

---Lot P-5 consta inscrito en el Registro al folio 216 del tomo 1459 de Carolina, finca número 62,316, primera y única inscripción. La Parte Vendedora adquirió título del Lote P-5 mediante la Escritura Número 1.-----

---La Parte Vendedora manifiesta que el número de catastro del Lote P-5 es el mismo del Lote G-3: 088-042-324-07-000.-----

-----LOTE Q-1-----

---"URBANA: Lote Q-1. Parcela de terreno de la Comunidad Parque Escorial localizada en el Barrio San Antón del Municipio de Carolina, con una cabida superficial de doscientos dieciséis mil sesenta y tres mil ochocientos trece metros cuadrados con ocho mil ciento sesenta diezmilésimas de otro (216,564.7976 m.c.) equivalentes a cincuenta y cinco cuerdas con mil diezmilésimas de otra (55.1000 cds.). Colinda por el NORTE, con La Vista Levitt Homes Development y con los lotes III-8, III-7 y III-5/6 que forman parte del área residencial del Desarrollo de Parque Escorial, donde se desarrollaron los proyectos residenciales Terrazas del Escorial, Altos del Escorial y Brisas de Parque Escorial, respectivamente; por el SUR, con el Lote V-1 que es parte del buffer zone del Desarrollo de Parque Escorial y con el Bosque Urbano Sur-Oeste; por el ESTE, con calle de acceso identificado como Access Road Parcel y con el Lote P-4A identificado como Future Water Supply Pumping Station de Parque Escorial; y por el OESTE, con La Vista Levitt Homes Development.-----

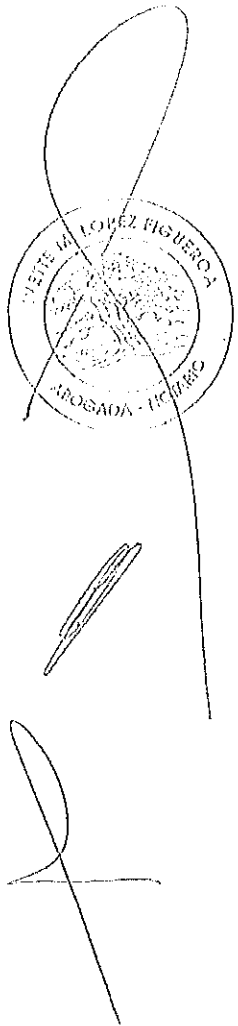
---El Lote Q-1 tiene las coordenadas Lambert que se describen como sigue en el idioma inglés:-----

----From point number 190 with Lambert Coordinates 260899.3460 meters NORTH (Y) and 245547.7792 meters EAST (X) to point number 191 with Lambert Coordinates 260916.0187 meters NORTH (Y) and 245543.1380 meters EAST (X), a straight line with a bearing N 15°33'20" W for a distance of 17.307 meters.-----

----From point number 191 with the aforesaid Lambert Coordinates to point number 192 with Lambert Coordinates 260964.8998 meters NORTH (Y) and 245527.7122 meters EAST (X), a straight line with a bearing N 17°30'53" W for a distance of 51.257 meters.-----

----From point number 192 with the aforesaid Lambert Coordinates to point number 193 with Lambert Coordinates 260993.5100 meters NORTH (Y) and 245519.5633 meters EAST (X), a straight line with bearing N 15°53'54" W for a distance of 29.748 meters.-----

----From point number 193 with the aforesaid Lambert Coordinates to point number 194 with Lambert Coordinates 261019.7903 meters NORTH (Y) and 245512.6162 meters EAST (X), a straight line with a



bearing N 14°48'26" W for a distance of 27.183 meters.-----

----From point number 194 with the aforesaid Lambert Coordinates to point number 195 with Lambert Coordinates 261053.9096 meters NORTH (Y) and 245498.2179 meters EAST (X), a straight line with a bearing N 22°52'47" W for a distance of 37.033 meters.-----

----From point number 195 with the aforesaid Lambert Coordinates to point number 196 with Lambert Coordinates 261070.5781 meters NORTH (Y) and 245496.1069 meters EAST (X), a straight line with a bearing N 07°13'04" W for a distance of 16.802.-----

----From point number 196 with the aforesaid Lambert Coordinates to point number 197 with Lambert Coordinates 261094.2852 meters NORTH (Y) and 245487.1696 meters EAST (X), a straight line with a bearing N 20°39'21" W for a distance of 25.336 meters.-----

