

LAWYERS TITLE
INSURANCE CORPORATION

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

OWNER'S POLICY
SCHEDULE A

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE	POLICY NUMBER*
962743SD /sy	December 20, 1996 at 10:48 a.m.	\$95,000.00	136-00-573350

*The policy number shown on this Schedule must agree with the preprinted number on the cover sheet

1. NAME OF INSURED:

The Regents of the University 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:

The Regents of the University of New Mexico

4. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"



Countersignature Authorized Officer or Agent

Issued at Albuquerque, New Mexico

THIS POLICY IS INVALID UNLESS THE COVER SHEET AND SCHEDULE B ARE ATTACHED.
Policy 113 NML (Rev. 3-1-91) ALTA Owner's Policy 10-21-87 (Rev. 10-17-92)

**LAWYERS TITLE
INSURANCE CORPORATION**

**NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA**

**CASE NUMBER
962743SD**

**OWNER'S POLICY CONTINUED
EXHIBIT "A"**

**POLICY NUMBER
136-00-573350**

Lot numbered Four (4) in Block numbered Nineteen (19) of the **COUNTRY CLUB 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 7, 1923.

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OWNER'S POLICY

CASE NUMBER
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DATE OF POLICY
12/20/96

POLICY NUMBER*
136-00-573350

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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 of 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.
6. Any titles or rights asserted by anyone including, but not limited to, persons, corporation, 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 1997, and thereafter.

SPECIFIC EXCEPTIONS:

Attached on Schedule B Continued

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SCHEDULE B CONTINUED

POLICY NUMBER
136-00-573350

10. Restrictive Covenants affecting the insured premises, but omitting any such covenant or restriction based on race, color, religion or national origin, recorded in Book 108, page 412, records Bernalillo County, New Mexico. These restrictions have been violated in that there is a Zero point Four (0.4') foot violation of the Five (5') foot minimum side setback requirement, as shown on Plat of Survey prepared by Larry W. Medrano, N.M.P.S. No. 11993, dated October 11, 1996.
11. Easement(s) in place and apparent on the ground.
12. Encroachment of concrete runner and concrete walk onto the right-of-way of Los Lomas Road, N.E., as shown on Plat of Survey, prepared by Larry W. Medrano, N.M.P.S. No. 11993, dated October 11, 1996.

NOTE: SCHEDULE B, ITEMS NUMBERED ONE (1) THROUGH FIVE (5) OF THIS POLICY ARE
HEREBY DELETED.