

INSCRIPTION DATA (AS RECORDED AT PROPERTY REGISTRY)

PROPERTY #10,571 (C-1)
PAGE: 190
BOOK: 317 OF GUAYAMA, REGISTRY OF PROPERTY
RECORDED AREA: 577,041.0816 SQMT = 146.8150 CDAS
SURVEYED AREA: 577,041.0816 SQMT = 146.8150 CDAS

PROPERTY #0,572
PAGE: 196
BOOK: 317 OF GUAYAMA, REGISTRY OF PROPERTY
RECORDED AREA: 184,708.55 SQMT = 46.9949 CDAS
SURVEYED AREA: 184,708.55 SQMT = 46.9949 CDAS

PROPERTY #11,111 (C-3A)
PAGE: 190
BOOK: 2 OF GUAYAMA, REGISTRY OF PROPERTY
RECORDED AREA: 12,590.2188 SQMT = 3.2007 CDAS
SURVEYED AREA: 12,590.2188 SQMT = 3.2007 CDAS

RUSTICA: PREDIO LOCALIZADO EN LA CARRETERA ESTATAL PR-3, KM. 144, BARRIO JOBOS, GUAYAMA, PUERTO RICO, CON CABIDA DE QUINIENTOS SETENTA Y SIETE MIL CUARENTA Y UN METROS CUADRADOS CON OCHOCIENTOS DIECISEIS DIEZMILSIMAS DE OTRO METRO CUADRADO (577,041.0816 M.C.), EQUIVALENTES A CIENTO CUARENTA Y SEIS CUERDAS CON OCHO MIL CIENTO CINCUENTA DIEZMILSIMAS DE OTRA CUERDA (146.8150 CDA.). EN LINDES: POR EL NORTE, EN TRECIE ALINEACIONES QUE SUMAN UNA DISTANCIA DE OCHOCIENTOS CUARENTA Y NUEVE METROS CON TRESCIENTOS NOVENTA Y OCHO MILESIMAS DE OTRO METRO (849.398 MTS.) CON LA CARRETERA ESTATAL PR-3; POR EL SUR, EN DOS ALINEACIONES Y DOS ARCOS QUE SUMAN UNA DISTANCIA DE SETECIENTOS SESENTA Y SEIS METROS CON TREINTA Y CUATRO MILESIMAS DE OTRO METRO (765.034 MTS.) CON A.E.S. PUERTO RICO, LP; POR EL ESTE, EN TRECIE ALINEACIONES QUE SUMAN UNA DISTANCIA DE SETECIENTOS OCHENTA Y SIETE METROS CON TRESCIENTOS SETENTA Y NUEVE MILESIMAS DE OTRO METRO (786.379 MTS.) CON LOS LOTES C-2 Y C-3A PROPIEDAD DE LA COMPANIA DE FOMENTO INDUSTRIAL DE PUERTO RICO; Y POR EL OESTE, EN UNA ALINEACION CON UNA DISTANCIA DE SETECIENTOS CUARENTA METROS CON SETECIENTOS TRECE MILESIMAS DE OTRO METRO (740.713 MTS.), CON LA CARRETERA ESTATAL PR-7707.

PROPERTY #10,573
PAGE: 203
BOOK: 317 OF GUAYAMA, REGISTRY OF PROPERTY
RECORDED AREA: 72,384.76 SQMT = 18.4075 CDAS
SURVEYED AREA: 72,384.76 SQMT = 18.4075 CDAS

RUSTICA: PREDIO D-1. PREDIO DE TERRENO RADICADO EN EL BARRIO JOBOS DEL TERMINO MUNICIPAL DE GUAYAMA, PUERTO RICO, CON UNA CABIDA SUPERFICIAL DE 46,9949 CUERDAS, EQUIVALENTES A 184,708.55 METROS CUADRADOS, EN LINDES POR EL NORTE, CON TERRENOS DE LA SUCESION CARLOSHI, BLONDET; POR EL SUR SON LA CARRETERA ESTATAL NO. 3; POR EL ESTE, CON UN CAMINO PUBLICO QUE SIRVE DE ACCESO A LA CARCEL REGIONAL DE GUAYAMA; Y POR EL OESTE, CON UNA FRANJA DE TERRENO DE 50' DE ANCHO PROPIEDAD DE LA AUTORIDAD DE TIERRAS, OCUPADO POR LA ANTIGUA VIA DE FERROCARRIL, QUE SIRVA DE ACCESO PRIVADO A LOS TERRENOS REMANENTES DE ESTA AUTORIDAD.

RUSTICA: IDENTIFICADO COMO LOTE A (ANTIGUA SERVIDUMBRE DE LA VIA DE PONTE A GUAYAMA RAILROAD CO) CON UNA CABIDA SUPERFICIAL DE DOS PUNTO VENTITENA (2.21) CUERDAS DE TERRENO EQUIVALENTES A OCHO MIL SEISCIENTOS OCHENTA Y SEIS PUNTO SIETE MIL QUINIENTOS TRES (8,686.7503) METROS CUADRADOS, EN LINDES POR EL NORTE, CON TERRENOS DE LA AREA INDUSTRIAL ECO PARK Y LA PARCELA "A" GIJON CUATRO (740.4), POR EL SUR, CON SOLARES DOS GUJON SIETE (740.4), POR EL ESTE, CON LA CARRETERA MUNICIPAL PR-7707; Y POR EL OESTE, CON UN CAMINO MUNICIPAL; Y POR EL OESTE CON LA CARRETERA ESTATAL SIETE MIL SETECIENTOS DIEZ (7716).

RUSTICA: PREDIO LOCALIZADO EN LA CARRETERA ESTATAL PR-3, KM. 144, BARRIO JOBOS, GUAYAMA, PUERTO RICO, CON CABIDA DE QUINIENTOS SETENTA Y SIETE MIL CUARENTA Y UN METROS CUADRADOS CON OCHOCIENTOS DIECISEIS DIEZMILSIMAS DE OTRO METRO CUADRADO (577,041.0816 M.C.), EQUIVALENTES A CIENTO CUARENTA Y SEIS CUERDAS CON OCHO MIL CIENTO CINCUENTA DIEZMILSIMAS DE OTRA CUERDA (146.8150 CDA.). EN LINDES: POR EL NORTE, EN TRECIE ALINEACIONES QUE SUMAN UNA DISTANCIA DE OCHOCIENTOS CUARENTA Y NUEVE METROS CON TRESCIENTOS NOVENTA Y OCHO MILESIMAS DE OTRO METRO (849.398 MTS.) CON LA CARRETERA ESTATAL PR-3; POR EL SUR, EN CUATRO ALINEACIONES QUE SUMAN UNA DISTANCIA DE CUATROCIENTOS OCHENTA Y CINCO METROS CON QUINCE MILESIMAS DE OTRO METRO (485.015 MTS.) CON LA AUTORIDAD DE TIERRAS; POR EL ESTE, EN UNA ALINEACION CON UNA DISTANCIA DE SEISCIENTOS VEINTIDOS METROS CON SEISCIENTOS SESENTA Y SEIS MILESIMAS DE OTRO METRO (622.666 MTS.) CON LUCE AND COMPANY; Y POR EL OESTE, EN DOS ALINEACIONES QUE SUMAN UNA DISTANCIA DE OCHOCIENTOS CINCUENTA Y OCHO METROS CON SETECIENTOS SESENTA Y DOS MILESIMAS DE OTRO METRO (858.762 MTS.), CON EL LOTE C-2 PROPIEDAD DE LA COMPANIA DE FOMENTO INDUSTRIAL DE PUERTO RICO.

PROPERTY #11,111 (C-3A)
PAGE: 190
BOOK: 2 OF GUAYAMA, REGISTRY OF PROPERTY
RECORDED AREA: 12,590.2188 SQMT = 3.2007 CDAS
SURVEYED AREA: 12,590.2188 SQMT = 3.2007 CDAS

LOTE "A"
RECORDED AREA: 6,886.7503 SQMT = 2.2100 CDAS
SURVEYED AREA: 577,041.0816 SQMT = 146.8150 CDAS

LOTE 2-1
ESTA EN LINDES: POR EL NORTE, CON EL SOLAR 2-9 (CHARCA DE RETENCION) DE LA MISMA AREA INDUSTRIAL Y LA CARRETERA ESTATAL PR-3; POR EL SUR, CON LA CALLE DE ACCESO Y EL SOLAR 2-4 DE LA MISMA AREA INDUSTRIAL; POR EL ESTE, CON EL SOLAR 2-2 DE LA MISMA AREA INDUSTRIAL; Y POR EL OESTE, CON LA CARRETERA MUNICIPAL PR-7710 Y EL SOLAR 2-10 (CHARCA DE RETENCION) DE LA MISMA AREA INDUSTRIAL. TIENE UNA CABIDA SUPERFICIAL APROXIMADA DE 42,523.094 METROS CUADRADOS, EQUIVALENTES A 10.8190 CUERDAS.

