

SCHEDULE A

Commitment No.- 91040025

1. Effective Date - April 4, 1991, 8:00 o'clock A.M.

Prepared For:

Inquiries Should be Directed to:

Stewart Title Ltd.
6759 Academy Road N.E.
Albuquerque, New Mexico 87109

2. Policy or Policies to be issued:	<u>Amount</u>
ALTA Owners Form B, 1990	\$105,000.00

Proposed Insured:
The Regents of the University of New Mexico

ALTA Loan, 1990	\$
Proposed Insured:	

3. The estate or interest in the land described or referred to in this Commitment and covered herein is: Fee Simple.

4. Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in:

Solomon W. Brown and Kathleen Brown, his wife

5. The land referred to in this Commitment is described as follows:

Lot lettered "Z" 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 16th, 1951.

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record to wit:
2. Payment of Taxes for the year 1990.
3. Release of Mortgage executed by Solomon W. Brown and Kathleen Brown, his wife, payable to Sunwest Bank of Albuquerque dated December 12, 1988, recorded December 15, 1988, in Book MD 36B, Page 94, as Doc. No. 88-110077. records of Bernalillo County, New Mexico.
4. Execution and recordation of Warranty Deed from Solomon W. Brown and Kathleen Brown, showing marital status, to The Regents of the University of New Mexico.

End of Schedule B-1

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

NOTE: General Exceptions 1,2, 3 and/or 4 may be deleted from any policy upon compliance with all provisions of the applicable regulations, upon payment of all additional premiums required by the applicable regulations, upon receipt of the required documents and upon compliance with the Company's underwriting standards for each such deletion. General Exception 5 may be deleted from the policy if the named insured in the case of an Owner's Policy, or the vestee, in the case of a Leasehold or Loan Policy, is a corporation, a partnership, or other artificial entity, or a person holding title as trustee.

- (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, survivorship, or homestead rights, if any, of any spouse of the insured. (or vestee in a leasehold or loan policy).
- (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 records.
- (9) Taxes for the year 1991, and thereafter, not yet due or payable.
- (10) Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

(see schedule B-2 continued)

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** - EXCEPTIONS - **

SCHEDULE B-2

(11) Reservations contained in Patent from the United States of America, recorded in Book 102, Page 432, records of Bernalillo County, New Mexico.

(12) Utility Easement reserved across the rear four and one-half feet (4 1/2') as set forth in document recorded in Book 176, Page 79, records of Bernalillo County, New Mexico.

End of Schedule B-2