

# Lawyers Title Insurance Corporation

National Headquarters — Richmond, Virginia

Policy Number

85 - 00 - 632949

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title.

IN WITNESS WHEREOF the Company has caused this policy to be signed and sealed, to be valid when Schedule A is countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws.

**Lawyers Title Insurance Corporation**

*Robert C. Dawson*

President

Attest:

*Robert A. Lee*

Secretary.

THIS SHADED AREA FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THE POLICY.

1 Policy Number  
2 Property Type  
3 County

4 Policy Amount  
5 Premium  
6 Rate Rule

7 Effective Date  
8 Survey Amendment  
9 Additional Chains

85			\$	\$				
1	2	3	4	5	6	7	8	9

# Lawyers Title Insurance Corporation

## OWNER'S POLICY

### Schedule A

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE
TIA 49,140	June 12, 1986	\$4,247,000.00

THE POLICY NUMBER SHOWN ON THIS SCHEDULE MUST AGREE WITH THE PREPRINTED NUMBER ON THE COVER SHEET

POLICY NUMBER
85-00-632949

1. Name of Insured:

Regents of the University of New Mexico, a Corporation of the State of New Mexico

2. The estate or interest in the land described herein and which is covered by this policy is:

Fee Simple

3. The estate or interest referred to herein is at Date of Policy vested in:

Regents of the University of New Mexico, a Corporation of the State of New Mexico

4. The land referred to in this policy is described as follows:

See Attached

NEW MEXICO TITLE COMPANY

Countersignature Authorized Officer or Agent

Albuquerque, New Mexico

Issued at (Location)

# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

SCHEDULE A cont'd.

## PARCEL ONE:

Tract A of the EVER READY OIL COMPANY SUBDIVISION, Bernalillo County, 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 November 22, 1972 in Book C9, page 2. Said property also being shown as Tract A of the amended Summary Plat of Tract B of the EVER READY OIL COMPANY SUBDIVISION, Bernalillo County, 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 February 19, 1982 in Book C19, page 93. Said property contains 14.552 acres more or less.

## PARCEL TWO:

Tract B of the amended Summary Plat of Tract B of the EVER READY OIL COMPANY SUBDIVISION, Bernalillo County, 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 February 19, 1982 in Book C19, page 93. Said property contains 26.701 acres more or less.

## PARCEL THREE:

Tract C of the EVER READY OIL COMPANY SUBDIVISION, Bernalillo County, 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 November 22, 1972 in Book C9, page 2. Said property also being shown as Tract C of the amended Summary Plat of Tract B of the EVER READY OIL COMPANY SUBDIVISION, Bernalillo County, 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 February 19, 1982 in Book C19, page 93. Said property contains 0.446 acres more or less.

# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

SCHEDULE A cont'd.

## PARCEL FOUR:

A certain tract of land in Albuquerque, Bernalillo County, New Mexico, near the Pan American Freeway and Gibson Ave., S. E., comprising a portion of the Bernalillo County Gravel Pit Tract, more particularly described as follows:

BEGINNING at the Southwest corner of the herein described tract, a point on the right of way line of the AMAFCA Canal, from which the Southeast corner of the TORREON ADDITION to the City of Albuquerque, as the same is shown on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 29, 1959, bears N. 89 deg. 20' 20" W., 1086.57 feet distant; thence from the beginning point, N. 01 deg. 42'46" E., 2.77 feet; thence N. 57 deg. 02'51" E., 105.46 feet to the Northeast corner; thence S. 0 deg. 39' 40" W., 61.15 feet to the Southeast corner; thence No. 89 deg. 20' 20" W., 87.88 feet to the place of beginning containing 0.064 acres more or less, excepting from the above described real estate all that portion thereof which is more particularly described as follows:

BEGINNING at the Southwest corner of the herein described tract, a point on the right of way line of the AMAFCA Canal, from which the Southeast corner of the TORREON ADDITION, to the City of Albuquerque, as the same is shown on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 29, 1959, bears N. 89 deg. 20' 20" W., 1086.57 feet distant; thence from the beginning point N. 01 deg. 42'46"E., 2.77 feet; thence N. 57 deg. 02' 51" E., a distance of 21.45 feet; thence S. 1 deg. 07' 30" W., a distance of 14.45 feet; thence N. 89 deg. 20'20" W., a distance of 18 feet to the point of beginning.

