

Lawyers Title Insurance Corporation
National Headquarters, Richmond, Virginia

Owner's Policy

Schedule A

Case Number	Date of Policy	Amount Of Insurance	Policy Number
TIA 63,010 j1	July 1, 1988	\$500,000.00	113-00-003929

1. Name of Insured:

The Regents of the University of New Mexico, a corporation of the State of New Mexico

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

Fee Simple

3. Title to the estate or interest in the land is vested in:

The 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:

A certain parcel of land in the City of Albuquerque, County of Bernalillo, State of New Mexico, situated within the Town of Albuquerque Grant and being more specifically described as follows:

"Continued"

NEW MEXICO TITLE COMPANY



Countersignature Authorized Officer or Agent

Albuquerque, New Mexico

Issued at (Location)

This policy is invalid unless the cover sheet and Schedule B are attached

ALTA Owners Policy (10-21-87)

Schedule A, Cont'd

A certain parcel of land in the City of Albuquerque, County of Bernalillo, State of New Mexico, situated within the Town of Albuquerque Grant, comprising the Westerly part of that portion lying East of University Boulevard, N.E., of Tract No. 5 of Lands of Springer Transfer Company, Albuquerque, New Mexico, as said Tract No. 5 is shown and designated on the Plat thereof prepared by Ross-Beyer Engineering Office dated March 30, 1946, and revised March 11, 1952, which said parcel is, by reference to said Plat, more particularly described as follows: BEGINNING for a tie, at the Northeast corner of Lot One (1) in Block Twenty-three (23) of COUNTRY CLUB ADDITION, First Extension North, as the same is shown and designated on the Plat of said Addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on the 16th day of May, 1938, said corner of said Lot 1 being a point on the East boundary of the town of Albuquerque Grant, and thence running N. 0° 23' E., 2273.06 feet along said East boundary of the Town of Albuquerque Grant to the Southeast corner of said tract No. 5; thence leaving said Grant boundary and running N. 81° 23' West, 345.61 feet to the Southeast and beginning corner of the parcel herein described; running thence from said Parcel corner N. 81° 23' West, 327.90 feet to the Southwest corner of said Parcel; thence Northeasterly along the Easterly right-of-way line of University Boulevard, N.E., following a circular curve to the right having a radius of 1869.71 feet for a distance (along arc) of 174.61 feet to the Northwest corner of said parcel; thence, S. 81° 23' East, 390.05 feet to the Northeast corner of said Parcel, thence, S. 08° 37' West, 163.12 feet to said Southeast and beginning corner of said parcel; Said parcel being bounded: On the North by land formerly of William Arias, also formerly of Vincent Martin, On the South by land of the New Mexico Credit Corporation under lease to the University of New Mexico, On the East by land of the University of New Mexico purchased from Robert Stevens; On the West by University Boulevard, N.E.

Lawyers Title Insurance Corporation

Owner's Policy

Case Number

Policy number

TIA 63,010 jl

113-00-003929

Schedule B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the company will not pay costs, attorneys' fees or expenses) which arise by reason of:

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 1988 and thereafter.

SPECIFIC EXCEPTIONS:

10. Easement granted to Public Service Company of New Mexico and Mountain States Telephone and Telegraph Company by document dated October 25, 1982, filed December 12, 1982, in Book Misc. 980, page 255, as Document No. 82-67086, records Bernalillo County, New Mexico.
11. Any possible taxes or assessments which may be a lien by law but have not been filed for record in the Office of the County Clerk of Bernalillo County, New Mexico.
12. Gas Meter, Service Pole, and Utility Pole reserved along the Northern side of the insured premises as shown and delineated on plat of survey dated May 13, 1987, prepared by Salvador E. Vigil, L.S.N.M. 4405.

"Continued"

Schedule B, Continued

NOTE: Schedule B, Items One (1) thru Five (5) of the above said Policy are hereby deleted