

LAWYERS TITLE  
INSURANCE CORPORATION

NATIONAL HEADQUARTERS  
RICHMOND, VIRGINIA

REVISED  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A

1. EFFECTIVE DATE: September 29, 1994 at 8:00 a.m. CASE NO. 942862SD

2. POLICY OR POLICIES TO BE ISSUED:

(a) AMOUNT \$ 117,000.00

x ALTA OWNER'S POLICY(10-21-87) (Rev. 3-1-91)

PROPOSED INSURED:

The Regents of the University of New Mexico

AMOUNT \$

(b) ALTA LOAN POLICY(10-21-87)(Rev. 3-1-91)

PROPOSED INSURED:

AMOUNT \$

(c)  
PROPOSED INSURED:

3. TITLE TO THE <sup>LEASEHOLD</sup> ~~FEUDAL/SIMPLE~~ ESTATE OR INTEREST IN THE LAND DESCRIBED OR REFERRED  
TO IN THIS COMMITMENT IS AT THE EFFECTIVE DATE HEREOF VESTED IN:


The Estate of Lena C. Clave, a/k/a Lena Cecile Clave, Deceased

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

Lot numbered Six (6) 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 in Volume C1, folio 90.

COUNTERSIGNED AT Albuquerque, New Mexico

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Authorized Officer or Agent  
Form No. 91-88 (SCH. A) NM 6 (10/85)  
035-1-088-0001/7

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

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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 fully filed for record to-wit:

1. Mutual Termination and Cancellation of Lease by and between Jo Ann Parish, as Personal Representative of The Estate of Lena C. Clave, a/k/a Lena Cecile Clave, Deceased, and The Regents of the University of New Mexico, as to that certain Lease dated March 4, 1941, recorded March 11, 1941 in Book "6" Leases, page 319, records Bernalillo County, New Mexico.
2. Deed of Conveyance conveying the improvements only from Jo Ann Parish, as Personal Representative of The Estate of Lena C. Clave, a/k/a Lena Cecile Clave, Deceased, to The Regents of the University of New Mexico

Item (c) Supply Lawyers Title Insurance Corporation with a copy of the Inventory for The Estate of Lena C. Clave, a/k/a Lena Cecile Clave, Deceased

NOTE: THIS COMPANY RESERVES THE RIGHT TO ADD ANY ADDITIONAL REQUIREMENTS IT DEEMS NECESSARY AFTER IT HAS HAD AMPLE OPPORTUNITY TO EXAMINE THE ABOVE INVENTORY.

Item (d) Payment of any and all taxes now due and payable up to and including taxes for the year 1993, plus any penalties and interest.

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the Insuring Provisions and  
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ALTA Commitment to Insure 1971

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SCHEDULE B--SECTION 2

Exceptions

II. Schedule B of the policy or policies to be issued will contain exceptions to the following unless the same are disposed of 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 1994, 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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EXCEPTIONS EXHIBIT "B"

11. Reservations contained in Patent from the United States of America, recorded in Book 14, page 567 and Reservations contained in Patent from the State of New Mexico, recorded in Book 60, page 117, records Bernalillo County, New Mexico.
12. Prescriptive Easement for Power Pole, Overhead Lines and Anchor as set forth on Surveyor's Inspection Report prepared by Mark A. Williams, N.M.P.S. No. 9777, dated October 3, 1994.
13. Encroachments by Driveways onto the adjoining land owner to the West of the insured premises and onto the right-of-way of Las Lomas Avenue, N.E., as shown on Surveyor's Inspection Report, prepared by Mark A. Williams, N.M.P.S. No. 9777, dated October 3, 1994.

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

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