LOTE 2-2
ESTA EN LINDES: POR EL NORTE, CON EL SOLAR 2-9 (CHARCA DE RETENCION) DE LA MISMA AREA INDUSTRIAL Y LA CARRETERA ESTATAL PR-3; POR EL SUR, CON LA CALLE DE ACCESO DE LA MISMA AREA INDUSTRIAL; POR EL ESTE, CON EL SOLAR 2-3 DE LA MISMA AREA INDUSTRIAL; Y POR EL OESTE, CON EL SOLAR 2-1 DE LA MISMA AREA INDUSTRIAL. TIENE UNA CABIDA SUPERFICIAL APROXIMADA DE 38,264.374 METROS CUADRADOS, EQUIVALENTES A 9.7355 CUERDAS.

LOTE 2-3
ESTA EN LINDES: POR EL NORTE, CON EL SOLAR 2-9 (CHARCA DE RETENCION) DE LA MISMA AREA INDUSTRIAL Y LA CARRETERA ESTATAL PR-3; POR EL SUR, CON LA CALLE DE ACCESO DE LA MISMA AREA INDUSTRIAL; POR EL ESTE, CON LA CARRETERA MUNICIPAL PR-7710 Y EL SOLAR 2-2 DE LA MISMA AREA INDUSTRIAL. TIENE UNA CABIDA SUPERFICIAL APROXIMADA DE 38,772.893 METROS CUADRADOS, EQUIVALENTES A 9.8649 CUERDAS.

LOTE 2-5
ESTA EN LINDES: POR EL NORTE, CON LA CALLE DE ACCESO DE LA MISMA AREA INDUSTRIAL; POR EL SUR, CON LA CHARCA DE RETENCION DE LA MISMA AREA INDUSTRIAL; POR EL ESTE, CON EL SOLAR 2-6 DE LA MISMA AREA INDUSTRIAL; Y EL OESTE, CON EL SOLAR 2-4 DE LA MISMA AREA INDUSTRIAL. TIENE UNA CABIDA SUPERFICIAL APROXIMADA DE 38,669.709 METROS CUADRADOS, EQUIVALENTES A 9.8386 CUERDAS.

LOTE 2-6
ESTA EN LINDES: POR EL NORTE, CON LA CALLE DE ACCESO DE LA MISMA AREA INDUSTRIAL; POR EL SUR, CON LA CHARCA DE RETENCION DE LA MISMA AREA INDUSTRIAL Y LA AREA RESEVADA HISTORICA; POR EL ESTE, CON LA CARRETERA MUNICIPAL PR-7707; Y POR EL OESTE, CON EL SOLAR 2-5 DE LA MISMA AREA INDUSTRIAL. TIENE UNA CABIDA SUPERFICIAL APROXIMADA DE 40,230.704 METROS CUADRADOS, EQUIVALENTES A 10.2358 CUERDAS.

TAX MAPPING NUMBERS

TAX ID # 441-000-003-07 (PROPERTY #10,571, #10,572 & #10,573)
TAX ID # 441-000-004-13 (PROPERTY #11,112)
TAX ID# 441-000-008-02 (LOT 1)
TAX ID # 441-000-008-08 (LOT A-2)

CEMETERY NOTE

AT THE TIME OF THE FIELD SURVEY THERE WAS NO EVIDENCE OF SITE USE AS A CEMETERY OR BURIAL GROUND.

BASIS OF BEARINGS

THE BEARING OF THE LINE BETWEEN STATION 2992+2 & 2992+2, SHOWN TO BE 35.10 METERS, N 26°02'53" E, WAS TAKEN AS THE BASIS OF BEARING SHOW ON THIS SURVEY.

FLOOD INFORMATION

BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.NASC.FEMA.GOV, AND BY GRAPHIC FLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING DESIGNATIONS X AND AE ON THE FLOOD INSURANCE RATE MAP 7200022110J, DATED NOVEMBER 18, 2009. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAP AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

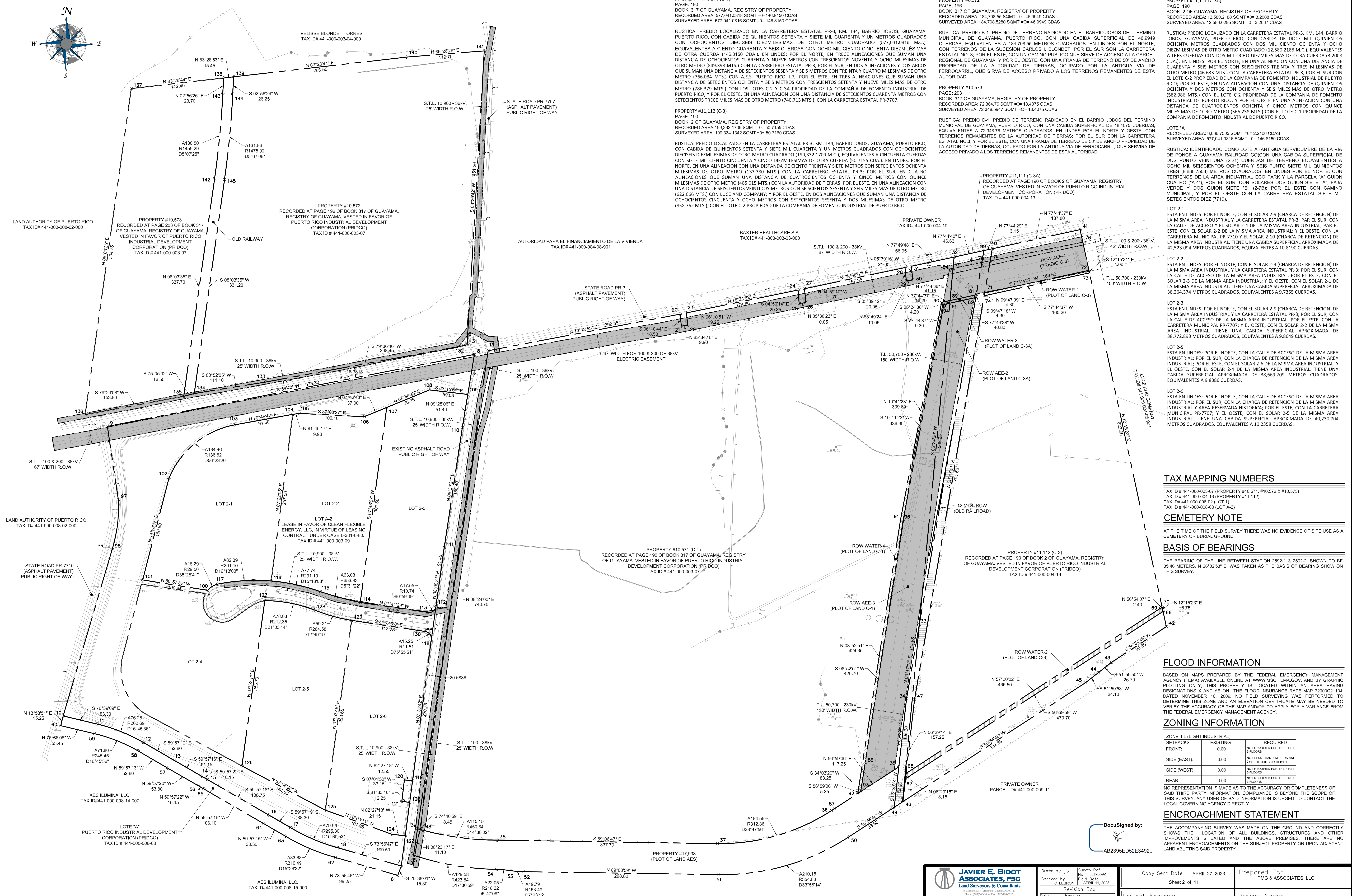
ZONING INFORMATION

Table with columns: ZONE: I-L (LIGHT INDUSTRIAL), SETBACKS, EXISTING, REQUIRED. Rows include FRONT, SIDE (EAST), SIDE (WEST), and REAR.

NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL GOVERNING AGENCY DIRECTLY.

