

Courtesy Recording-No Title Liability

STEWART TITLE/M. DAYTON
FILE# 01147-2024

SPECIAL WARRANTY DEED
(UNM PRESS)

SANDIA FOUNDATION, a New Mexico not-for-profit corporation (the "Foundation"), for consideration paid, grants to LOBO DEVELOPMENT CORPORATION, a New Mexico non-profit corporation formed under the University Research Park and Economic Development Act ("Lobo"), whose address is 801 University Boulevard SE, Suite 207, Albuquerque, New Mexico 87106, all of its right, title and interest in and to the improvements, buildings, related to the real estate in Bernalillo County, New Mexico, described on Exhibit "A", attached hereto and incorporated herein by reference;

SUBJECT TO general real estate taxes not yet due and payable;

SUBJECT TO the matters set forth on Exhibit "B", attached hereto and incorporated herein by reference;

with special warranty covenants.

WITNESS its hand and seal as of April 1, 2013.

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

By: 
Robert M. Goodman
President and Chief Executive Officer

Courtesy Recording-No Title Liability

STEWART TITLE/M. DAYTON
FILE# 01147-2024

SPECIAL WARRANTY DEED
(UNM PRESS)

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|-----------------------------|------------------|
| Recorded Electronically | |
| ID | 2013035831 |
| County | Bernalillo |
| Date | 4-1-13 Time 1:33 |
| Simplifile.com 800.460.5657 | |

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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} ~~April 1~~, 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, 2014

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,

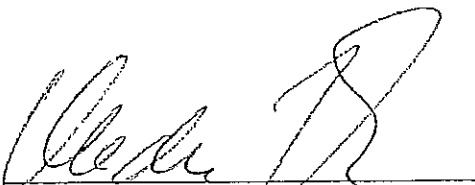
S 89°04'54" E, 309.30 FEET DISTANCE TO THE POINT OF CURVATURE; THENCE,

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,

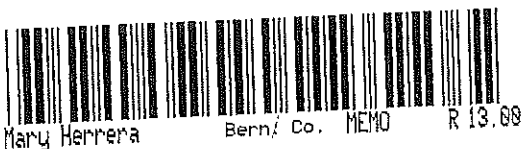
S 89°59'36" W, 398.17 FEET DISTANCE TO THE SOUTHWEST CORNER OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE,

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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**EXHIBIT B
(UNM PRESS)**

1. The Ground Lease dated December 5, 2005, between The Board of Regents of the University of New Mexico, as Owner, and Sandia Foundation, as Tenant, as 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.

2. Occupancy Lease Agreement dated May 20, 2008, between Sandia Foundation, as Landlord, and the Regents of the University of New Mexico, as Tenant, covering the real property located at 1312 Basehart S.E., Albuquerque, New Mexico.