----From point 197 with the aforesaid Lambert Coordinates to point number 198 with Lambert Coordinates 261135.1387 meters NORTH (Y) and 245469.1688 meters EAST (X), a straight line with a bearing N 23°46'45" W for a distance of 44.643 meters.-----

----From point number 198 with the aforesaid Lambert Coordinates to point number 199 with Lambert Coordinates 261156.7343 meters NORTH (Y) and 245514.4101 meters EAST (X), a straight line with a bearing N 64°28'58" E for a distance of 50.131 meters.-----

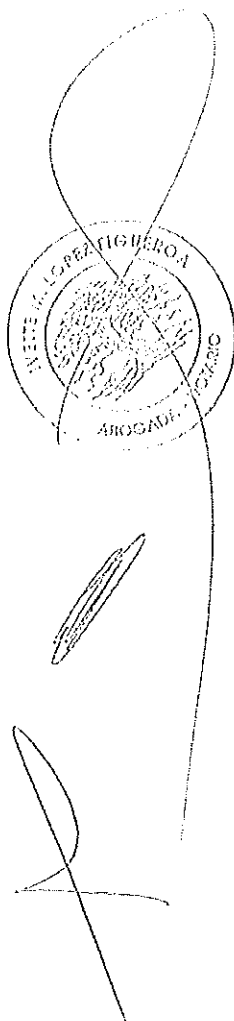
----From point number 199 with the aforesaid Lambert Coordinates to point number 200 with Lambert Coordinates 261163.3395 meters NORTH (Y) and 245534.2489 meters EAST (X), a straight line with a bearing N 71°35'07" E for a distance of 20.909 meters.-----

----From point number 200 with the aforesaid Lambert Coordinates to point number 201 with Lambert Coordinates 261168.6318 meters NORTH (Y) and 245560.5165 meters EAST (X), a straight line with a bearing N 78°36'32" W for a distance of 26.795 meters.-----

----From point number 201 with the aforesaid Lambert Coordinates to point number 202 with Lambert Coordinates 261174.8075 meters NORTH (Y) and 245583.9405 meters EAST (X), a straight line with a bearing N 75°13'49" E for a distance of 24.224 meters.-----

----From point number 202 with the aforesaid Lambert Coordinates to point number 203 with Lambert Coordinates 261185.7318 meters NORTH (Y) and 245625.8191 meters EAST (X), a straight line with a bearing N 75°22'47" E for a distance of 43.280 meters.-----

----From point number 203 with the aforesaid Lambert Coordinates to point number 204 with Lambert Coordinates 261226.1523 meters NORTH (Y) and



245780.7704 meters EAST (X), a straight line with a bearing N 75°22'47" E for a distance of 160.137 meters.-----

----From point number 204 with the aforesaid Lambert Coordinates to point number 406 with Lambert Coordinates 261261.1553 meters NORTH (Y) and 245766.2431 meters EAST (X), a straight line with a bearing N 22°32'24" W for a distance of 37.898 meters.-----

----From point number 406 with the aforesaid Lambert Coordinates to point number 317 with Lambert Coordinates 261342.2189 meters NORTH (Y) and 246008.7018 meters EAST (X), a straight line with a bearing N 71°30'47" E for a distance of 255.651 meters.-----

----From point number 317 with the aforesaid Lambert Coordinates to point number 316 with Lambert Coordinates 261343.3727 meters NORTH (Y) and 246052.8276 meters EAST (X), a straight line with a bearing N 88°30'08" E for a distance of 44.41 meters.-----

----From point number 316 with the aforesaid Lambert Coordinates to point number 59 with Lambert Coordinates 261417.9343 meters NORTH (Y) and 246261.0773 meters EAST (X), a straight line with a bearing N 70°18'02" E for a distance of 221.195 meters.-----

----From point number 59 with the aforesaid Lambert Coordinates to point number 58 with Lambert Coordinates 261430.5457 meters NORTH (Y) and 246306.2560 meters EAST (X), a straight line with a bearing N 74°24'12" E for a distance of 46.906 meters.-----

