



Lawyers Title Insurance Corporation

301 Gold Avenue SW
Albuquerque, New Mexico 87102
505 / 247-1011
FAX 505 / 247-1011 Ext. 38

October 10, 1990

Mr. Kim Murphy
UNIVERSITY OF NEW MEXICO
Scholls Hall - 233
Albuquerque, NM 87131

Re: Purchase of 1816 Sigma Chi Rd., NE
Albuquerque, NM

Dear Mr. Murphy:

Enclosed please find survey of the above referenced property.

Please note the following encroachments:

1. Retaining wall encroaches 4.5' into 4.5' public utility easement.
2. Concrete slab encroaches 4.5' into 4.5' public utility easement.
3. Residence encroaches 4.5' into 4.5' public utility easement.

If you would like to obtain waivers of these encroachments from the utility companies, I do have the forms and the waivers would cost \$55.00 each.

Please do not hesitate to contact me should you have any questions.

Very truly yours,

LAWYERS TITLE INSURANCE CORPORATION

Bertha Rostro
Bertha Rostro
Senior Escrow Officer

RECEIVED

OCT 11 1990

UNIVERSITY OF NEW MEXICO

Formerly New Mexico Title

SURVEYOR'S INSPECTION REPORT

THIS IS TO CERTIFY

TO TITLE COMPANY: LAWYERS TITLE INSURANCE CORP.
TO UNDERWRITER: _____
TO LENDER: _____
that on OCTOBER 8, 1990, I made an inspection of the premises situated at
1816 SIGMA CHI RD., N.E., ALBUQUERQUE
BERNALILLO County, New Mexico.

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat.
(including filling information if the plat is filed)

Plat Name: REPLAT OF LOTS 8, 9 & 10 AND PORTIONS OF LOTS 7 & 11, BLOCK 1
SIGMA CHI ADDITION

Filing Date: 5-16-51 Plat Book: B-1 Page: 167

NOTE: The error of closure for this property is one (1) foot of error for every
N/A feet along the perimeter of the legal description provided.

Easements shown hereon are listed in Title Commitment No. 74581/BR provided
by the Title Insurance Company shown above.

(Area for Sketch)

NOTE: See Exhibit "A" to Surveyor's
Inspection Report for Sketch.
(Page 3 of 3)

Improvement location is based on previous property surveys. No monuments were set.
This Tract is subject to all easements, restrictions and reservations of record which
pertain.
This report is not to be relied upon for the establishment of fences, buildings or
other future improvements.

SURVEYOR'S INSPECTION REPORT

I FURTHER CERTIFY as to the existence of the following at the time of the last inspection:

1: Evidence of rights-of-ways, old highways or abandoned roads, lanes, trails or driveways, sewer drains, water, gas or oil pipelines on or crossing said premises. (show location, if none visible, so indicate):

NONE

2: Springs, streams, rivers, ponds or lakes located, bordering on or through said premises:

NONE

3: Evidence of cemeteries or family burial grounds located on said premises (show the location):

NONE

4: Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties (show the location):

NONE

5: Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common:

NONE

6: Apparent encroachments. If buildings, projections or cornices thereof, or signs affixed thereto, fences, walls or other indications of occupancy appear to encroach upon or overhang adjoining property, or the like appear to encroach upon or overhang.

RESIDENCE ENCROACHES INTO 4.5 FT. P.U.E. AT REAR OF PROPERTY.

7: Specific physical evidence of boundary lines on all sides of the property:

SEE SKETCH (PAGE 3 OF 3)

8: Is the property improved? (If structure appears to encroach or appears to violate set back lines, show the approximate distances):

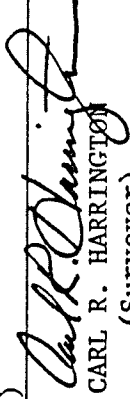
YES

9: Indications of recent building construction, alterations or repairs:

NONE

10: Approximate distance of Structure from at least two (2) lot lines must be shown:

SEE SKETCH (PAGE 3 OF 3)


CARL R. HARRINGTON
(Surveyor)

N.M.P.S.#7909

The above information is based on boundary information taken from a previous survey and may not reflect that which may be disclosed by a boundary survey.

