

LAWYERS TITLE
INSURANCE CORPORATION

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

OWNER'S POLICY
SCHEDULE A

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE	POLICY NUMBER*
963341SD /sy	April 11, 1997 at 2:42 p.m.	\$163,000.00	136-00-780157

*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 NMI (Rev. 3-1-91) ALTA Owner's Policy 10-21-87 (Rev. 10-17-92)

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OWNER'S POLICY CONTINUED
EXHIBIT "A"

POLICY NUMBER
136-00-780157

Lot numbered Six (6) in Block numbered One (1) of the Plat of Block One of the **SIGMA CHI ADDITION** to the City of Albuquerque, 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 March 29, 1937 in Plat Book D, page 15.

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04/11/97

POLICY NUMBER*
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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
136-00-780157

10. Reservations contained in Patent from the United States of America, recorded in Book 22, page 160, records Bernalillo County, New Mexico.
11. Restrictive Covenants affecting the insured premises, but omitting any such covenant or restriction based on race, color, religion or national origin, recorded in Book 176, page 79, records Bernalillo County, New Mexico.
12. Utility Easement reserved along the rear Four and one-half (4.5') feet of the insured premises, as set forth in Restrictive Covenants recorded in Book 176, page 79, records Bernalillo County, New Mexico.
13. Encroachment and Easement Agreement recorded May 29, 1987 in Book Misc. 492-A, page 783 as Document No. 8755976, records Bernalillo County, New Mexico.
14. Rights of Tenants, as Tenants only, under unrecorded Leases and/or Rental Agreements, Sub-Leases and Assignments thereto.
15. Encroachment by Block Wall into the Right-of-Way of Sigma Chi, N.E.; encroachment by Residence onto adjoining property to the East of the insured premises; and encroachment by Wood Fence onto the Four point Five (4.5') Utility Easement along the Rear Lot Line, as shown on Plat of Survey, prepared by Larry W. Medrano, N.M.P.S. No. 1199, dated December 18, 1996.

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