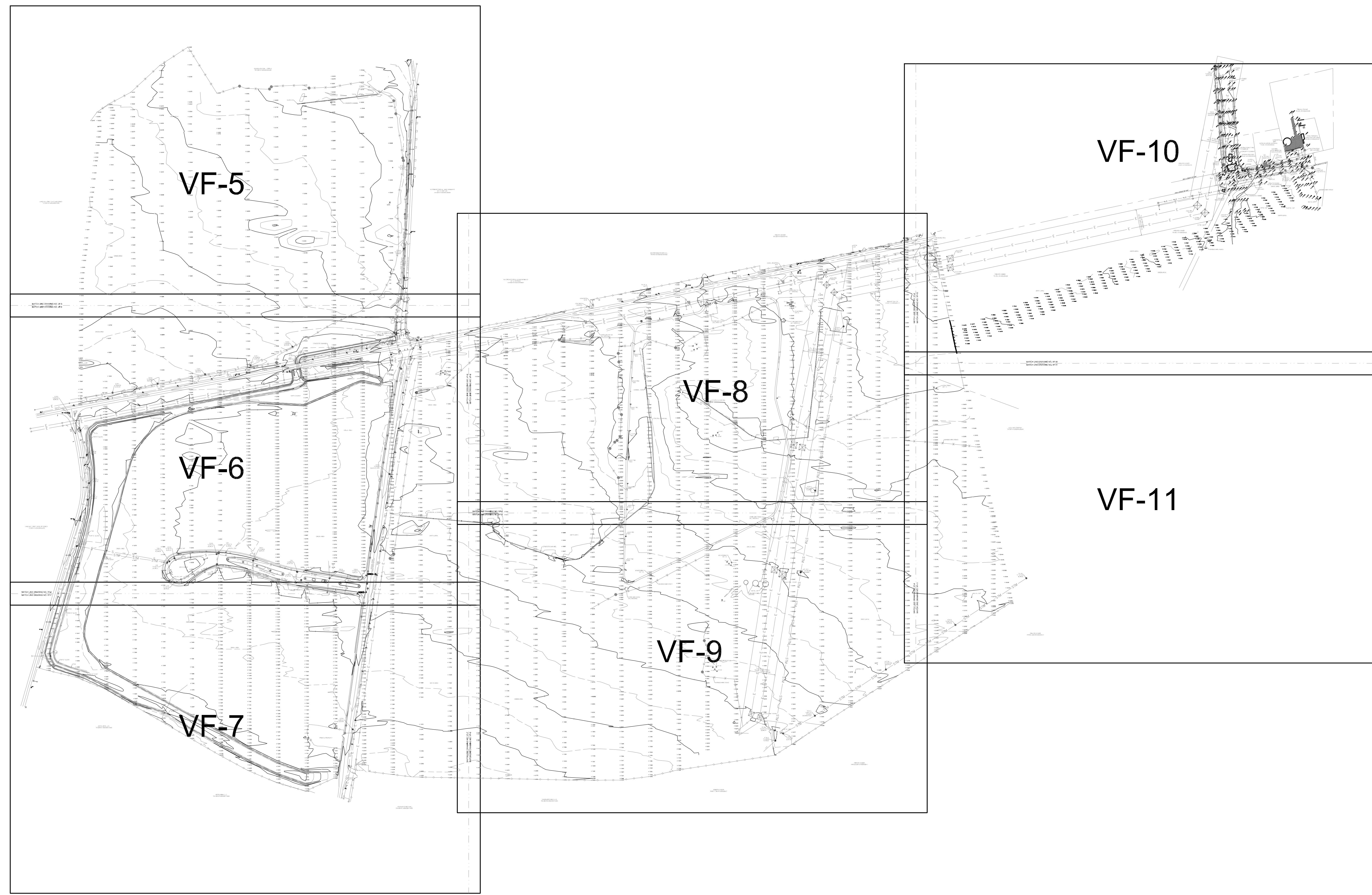
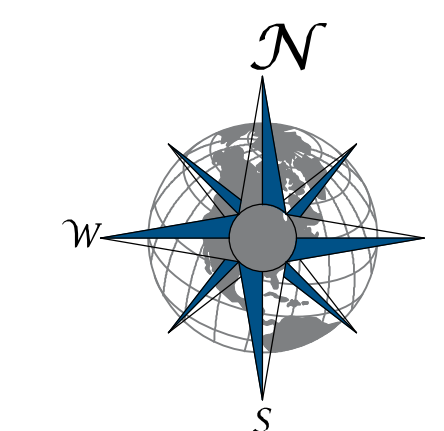
ENCROACHMENT STATEMENT

THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED AND TITLED AS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL GOVERNING AGENCY DIRECTLY.



BOUNDARY SURVEY
SCALE 1 : 2,000

Professional information block including surveyor details (JAVIER E. BIDOT), client information (ALTANSPS LAND TITLE), and project metadata.


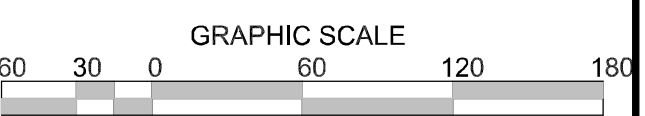


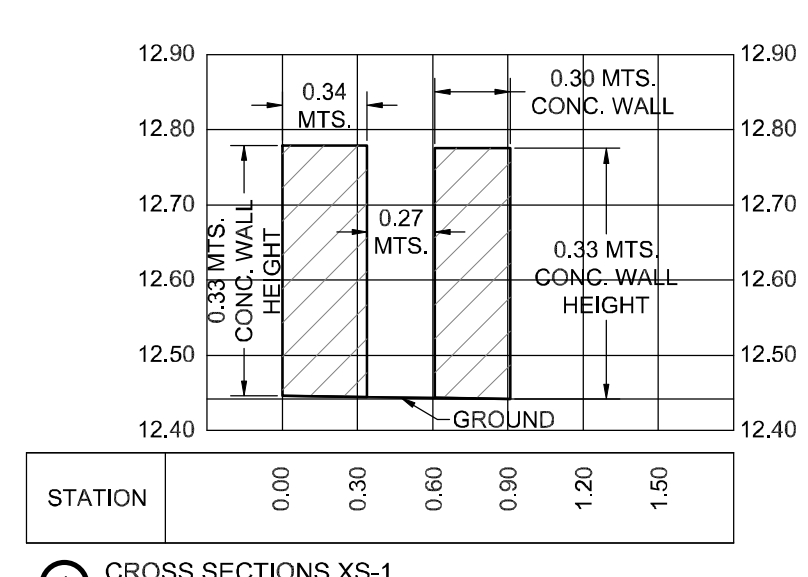
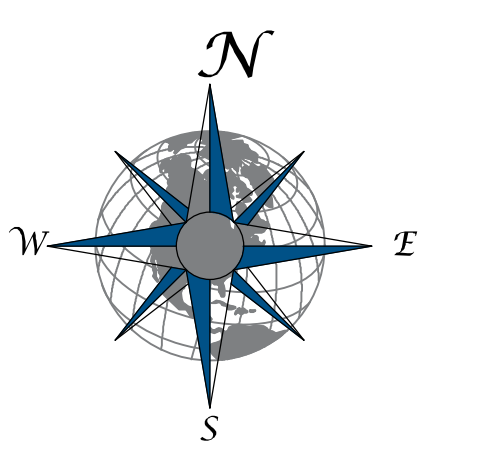
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SCALE 1 : 3,000

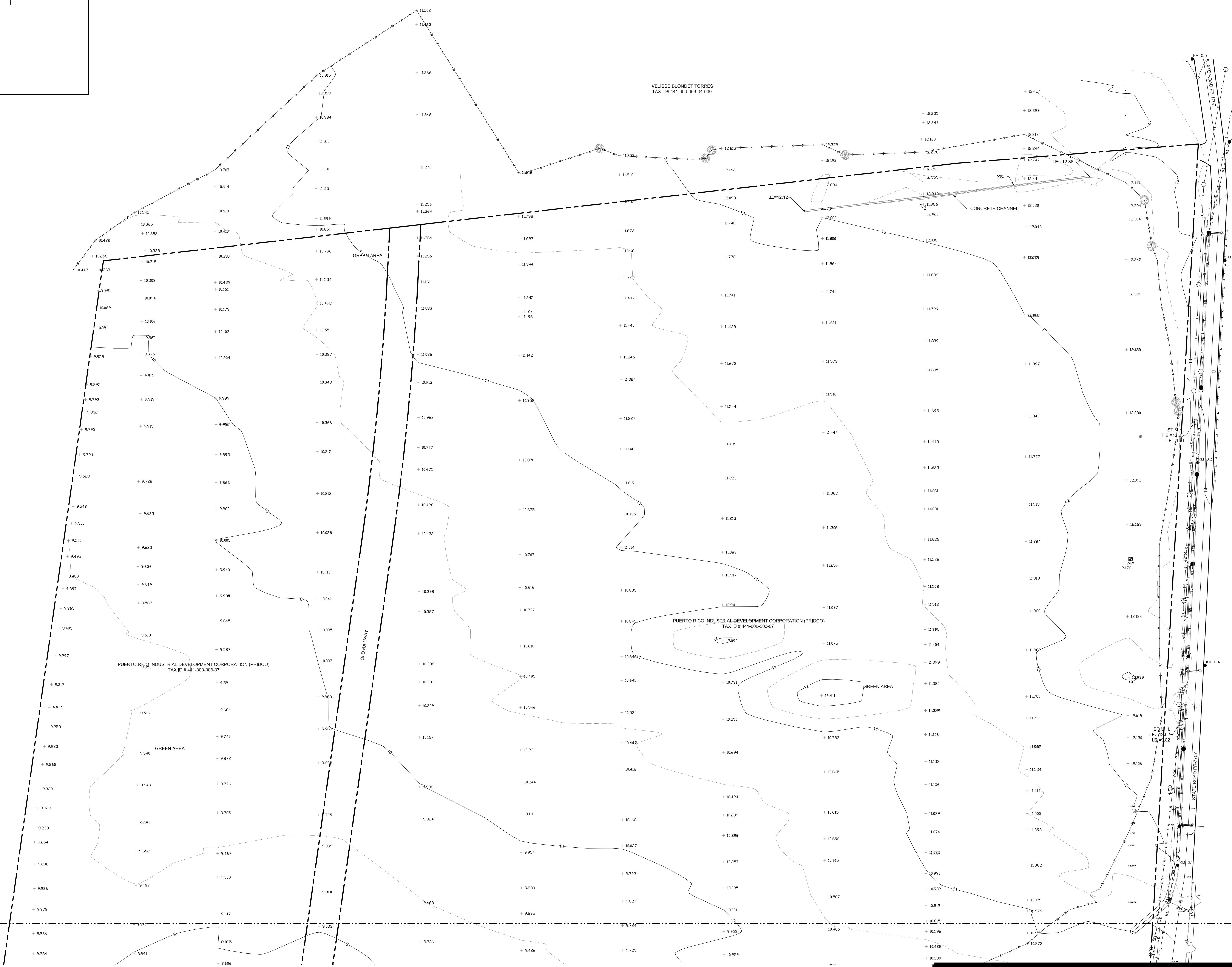
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 JAVIER E. BIDOT ASSOCIATES, PSC Land Surveyors & Consultants <small>Professional Corporation, License No. 12017</small>	Drawn by: J.C. Checked by: C. LEBRON Date: _____ Revision: _____	Survey Act No. JEB-3592 Field Date: APRIL 11, 2023 Revision Box Date: _____ Revision: _____	Copy Sent Date: APRIL 27, 2023 Sheet 4 of 11	Prepared For: PMG & ASSOCIATES, LLC.	
	GRAPHIC SCALE  SCALE 1 : 3,000	Project Address: STATE ROAD PR-7710 JOBOS WARD	Project Name: ALTANSPS LAND TITLE, EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY	Project Location: MUNICIPALITY OF GUAYAMA, PUERTO RICO	Job Number: JEB-3592