## PARCEL FIVE:

A certain tract of land in Albuquerque, Bernalillo County, New Mexico, near the Pan American Freeway and Gibson Ave., S. E., comprising a portion of the Bernalillo County Gravel Pit Tract, more particularly described as follows:

BEGINNING at the Northwest corner of the herein described tract, a point on the right of way line of the AMAFCA Canal, from which the Southeast corner of the TORREON ADDITION to the City of Albuquerque, as the same is shown on the plat thereof, filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 29, 1959, bears S. 72 deg. 48' 18" W., 1,011.94 feet distant; thence from the beginning point S. 89 deg. 20' 20" E., 211.26 feet to the Northeast corner; thence S. 0 deg. 39' 40" W., 44.03 feet to the Southeast corner; thence S. 60 deg. 03' 21"W., 156.16 feet to the Southwest corner; thence following a curve to the left whose radius is 448.10 feet and whose long chord bears N. 31 deg. 14'52" W., 145.42 feet; through an arc distant of 146.06 feet to the place of beginning containing 0.354 acres more or less.

# Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

SCHEDULE A cont'd.

## PARCEL SIX:

A certain tract of land in Albuquerque, Bernalillo County, New Mexico, near the Pan American Freeway and Gibson Ave., S. E., comprising a portion of the Bernalillo County Gravel Pit Tract, more particularly described as follows:

BEGINNING at the Southwest corner of the herein described tract, a point on the highway right of way, from which the Southeast corner of the TORREON ADDITION to the City of Albuquerque, as the same is shown on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on January 29, 1959, bears N. 89 deg. 20' 20" W., 832.26 feet distant; thence from the beginning point, N. 58 deg. 00' 33" W., 314.32 feet; thence N. 17 deg. 26' 40" E., 153.39 feet to the Northwest corner; thence S. 89 deg. 20' 20" E., 42.50 feet to the Northeast corner; thence S. 55 deg. 10' 32" E., 145.82 feet to a point of curve; thence following a curve to the right whose radius is 258.10 feet, through an arc distance of 266.39 feet to the Southeast corner; thence N. 89 deg. 20' 20" W., 51.67 feet to the place of beginning containing 1.214 acres, more or less.

CASE NUMBER
TIA 49,140

DATE OF POLICY
6-12-86

THE POLICY NUMBER SHOWN ON THIS SCHEDULE  
MUST AGREE WITH THE PREPRINTED NUMBER  
ON THE COVER SHEET

POLICY NUMBER
85-00-632949

### Schedule B

This policy does not insure against loss or damage by reason of the following:

#### GENERAL EXCEPTIONS:

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, dower, curtesy, survivorship, or homestead rights, if any, of any spouse of the insured.
6. Any titles or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities, to lands comprising the shores or bottoms of navigable streams, lakes, or land beyond the line of the harbor or bulkhead lines established or changed by the United States Government.
7. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
8. Taxes or assessments which are not shown as existing liens by the public record.
9. Taxes for the year 19 86 and thereafter.

#### SPECIFIC EXCEPTIONS:

10. Eighteen foot (18') Public Way Easement affecting a Westerly portion of Parcel 4 as shown and delineated on Certificate of Survey by J. Robert Martinez, N.M.L.S. No. 4076, dated August 20, 1985.
11. Twenty foot (20') Storm Sewer Easement, one hundred foot (100') Drainage Easement, ten foot (10') Underground Drainage Easement and fifteen (15') Sewer Easement affecting various portions of Tract B (Parcel 2) as shown and provided for on the plat of Ever Ready Oil Company Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico on November 22, 1972, in Book C9, folio 2 and 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 Book C19, page 93 and as shown and delineated on Certificate of Survey by J. Robert Martinez, N.M.L.S. No. 4076, dated August 20, 1985.
12. Right-of-Way Easement to Mountain States Telephone and Telegraph Company by document recorded September 30, 1985, in Book Misc. 276A, page 56 as Document No. 85-81656, records Bernalillo County, New Mexico.
13. Notwithstanding any provision herein to the contrary this policy does not insure any right or rights of ingress or egress to and from the premises described under Schedule A, Paragraph 4, hereof. (As to Parcels 3 and 6)

NOTE: Your attention is directed to the fact that Parcels 4 and 5 do not have independent access, but derive ingress and egress through other, contiguous parcels which are a part of this commitment. If these parcels are separated, then they would not have access.