

LAWYERS TITLE  
INSURANCE CORPORATION

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

OWNER'S POLICY

CASE NUMBER	DATE OF POLICY	AMOUNT OF INSURANCE	POLICY NUMBER
A74581 BR /bb	November 28, 1990 at 11:10 A.M.	\$107,100.00	113-00-325502

1. NAME OF INSURED:

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:

REGENTS OF THE UNIVERSITY OF NEW MEXICO

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

Lot lettered "Y" in Block numbered One (1) of the Replat of Lots 8, 9 and 10, and portions of 7 and 11, in Block 1 of the Replat of Lot "A" in Block 1 of the SIGMA CHI ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the Map of said Replat filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1951.



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. 5-1-88) ALTA Owner's Policy (10-21-87)

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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 1991, and thereafter.

SPECIFIC EXCEPTIONS:

10. Reservations in Patent from the United States of America, recorded in Book 22, Page 160, records Bernalillo County, New Mexico.

(Continued)

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EXCEPTIONS CONTINUED

POLICY NUMBER  
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11. Reservations in Patent from the State of New Mexico, recorded in Book 102, Page 432, records Bernalillo County, New Mexico.
12. Restrictions, but omitting any restriction based on race, color, religion, or national origin, appearing of record in Book 176, Page 79, records Bernalillo County, New Mexico.
13. Easement for Maintenance of Utilities reserved along the Rear Four and one-half Feet (4.5') of the insured premises, as reserved in the Restrictive Covenants filed in Book 176, Page 79, records Bernalillo County, New Mexico.
14. The Terms, Provisions, Conditions, Restrictions and Stipulations contained in any and all Leases, Subleases or Tenancies affecting the insured premises.
15. Encroachment of the improvements by the Retaining Wall which encroaches 4.5' into the 4.5' Public Utility Easement reserved along the Rear of the insured premises; Encroachment by the Concrete Slab which encroaches 4.5' into the 4.5' Public Utility Easement reserved along the Rear of the insured premises, and an Encroachment by the Residence which encroaches 4.5' into the 4.5' Public Utility Easement reserved along the Rear of the insured premises, as shown on Surveyor's Inspection Report prepared by Carl R. Harrington, New Mexico Licensed Professional Land Surveyor No. 7909, dated October 8th, 1990.