

First American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE No. F07-658B5
SCHEDULE A

GF No. or FILE No. 07-658B5

1. **Effective Date:** 3/9/07 @ 7:00 a.m.

2. Policy or Policies to be issued:

AMOUNT

(a) Form 1: OWNER POLICY OF TITLE INSURANCE

\$ 600,000.00

(NM 1 ALTA 10-17-92)

Proposed Insured:

TO BE DETERMINED

(b) Form 2: MORTGAGEE POLICY OF TITLE INSURANCE

\$

(NM 2 ALTA 10-17-92)

Proposed Insured:

(c) Form 2: CONSTRUCTION LOAN POLICY

\$

(NM 3 ALTA 10-17-92)

The Construction Loan Policy will contain an exception limiting its coverage to two years duration pursuant to Regulation 30-B-V-j and 13.14.7.18 NMAC.

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is **FEE SIMPLE** and title thereto is at the effective date hereof vested in:


YESO VILLAGE LTD. PARTNERSHIP

4. The land referred to in this Commitment is located in Lea County, New Mexico, and is described as follows:

FOR SURFACE TITLE ONLY:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTIONS

Countersigned by


Authorized Officer or Agent

This commitment is invalid unless the insuring provisions and Schedule A, B-I, & B-II are attached herein.

EXHIBIT "A"
LEGAL DESCRIPTIONS
FOR COMMITMENT #07-658B5

TRACT 1

A tract of land described as commencing 410.0 feet East and 1980.0 feet North of the Southwest corner of Section 26, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico, running thence North 330.0 feet; thence East 132.0 feet; thence South 330.0 feet; thence West 132.0 feet to the point of beginning.

TRACT 2

A tract of land situated in the Northwest Quarter of the Southwest Quarter (NW/4SW/4) of Section 26, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico, described as beginning at a point which lies North 1980.0 feet and East 542.0 feet from the corner common to Section 26, 27, 34 and 35; thence East 143.0 feet; thence North 330.0 feet; thence West 143.0 feet; thence South 330.0 feet to beginning.

TRACT 3

A tract of land in the Southwest Quarter (SW/4) of Section 26, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico and more particularly described as beginning 1980.0 feet North and 685.0 feet East of the Southwest corner of said Section 26, thence North 330.0 feet; thence East 100.0 feet; thence South 330.0 feet, thence West 100.0 feet to the point of beginning.

TRACT 4

A tract of land beginning 1980.0 feet North and 785.0 feet East of the Southwest corner of Section 26, Township 18 South, Range 38 East, N.M.P.M., Lea County, New Mexico, thence North 330.0 feet; thence East 50.0 feet; thence South 330.0 feet; thence West 50.0 feet to the point of beginning.

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COMMITMENT FOR TITLE INSURANCE No. F07-658B5
Schedule B Part I
Requirements

- I. The following are the requirements to be complied with:
 1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
 2. Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to wit:
 - A. Payment of 2006 Taxes for Owner # 13293 and Mobile Home Taxes Owner # 89835.
 - B. Provide Partnership Agreement and any Amendments thereto naming the Partner(s) authorized to sign on behalf of Yeso Village Ltd. Partnership.
 - C. Warranty Deed executed by the Partner(s) authorized to sign on behalf of Yeso Village Ltd. Partnership to Purchaser to be determined.

FURTHER REQUIREMENTS MAY BE MADE UPON DETERMINATION OF PURCHASER.

No Title Insurance will be provided to any manufactured home located on the property to be insured unless the parties (1) Deliver to Elliott & Waldron Title and Abstract Company, Inc., the deactivated Certificate of Title for the manufactured home; (2) Provide evidence of inspections that the manufactured home is permanently attached to a permanent foundation and that the tongue and axles have been removed (3) Provide evidence that there is no current tax liability with the county treasurer's office relating to the manufactured home.

This commitment is invalid unless the insuring provisions and Schedule A, B-I, & B-II are attached herein.

First American Title Insurance Company
COMMITMENT FOR TITLE INSURANCE NO. F07-658B5
Schedule B Part II
Exceptions

- II. 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:
1. Rights or claims of parties in possession not shown by public records.
 2. Easements, or claims of easements, not shown by 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, person, corporations, governments, or other entities, to land comprising of 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 records.
 9. Taxes for the year 2007, 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.
 11. Reservations, conditions and stipulations as contained in Patent appearing of record.
 12. Title to all the oil, gas, mineral and mineral substances within and underlying the premises, together with the drilling rights thereto belonging as appearing of record.
 13. Right of Way dated 5-4-81, filed 5-7-81, in Book 388, Page 870, Deed Records, Lea County, New Mexico. Executed by Paul Silverman to Hobbs Gas Company . (Tract 3)

Standard Exceptions 1, 2, 3, 4 and/or 6 may be deleted from any policy, Standard Exception 7 may be modified and Standard Exception 8 may be deleted from any policy upon compliance with all provisions of the applicable rules, upon payment of all additional premiums required by the applicable rules, upon receipt of the required documents and upon compliance with the Company's underwriting standards for each such deletion. Standard Exception 5 may be deleted from the policy if the named insured in the case of an Owners' 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.

In compliance with Subsection D of 13.14.18.10 NMAC, the Company hereby waives its right to demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Nothing herein prohibits the arbitration of all arbitrable matters when agreed to by both the Company and the insured. This commitment is invalid unless the insuring provisions and schedules A, B-I, B-II are attached herein.

ELLIOTT & WALDRON TITLE & ABSTRACT CO., INC.
1819 N. TURNER, SUITE B
HOBBS, NEW MEXICO 88240
Phone (505) 393-7706 Fax (505) 393-7725

PROPERTY TAXES AND WIRING INSTRUCTIONS

Prepared by: AMANDA PARRAS
Today's Date April 9, 2007

BORROWER:-----TO BE DETERMINED

E&W FILE NUMBER-----F07-658B5

PROPERTY TAXES (2006):

OWNER #13293

BILL #06-34176

BASE---\$915.75 - Balance due is \$457.87

MOBILE HOME TAXES

OWNER #89835

BILL #06-34175

BASE---\$82.17 - Balance due is \$41.08

First Half is due 11-10-06 and is Delinquent 12-10-06

Second Half is due 04-10-07 and is Delinquent 05-10-07

PENALTY AND INTEREST ACCRUES MONTHLY

*****WIRING INSTRUCTIONS*****

WELLS FARGO BANK NEW MEXICO- ALBUQUERQUE

200 E. LOMAS

ALBUQUERQUE, NM 87103

ABA # 121000248

CREDIT TO: WELLS FARGO BANK-HOBBS-ABQ. PLEASE PHONE ADVISE HOBBS

FOR FURTHER CREDIT : ELLIOTT & WALDRON TRUST ACCOUNT

ACCOUNT NUMBER : 1100225525

NOTIFY DEBBIE WHEN RECEIVED 505-393-7706

REFERENCE ABOVE NOTED E&W FILE NUMBER