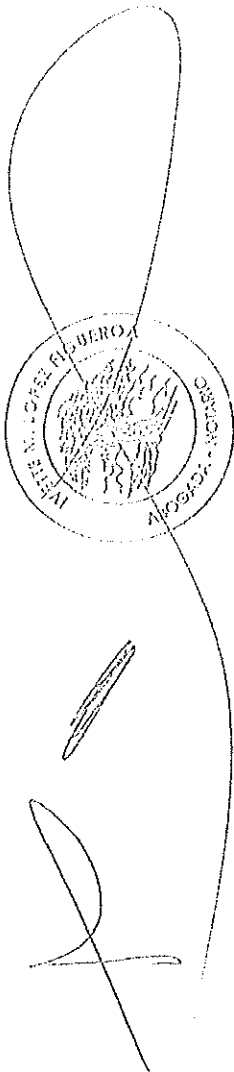
----From point number 58 with the aforesaid Lambert Coordinates to point number 57 with Lambert Coordinates 261394.3639 meters NORTH (Y) and 246316.3560 meters EAST (X), a straight line with a bearing S 15°35'49" E for a distance of 37.565 meters.-----

----From point number 57 with the aforesaid Lambert Coordinates to point number 45 with Lambert Coordinates 261365.7062 meters NORTH (Y) and 246324.3557 meters EAST (X), a straight line with a bearing S 15°35'49" E for a distance of 29.753 meters.-----

----From point number 45 with the aforesaid Lambert Coordinates to point number 44 with Lambert Coordinates 261269.7607 meters NORTH (Y) and 246351.1385 meters EAST (X), a straight line with a bearing S 15°35'49" E for a distance of 99.614 meters.-----

----From point number 44 with the aforesaid Lambert Coordinates to point number 168 with Lambert Coordinates 261194.9382 meters NORTH (Y) and 246229.0192 meters EAST (X), an ARC of 13°19'06" Radius of 896.369, Tangent 71.667, Externa: 6.088 with a bearing S 58°30'15" W for a distance of 143.371 meters.-----

----From point number 168 with the aforesaid Lambert



Coordinates to point number 405 with Lambert Coordinates 261055.3134 meters NORTH (Y) and 246057.7921 meters EAST (X), a straight line with a bearing S 50°48'18" W for a distance of 220.938 meters.-----

----From point number 405 with the aforesaid Lambert Coordinates to point number 404 with Lambert Coordinates 260980.3166 meters NORTH (Y) and 245939.8358 meters EAST (X), a straight line with a bearing S 57°33'06" W for a distance of 139.779 meters.-----

----From point number 404 with the aforesaid Lambert Coordinates to point number 403 with Lambert Coordinates 260988.2293 meters NORTH (Y) and 245722.4802 meters EAST (X), a straight line with a bearing N 87°54'54" W for a distance of 217.500 meters.-----

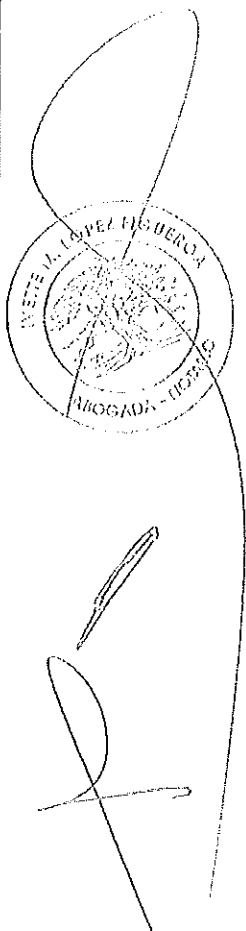
----From point number 403 with the aforesaid Lambert Coordinates to point number 402 with Lambert Coordinates 260974.7130 meters NORTH (Y) and 245697.6726 meters EAST (X), a straight line with a bearing S 61°24'59" W for a distance of 20.251 meters.-----

----From point number 402 with the aforesaid Lambert Coordinates to point number 401 with Lambert Coordinates 260952.3268 meters NORTH (Y) and 245677.2712 meters EAST (X), a straight line with a bearing S 42°20'39" W for a distance of 30.288 meters.-----

-----From point number 401 with the aforesaid Lambert Coordinates to point number 190 with Lambert Coordinates 260928.1468 meters NORTH (Y) and 245611.8097 meters EAST (X) closing the perimeter in a straight line with a bearing N 67° 44'54" S for a distance of 139.911 meters."-----

----El Lote Q-1 fue segregado de la finca matriz que consta inscrita en el Registro al folio 63 del tomo 1237 de Carolina, finca número 53033, primera inscripción (la "Finca Matriz"), mediante la Escritura Número trece (13) de Segregación y Constitución de Servidumbre sobre Restricciones de Uso otorgada en esta misma fecha ante la Notario Fedante (la "Escritura de Segregación"), la cual será presentada en el Registro concurrente con, pero previo a, la presentación de la primera copia certificada de la presente escritura.-----