CONCRETE CHANNEL SECTION



AUTORIDAD PARA EL FINANCIAMIENTO DE LA VIVIENDA
DE LA VIVIENDA
TAX ID# 441-000-004-08-901

LAND AUTHORITY OF PUERTO RICO
TAX ID# 441-000-008-02-000

PUERTO RICO INDUSTRIAL DEVELOPMENT CORPORATION (PRIDCO)
TAX ID # 441-000-003-07

PUERTO RICO INDUSTRIAL DEVELOPMENT CORPORATION (PRIDCO)
TAX ID # 441-000-003-07

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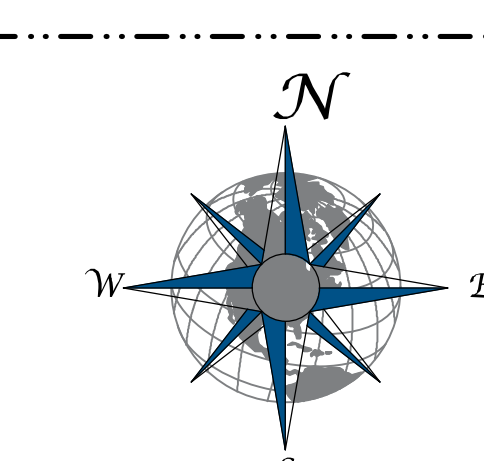
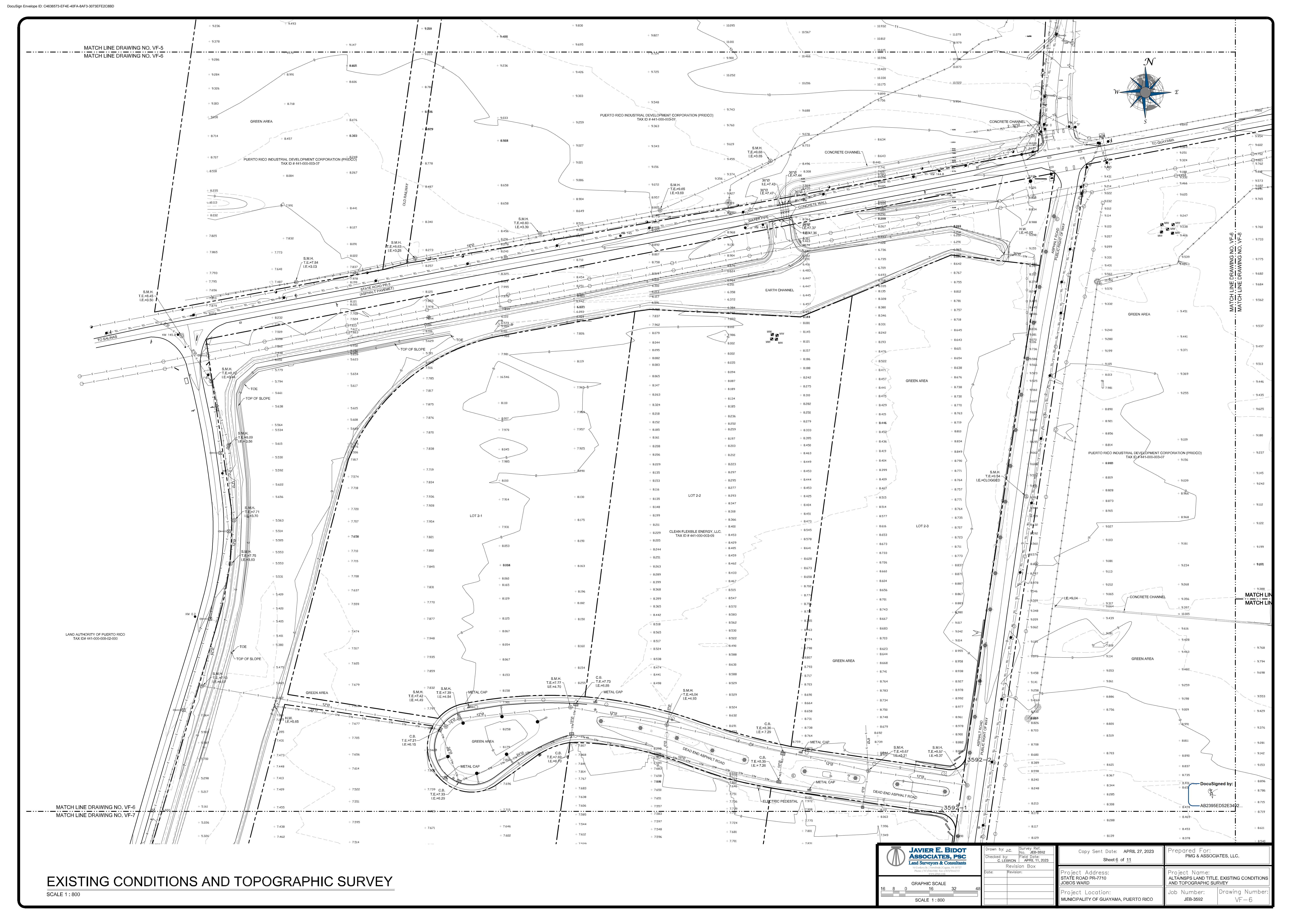
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MATCH LINE DRAWING NO. VF-5
MATCH LINE DRAWING NO. VF-6

EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY

SCALE 1 : 800

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	Revision Box Date: _____ Revision: _____	Project Address: STATE ROAD PR-7710 JOBOS WARD	Project Name: ALTANSPS LAND TITLE, EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY
GRAPHIC SCALE SCALE 1 : 800	Job Number: JEB-3592	Drawing Number: VF-5	



