
S 89°04'54" E, 309.30 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

NORTHEASTERLY, 89.84 FEET DISTANCE ALONG THE ARC OF A CURVE BEARING TO THE LEFT (SAID ARC HAVING A RADIUS OF 329.00 FEET, A CENTRAL ANGLE OF 15°38'45" AND A CHORD WHICH BEARS N 83°05'44" E, 89.56 FEET DISTANCE) TO THE NORTHEAST CORNER OF THE PARCEL OF LAND HEREIN; THENCE,

S 00°00'00" W, 256.32 FEET DISTANCE TO THE SOUTHEAST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

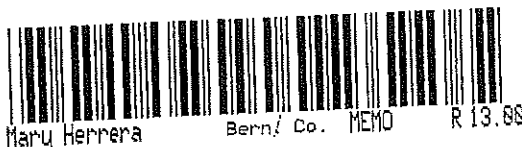
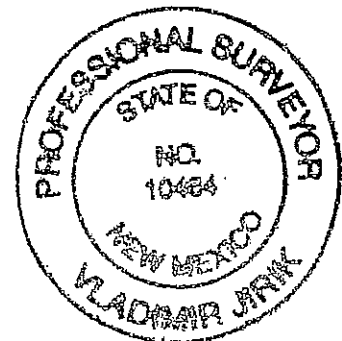
S 89°59'36" W, 398.17 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

N 00°00'00" E, 250.55 FEET DISTANCE TO THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED AND CONTAINING 98,842 SQUARE FEET (2.2691 ACRES), MORE OR LESS.


VLADIMIR JIRIK, NMPS NO. 10464

DEC 02 2005

DATE



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Page: 3 of 3
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