

LAWYERS TITLE
INSURANCE CORPORATION

NATIONAL HEADQUARTERS
RICHMOND, VIRGINIA

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. **EFFECTIVE DATE:** October 25, 1990 at 8:00 A.M. **CASE NO.** TIA74975

2. **POLICY OR POLICIES TO BE ISSUED:**

(a) AMOUNT \$ 115,000.00

X ALTA OWNER'S POLICY (10-21-87)

ALTA RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

PROPOSED INSURED:

The Regents of The University of New Mexico

(b) AMOUNT \$

ALTA LOAN POLICY (10-21-87)

PROPOSED INSURED:

(c) AMOUNT \$

PROPOSED INSURED:

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 :**

The Regents of The University of New Mexico

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

SEE ATTACHED EXHIBIT "A"

COUNTERSIGNED AT ALBUQUERQUE, NEW MEXICO


Authorized Officer or Agent

Form No. 91-88(SCH.A) NM 6 (10/85)

COMMITMENT NO. BF762678 sm
Schedule A.-Page 1

THIS COMMITMENT IS INVALID UNLESS
THE INSURING PROVISIONS AND
SCHEDULES A AND B ARE ATTACHED.

**LAWYERS TITLE
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**SCHEDULE A CONTINUED
EXHIBIT "A"**

TIA74975

Lot numbered Five (5) 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 31, 1940.

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SCHEDULE B - I

CASE NO. TIA74975

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 FULLY FILED FOR RECORD TO WIT:

1. Record Mutual Termination and Cancellation of Lease by and between The Regents of The University of New Mexico and Louise Keller a widow as to that certain Lease dated August 1, 1940, by and between The Regents of The University of New Mexico, as Lessor and F. Edward Del Dosso, as Lessee, filed February 19, 1941, in Book "6" Leases, page 316, records Bernalillo County, New Mexico. The interest of F. Edward Del Dosso and Georgia Del Dosso, his wife subsequently assigned to Walter B. Keller, by Assignment of Lease dated August 16, 1946, filed August 22, 1946, in Book D24, page 447, records Bernalillo County, New Mexico.
2. Record Certified Copy of Death Certificate of Walter B. Keller, deceased.
3. Record Deed of Conveyance conveying the improvements from Louise Keller, a widow to The Regents of The University of New Mexico.

Item (a) Payment of any and all taxes now due and payable up to and including taxes for the year 1990, plus any penalties and interest.

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Form No. 91-88(B-1)NM 6 (10/85)

SCHEDULE B-SECTION 1-PAGE 1-COMMITMENT NO. BF762678

ALTA Commitment to insure - 1971

LAWYERS TITLE
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NATIONAL HEADQUARTERS
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SCHEDULE B - II
EXCEPTIONS

CASE NO. TIA74975

II. Schedule B of 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.

GENERAL EXCEPTIONS:

1. Rights or claims of parties 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.
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 record.
9. Taxes for the year 1991, and thereafter.
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.

SPECIFIC EXCEPTIONS: (SEE EXHIBIT "B" ATTACHED)

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 policy if the name insured in the case of an Owner's Policy, or the vestee, in the case of a loan policy is a corporation, a partnership, or other artificial entity or a person holding title as a trustee.

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**SCHEDULE B - II
EXHIBIT "B"**

CASE NO. TIA74975

11. Reservations in Patent from the United States of America, recorded in Book 14, page 567 and in the State of New Mexico Patent, recorded in Book 60, page 117, records Bernalillo County, New Mexico.

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SCHEDULE A AND B ARE ATTACHED.**

SCHEDULE B-SECTION II-PAGE 2-COMMITMENT NO. BF762678