

LAWYERS TITLE
INSURANCE CORPORATION

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

OWNER'S POLICY
SCHEDULE A

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE	POLICY NUMBER*
970822SD /cms	July 15, 1997 at 10:43 a.m.	\$171,500.00	136-00-780462

*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 NM1 (Rev. 3-1-91) ALTA Owner's Policy 10-21-87 (Rev. 10-17-92)

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CASE NUMBER
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OWNER'S POLICY CONTINUED
EXHIBIT "A"

POLICY NUMBER
136-00-780462

Lot lettered "X" in Block numbered One (1) of 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 May 16, 1951 in Volume B1, folio 167.

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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

136-00-780462

10. Reservations contained in Patent from the State of New Mexico, recorded in Book 102, page 432, records Bernalillo County, New Mexico.
11. Utility Easement reserved along the Rear Four and one-half (4.5') feet of the insured premises, as set forth in the instrument recorded in Book 176, page 79, records Bernalillo County, New Mexico.
12. Encroachments by Concrete Runner and Block Walls into the Four point five (4.5') foot Utility Easement along the rear of the insured premises; by Anchor onto the insured premises; and by Block Wall onto the right-of-way of Sigma Chi Road, N.E., as set forth on that certain Plat of Survey dated April 30, 1997, prepared by Larry W. Medrano, N.M.P.S. No. 11993.

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