

COMMITMENT:

1 Office Location
2 Date Income Reported
3 Case Number

4 Transaction Code
5 Liability
6 Charge

7 Endorsement Code
8 Endorsement Charge
9 Total Revenue

10 State Code
11 County Code
Property type

13 Source of Business
14 Commission/Retention

1	3	4	5	6	7	9	10	12	14
2		0	0	0					
		M	M	M	M		11	13	

Lawyers Title Insurance Corporation

A STOCK COMPANY
Home Office—Richmond, Virginia

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

1. Effective Date **June 25, 1982 at 8:00 a.m.**

Case No. TIA 33,522 tc

2. Policy or policies to be issued:

(a)

- ALTA Owner's Policy—Form B-1970 (Rev. 10-17-70)
- ALTA Residential Title Insurance Policy—1979

Proposed insured:
None

Amount \$ _____

- (b) ALTA Loan Policy, 1970 (Rev. 10-17-70)
- Proposed insured:

None

Amount \$ _____

- (c) **LEASEHOLD**

Proposed insured:

Amount \$ 75,000.00

The Regents of the University of New Mexico

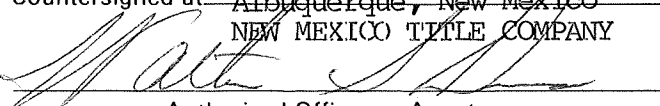
3. Title to the **fee simple** estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

R. M. Duncan

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

LEASEHOLD ESTATE IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE:

Lot numbered Three (3) in Block lettered "C" of the Campus of the University of New Mexico, as shown on the map of Block "C" of Faculty Housing University of New Mexico, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 31st, 1940.

Countersigned at Albuquerque, New Mexico


 Authorized Officer or Agent

Commitment No. BC534434
Schedule A—Page 1

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Lawyers Title Insurance Corporation

A STOCK COMPANY

Home Office—Richmond, Virginia

SCHEDULE B—Section 1

Requirements

The following are the requirements to be complied with:

Item (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Item (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

1. Assignment of Lease from R. M. Duncan, joined by spouse, to The Regents of the University of New Mexico.
2. Warranty Deed (as to improvements) from R. M. Duncan, joined by spouse, to The Regents of the University of New Mexico.

NOTE: This company finds NOTICE OF DEATH of Nina B. Duncan on or about November 22, 1977. If this is the spouse of R. M. Duncan, it will be necessary to obtain an Administration of the Estate of Nina B. Duncan and deeds from her legally determined heirs.

Lawyers Title Insurance Corporation

Home Office — Richmond, Virginia

SCHEDULE B—Section 2

Exceptions

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

1. 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.
2. Rights or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. 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.
5. 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.
6. Community property, dower, curtesy, survivorship, or homestead rights, if any, of any spouse of the insured.
7. 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.
8. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
9. Taxes or assessments which are not shown as existing liens by the public record.
10. Taxes for the year 19⁸², and thereafter.
11. Reservations in Patent from the United States of America, recorded in Book 14, page 567 and from the State of New Mexico, recorded in Book 60, page 117, records Bernalillo County, New Mexico.
12. Restrictions, but omitting any restriction based on race, color, religion or national origin, appearing of record in Book 6 Leases, page 305, records Bernalillo County, New Mexico.
13. Easement appurtenant to the insured premises as contained in Book 6 Leases, page 305, records Bernalillo County, New Mexico.
14. Notwithstanding any provision herein to the contrary this policy does not insure any right or rights of ingress and egress to and from the premises described under Schedule A, Paragraph 4, hereof, by virtue of the vacation of Las Lomas Road N.E. recorded October 22, 1970, in Book Misc. 192, page 554, in ordinance #117-1970 and reservation of easements therein.
15. Any possible assessments for paving, water or sewer assessments which are or might be a lien by law, but which have not yet been filed for record in the office of the County Clerk of Bernalillo County, State of New Mexico.

(continued)

NOTE: If policy is to be issued in support of a mortgage loan, attention is directed to the fact that the Company can assume no liability under its policy, the closing instructions, or Insured Closing Service for compliance with the requirements of any consumer credit protection or truth in lending law in connection with said mortgage loan.

This commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

BC534434 TIA 33,522
Schedule B-Section 2-Page 1-Commitment No. _____

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

SCHEDULE B2 cont'd.

16. The terms, provisions, conditions and stipulations of that certain Lease, and Addendum(s) and Amendments thereto, from The Regents of the University of New Mexico (lessor) to R. M. Duncan (lessee) as evidenced by that certain LEASE, dated November 28, 1940, filed January 14, 1941, in Book 6 Leases, page 305, records Bernalillo County, New Mexico. Said Lease having been amended by AMENDMENT TO LEASE dated March 14, 1955, recorded March 25, 1955, in Book D309, page 511, and by SECOND AMENDMENT TO LEASE dated October 8, 1962, filed October 11, 1962, in Book D663, page 515, records Bernalillo County, New Mexico.

NOTE: While not a part of this Commitment, the following is given for informational purposes only.

Fee Simple Title is vested in R. M. Duncan.