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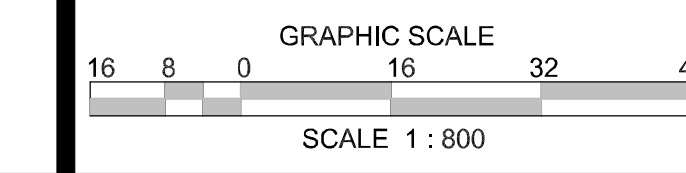
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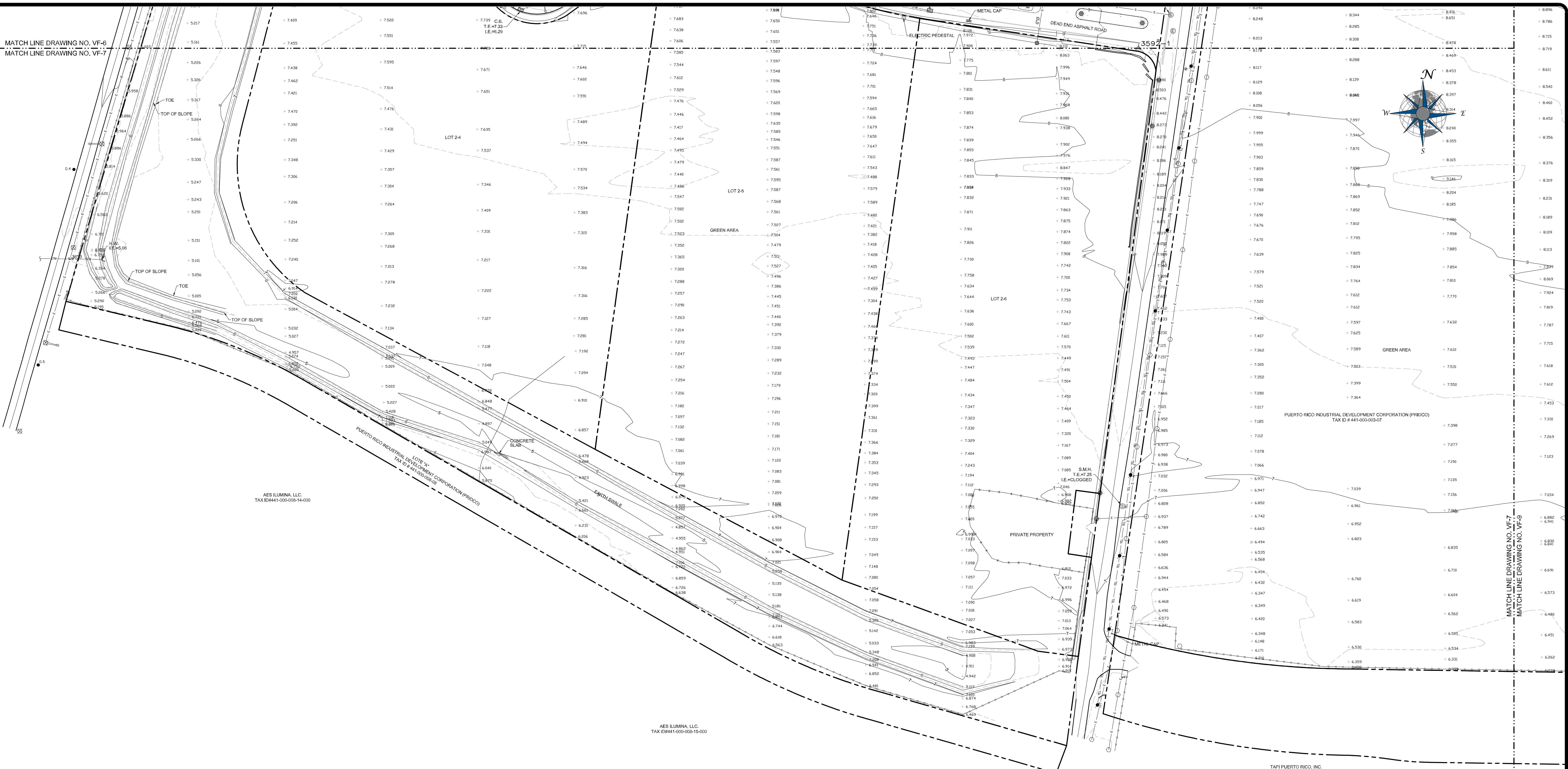
JAVIER E. BIDOT
Associates, PSC
Land Surveyors & Consultants
P.O. Box 10000, San Juan, P.R. 00901
Phone: (787) 624-2444 Fax: (787) 644-0112
www.jebidot.com

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Checked by: C. LEIBSON	Field Date: APRIL 11, 2023
Date:	Revision Box

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Sheet 6 of 11	
Project Address: STATE ROAD PR-7710 JOBOS WARD	Project Name: ALTAMPS LAND TITLE, EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY
Project Location: MUNICIPALITY OF GUAYAMA, PUERTO RICO	Job Number: JEB-3592 Drawing Number: VF-6



MATCH LINE DRAWING NO. VF-6
 MATCH LINE DRAWING NO. VF-7



AES ILLUMINA, LLC.
 TAX ID# 441-000-008-14-000

AES ILLUMINA, LLC.
 TAX ID# 441-000-008-15-000

TAPI PUERTO RICO, INC.
 TAX ID# 441-000-008-11-000

MATCH LINE DRAWING NO. VF-7
 MATCH LINE DRAWING NO. VF-9

EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY
 SCALE 1 : 800

JAVIER E. BIDOT ASSOCIATES, PSC
 Land Surveyors & Consultants
 P.O. Box 101040, San Juan, P.R. 00901
 Phone: (787) 484-2400 Fax: (787) 944-2410

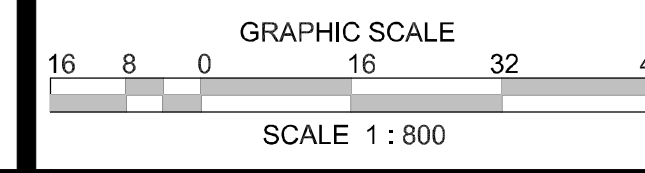
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Checked by: C. LEBRON	Field Date: APRIL 11, 2023
Revision Box	
Date:	Revision:

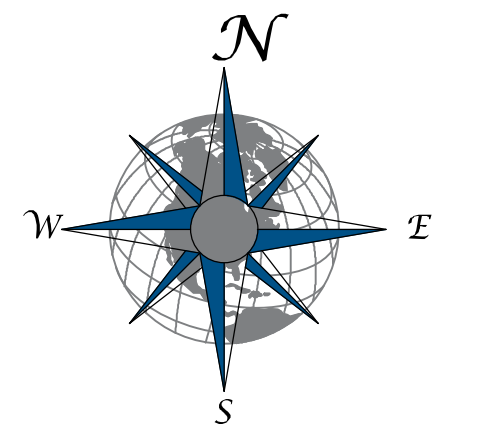
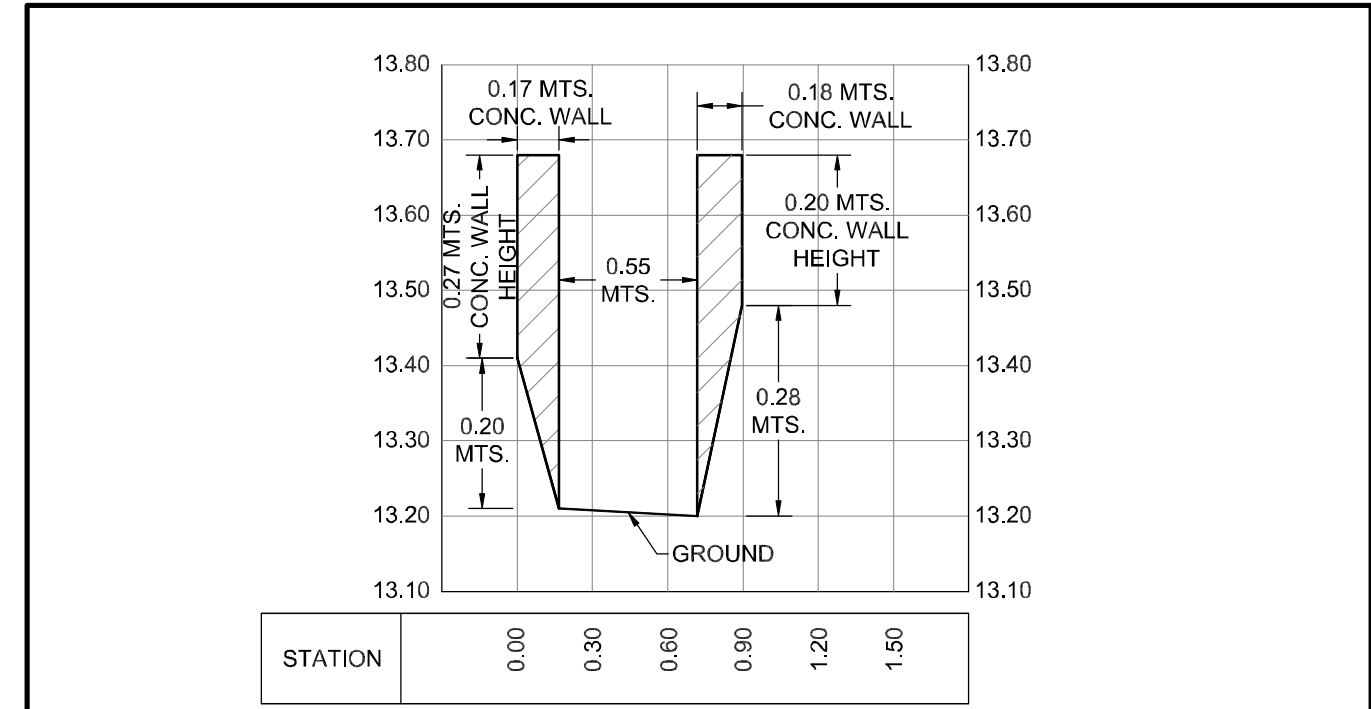
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Sheet 7 of 11
Project Address: STATE ROAD PR-7710 JOBOS WARD
Project Location: MUNICIPALITY OF GUAYAMA, PUERTO RICO

Prepared For: PMG & ASSOCIATES, LLC.	
Project Name: ALTAMPS LAND TITLE, EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY	
Job Number: JEB-3592	Drawing Number: VF-7