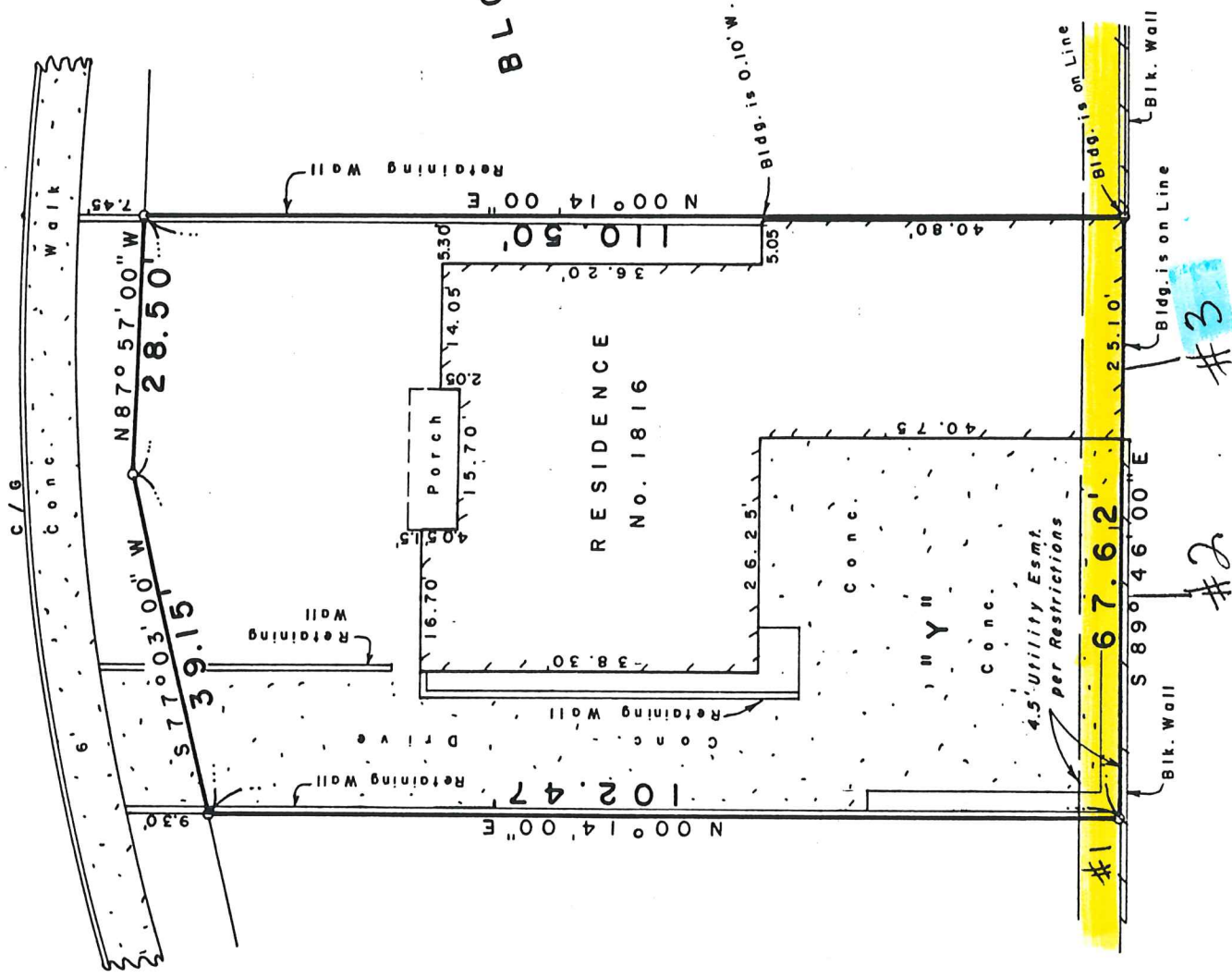
EXHIBIT "A"

T SURVEYOR'S INSPECTION REPORT

LEGAL DESCRIPTION:

Lot lettered "y" of the Replat of Lots 8, 9 and 10 and of portions of Lots 7 and 11, in Block 1 (1) of SIGMA CHI ADDITION to the City of Albuquerque, New Mexico, as the same is shown and designated on the said Replat, filed in the office of the County Clerk of Bernalillo County, New Mexico on May 16, 1951 in Plat Book B1, page 167.

S I G M A C H I R O A D N . E .



Scale: 1" = 20'

Order No: 90-914

Field Book: 54 Page: 89

Ordered By: Lawyers Title Insurance Corp.

Title Policy No: 74581/BR

Carl R. Harrington, N.M.L.S.#7909
 CARL R. HARRINGTON, Inc., Licensed Professional Land Surveyor
 124 Monroe Street, N.E., Albuquerque, New Mexico, 87108
 (505) 266-0660 FAX (505) 260-1813

DECIMAL EQUIVALENT CHART

0.01	=	1/8"	0.25	=	3"
0.02	=	1/4"	0.33	=	4"
0.03	=	3/8"	0.42	=	5"
0.04	=	1/2"	0.50	=	6"
0.05	=	5/8"	0.58	=	7"
0.06	=	3/4"	0.67	=	8"
0.07	=	7/8"	0.75	=	9"
0.08	=	1"	0.83	=	10"
0.17	=	2"	0.92	=	11"
			1.00	=	12"