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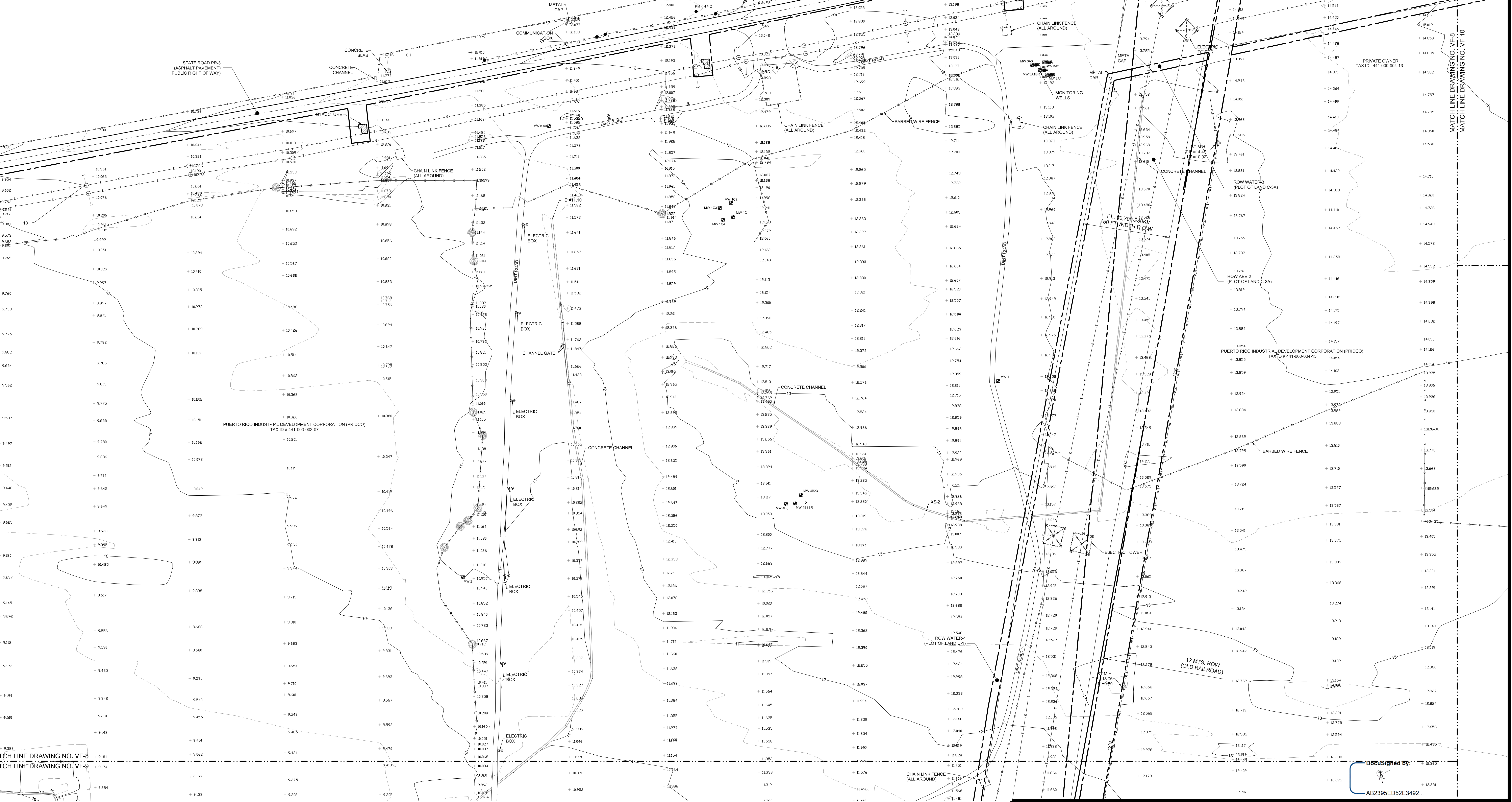
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CONCRETE CHANNEL SECTION

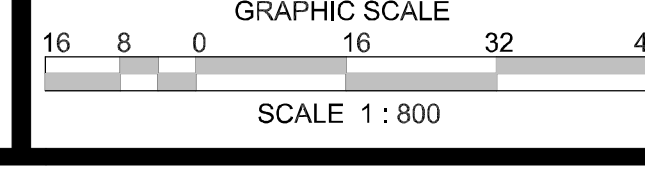
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TAX ID# 441-000-004-08-901



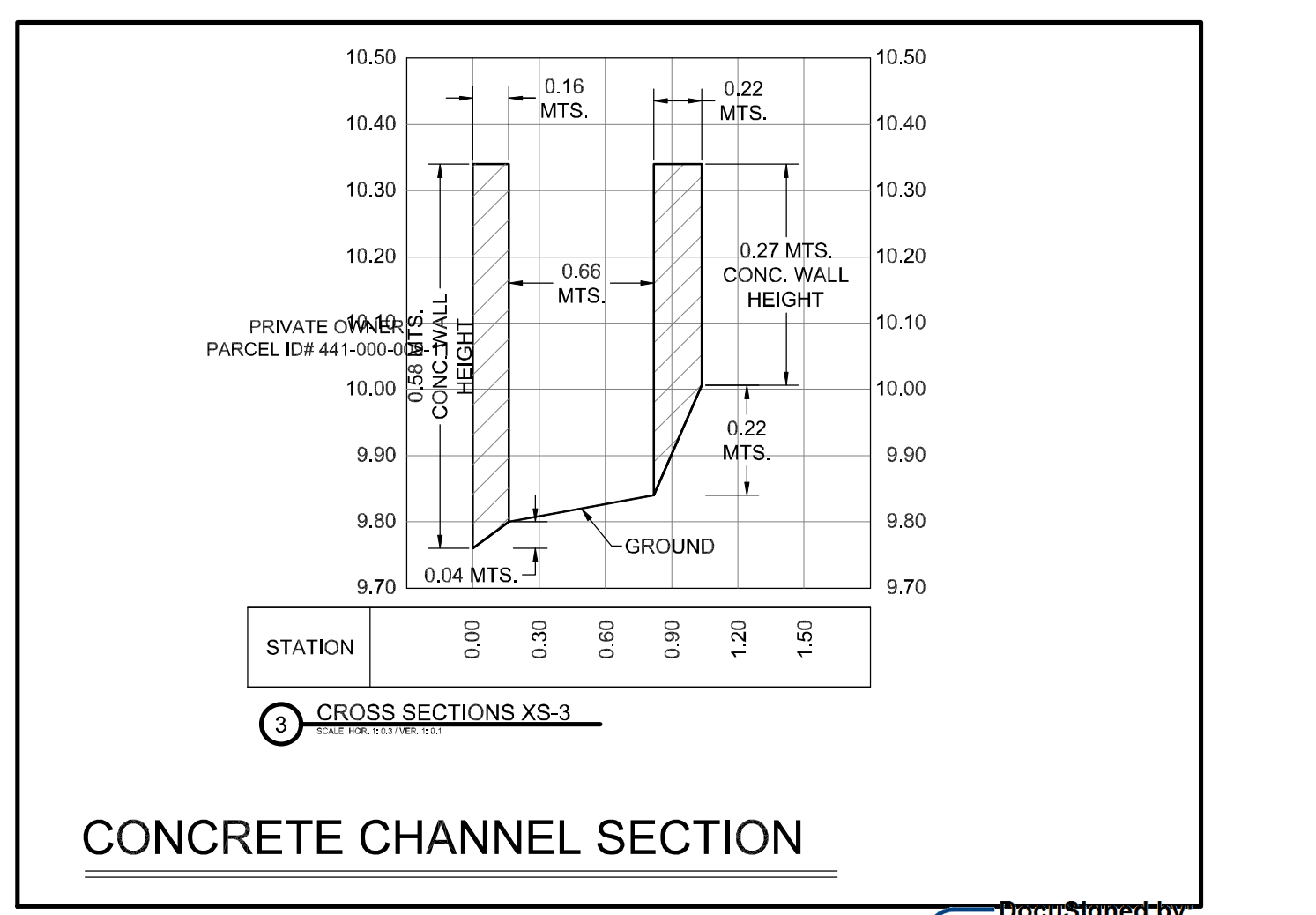
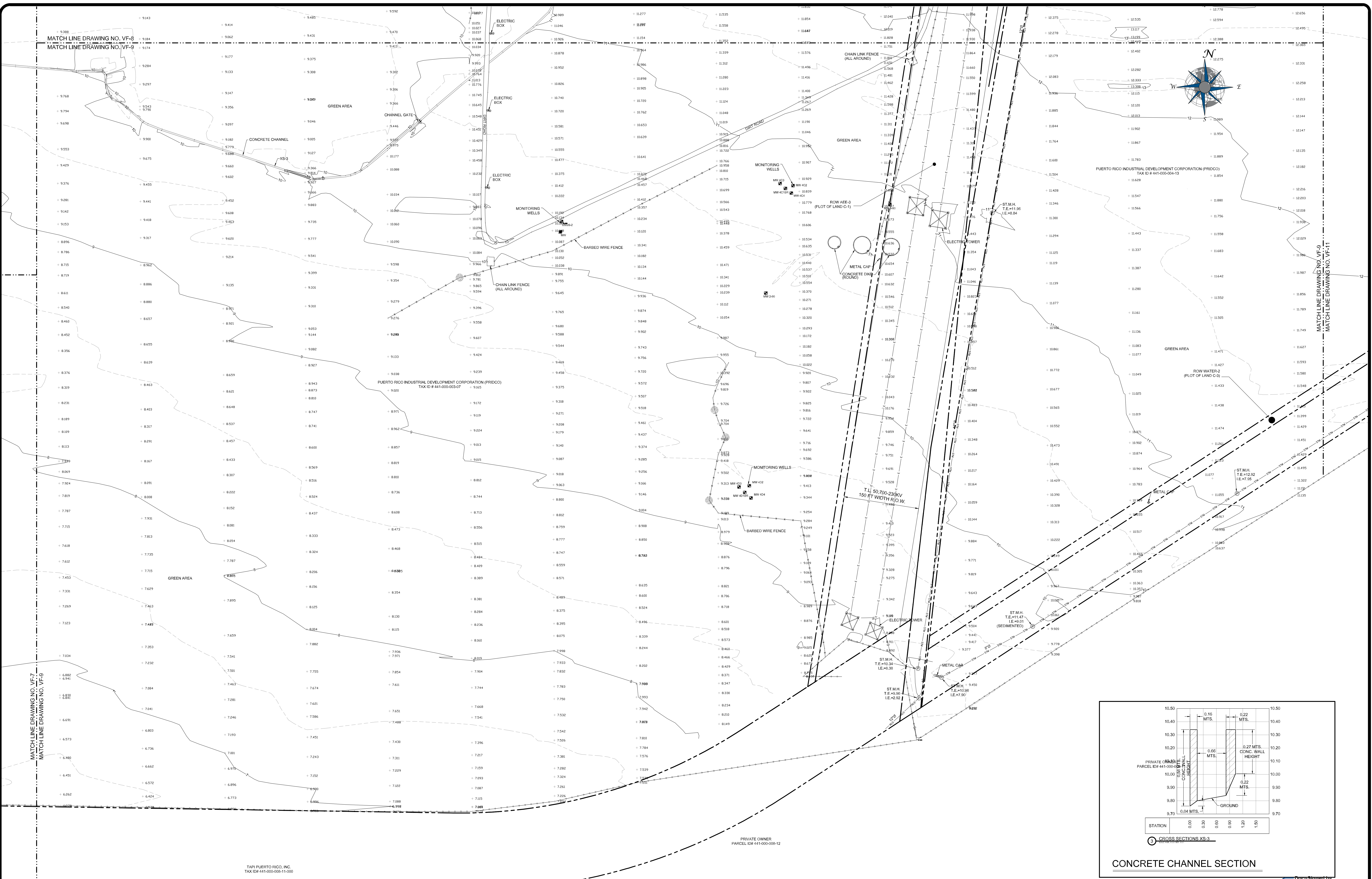
EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY

SCALE 1:800

<p>JAVIER E. BIDOT ASSOCIATES, P.S.C. Land Surveyors & Consultants 1000 Highway 100, Suite 100 San Juan, PR 00906 Phone: (787) 464-1414 Fax: (787) 464-2111 www.jebidot.com</p>	<p>Drawn by: J.C. Lebron Checked by: C. Lebron Survey Ref. No.: JEB-3592 Field Date: APRIL 11, 2023</p>	<p>Copy Sent Date: APRIL 27, 2023 Sheet 8 of 11</p>	<p>Prepared For: PMG & ASSOCIATES, LLC.</p>
	<p>Date: _____ Revision: _____</p>	<p>Project Address: STATE ROAD PR-7710 JOBOS WARD</p>	<p>Project Name: ALTAINSPS LAND TITLE, EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY</p>



Designed by:
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TAPI PUERTO RICO, INC.
TAX ID # 441-000-11-000

PRIVATE OWNER
PARCEL ID# 441-000-008-12

EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY
SCALE 1 : 800

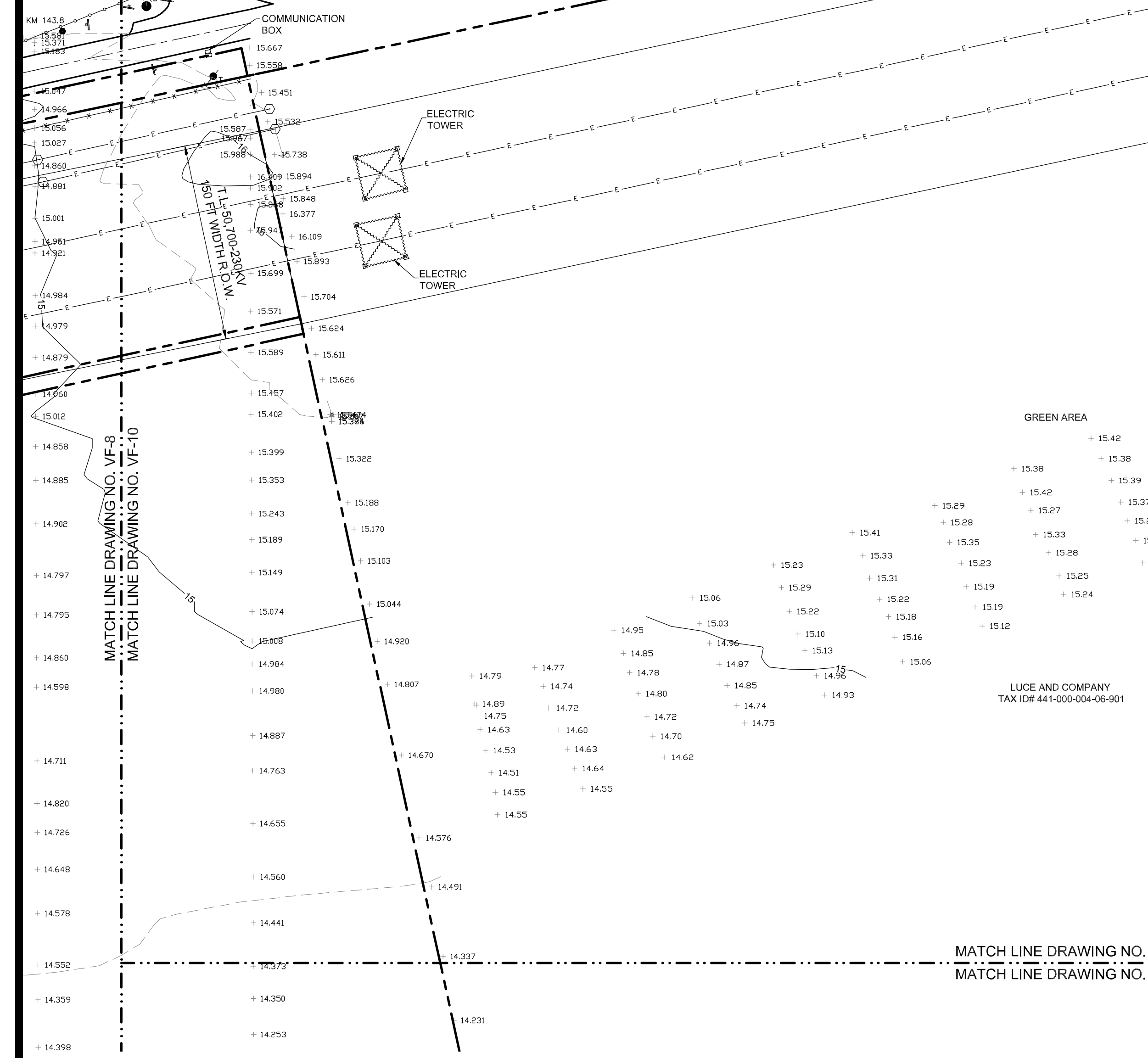
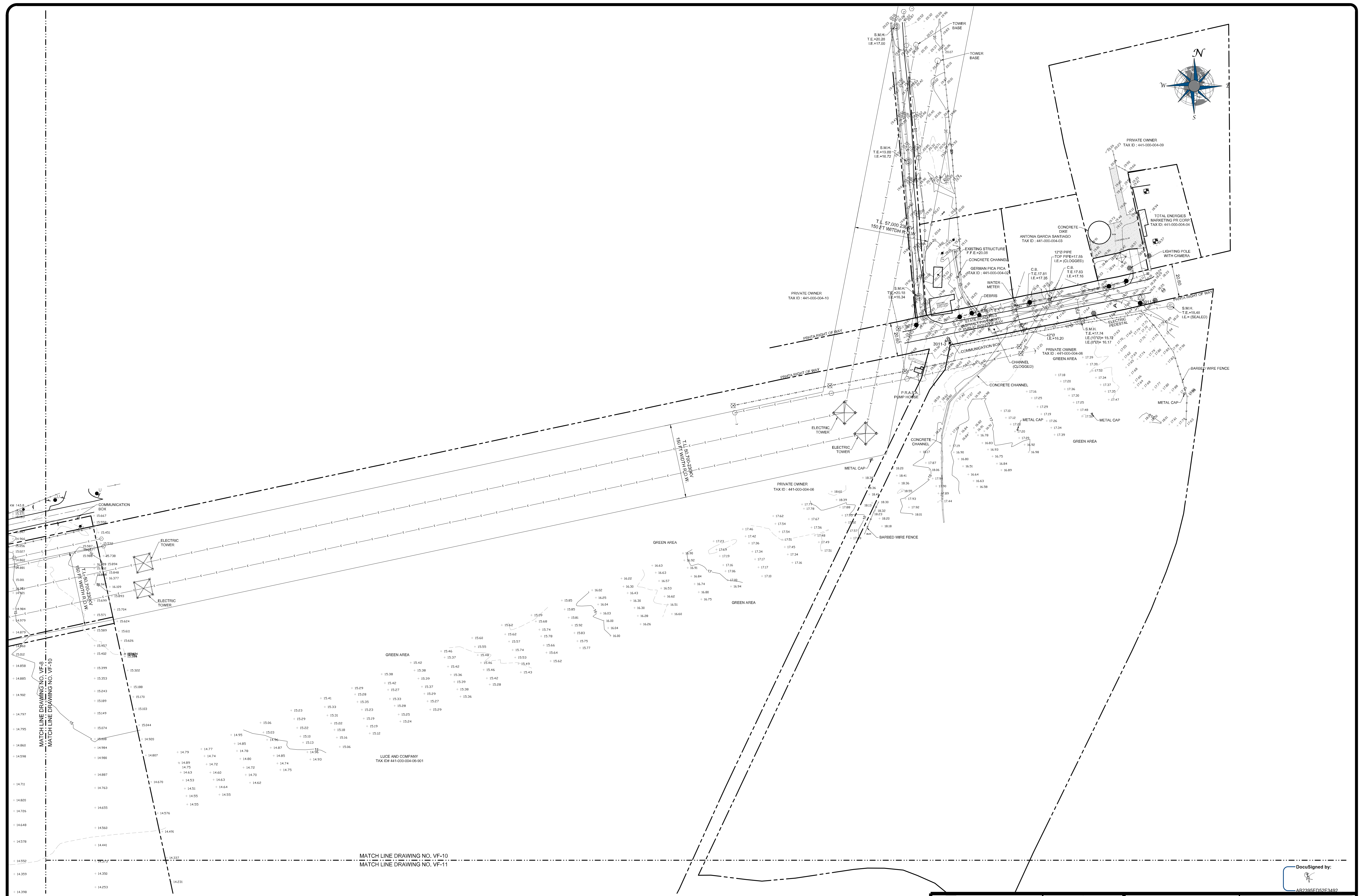
JAVIER E. BIDOT ASSOCIATES, PSC
Land Surveyors & Consultants
16 8 0 16 32 48
SCALE 1 : 800

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Checked by: C. LEBRON	Field Date: APRIL 11, 2023
Revision Box	
Date:	Revision:

Copy Sent Date: APRIL 27, 2023	Sheet 9 of 11
Project Address: STATE ROAD PR-7710 JOBOB WARD	
Project Location: MUNICIPALITY OF GUAYAMA, PUERTO RICO	

Prepared For: PMG & ASSOCIATES, LLC.
Project Name: ALTAINPS LAND TITLE, EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY
Job Number: JEB-3592
Drawing Number: VF-9

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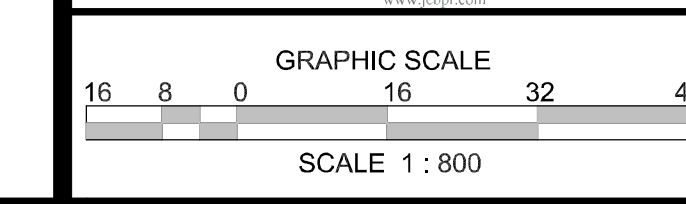
EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY

SCALE 1 : 800

JAVIER E. BIDOT ASSOCIATES, P.S.C.
 Land Surveyors & Consultants
 1608 W. 10th Street, Suite 200
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 Phone: (787) 263-2323

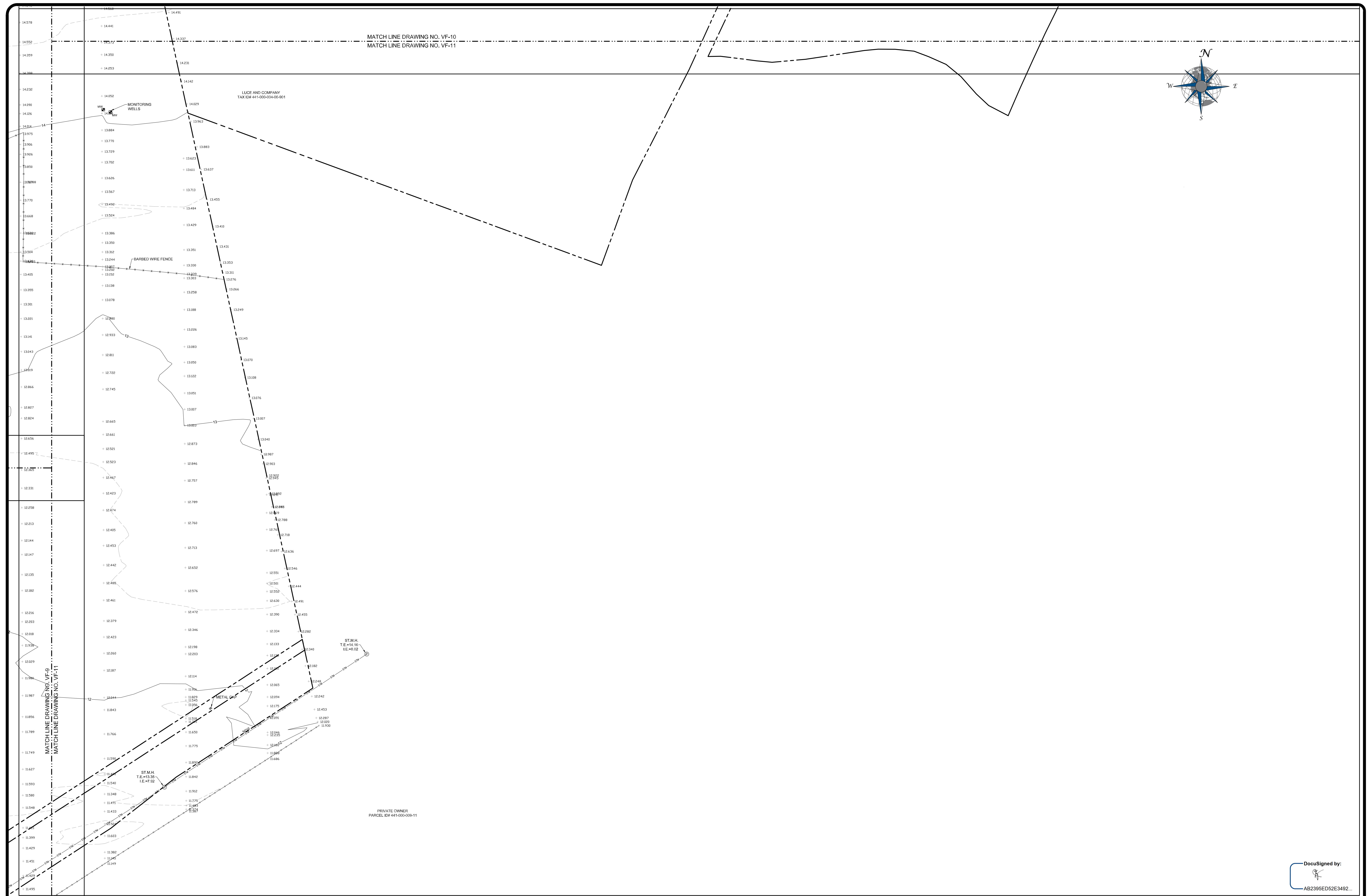
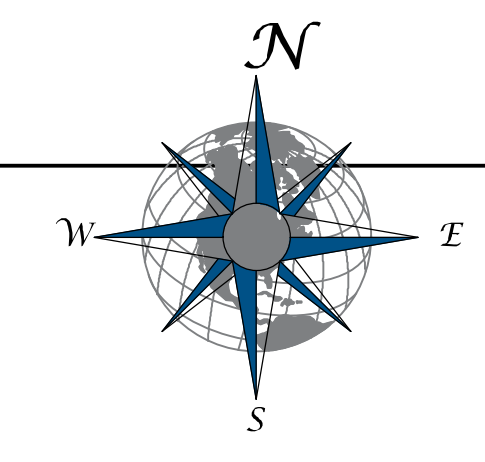
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Revision Box	
Date:	Revision:

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Sheet 10 of 11	Project Name: ALTAINSPS LAND TITLE, EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY
Project Address: STATE ROAD PR-7710, JOBS WARD	Project Location: MUNICIPALITY OF GUAYAMA, PUERTO RICO
Job Number: JEB-3592	Drawing Number: VF-10



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 AB2385ED52F3492

MATCH LINE DRAWING NO. VF-10
MATCH LINE DRAWING NO. VF-11



MONITORING WELLS

BARBED WIRE FENCE

LUCE AND COMPANY
TAX ID# 44-000-009-001

STMH
T.E.=13.35
I.E.=7.92

PRIVATE OWNER
PARCEL ID# 44-000-009-11

MATCH LINE DRAWING NO. VF-9
MATCH LINE DRAWING NO. VF-11

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EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY

SCALE 1 : 800

JAVIER E. BIDOT
Associates, PSC
Land Surveyors & Consultants

Graphic Scale: 16 8 0 16 32 48
SCALE 1 : 800

Drawn by: J.C.	Survey Ref. No: JEB-3592
Checked by: C. LEBRON	Field Date: APRIL 11, 2023
Revision Box	
Date:	Revision:

Copy Sent Date: APRIL 27, 2023	Prepared For: PMG & ASSOCIATES, LLC.
Sheet 11 of 11	
Project Address: STATE ROAD PR-7710 JOBOS WARD	Project Name: ALTAINSPS LAND TITLE, EXISTING CONDITIONS AND TOPOGRAPHIC SURVEY
Project Location: MUNICIPALITY OF GUAYAMA, PUERTO RICO	Job Number: JEB-3592 Drawing Number: VF-11