---La Parte Vendedora manifiesta que por haber sido segregado el Lote Q-1 en esta misma fecha, el mismo no tiene número de catastro.-----



---"URBANA: Zona de amortiguamiento (*buffer zone*) identificado como Lote V-1 dedicado a espacios verdes del Proyecto Parque Escorial localizado en el Barrio San Antón del Municipio de Carolina, con una cabida superficial de cincuenta y nueve mil ciento ochenta y cinco metros cuadrados con dos mil cuatrocientos treinta y seis diezmilésimas de otro (59,185.2436 m.c.), equivalentes a quince cuerdas con quinientas ochenta y tres diezmilésimas de otra (15.0583 cds.). Colinda por el NORTE, con el Lote Q-1 de Parque Escorial; por el SUR, con las propiedades de Silva Quiñones Guadalupe Sucn., Pablo Rafael Pérez, Francisco Medero Fernández, Rubén Alemán Díaz, Margarita Pérez Pérez, Wilfredo Reyes, delicia Piñero Vda. De Aquino, Luis M. Cruz Feliciano, Awilda Carrasquillo Encarnación y Celia Villanueva Calderón; por el ESTE, con el Bosque Urbano Sur Oeste; y por el OESTE, con propiedad de Ramón Navarro Garay.-----

---El Lote V-1 tiene las coordenadas Lambert que se describen como sigue en el idioma inglés:-----

----From point number 167 with Lambert Coordinates 261021.8535 meters NORTH (Y) and 246327.4859 meters EAST (X) to point number 159 with Lambert Coordinates 261053.8308 meters NORTH (Y) and 246271.7689 meters EAST (X), a straight line with a bearing S 81°48'23" W for a distance of 56.292 meters.-----

----From point number 159 with the aforesaid Lambert Coordinates to point number 410 with Lambert Coordinates 261042.2674 meters NORTH (Y) and 246234.6358 meters EAST (X), a straight line with a bearing S 72°42'12" W for a distance of 38.892 meters.-----

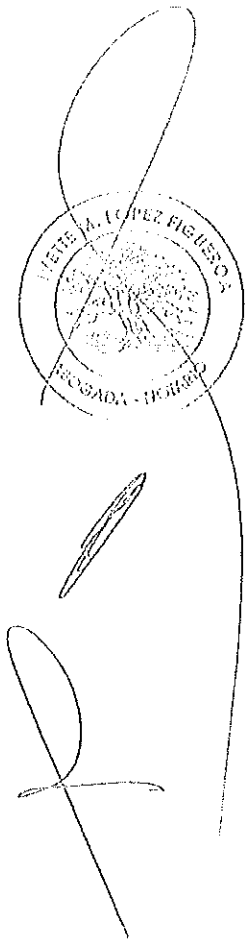
----From point number 410 with the aforesaid Lambert Coordinates to point 161 with Lambert Coordinates 260990.9376 meters NORTH (Y) and 246146.7539 meters EAST (X), a straight line with bearing S 59°02'43" W for a distance of 101.774 meters.-----

----From point number 161 with the aforesaid Lambert Coordinates to point number 162 with Lambert Coordinates 260970.0818 meters NORTH (Y) and 246111.9818 meters EAST (X), a straight line with a bearing S 59°02'43" W for a distance of 40.547 meters.-----

----From point number 162 with the aforesaid Lambert Coordinates to point number 407 with Lambert Coordinates 261044.3430 meters NORTH (Y) and 246064.7670 meters EAST (X), a straight line with a bearing N 32°26'53" W for a distance of 88.000 meters.-----

----From point number 407 with the aforesaid Lambert Coordinates to point number 408 with Lambert Coordinates 261020.1248 meters NORTH (Y) and 246026.6763 meters EAST (X), a straight line with a bearing S 57°33'06" W for a distance of 45.138 meters.-----

----From point number 408 with the aforesaid Lambert Coordinates to point number 409 with Lambert





Coordinates to point number 188 with Lambert Coordinates 260815.2034 meters NORTH (Y) and 245574.2241 meters EAST (X), a straight line with a bearing S 51°51'48" W for a distance of 129.684 meters.-----

----From point number 188 with the aforesaid Lambert Coordinates to point number 189 with Lambert Coordinates 260868.8454 meters NORTH (Y) and 245556.9771 meters EAST (X), a straight line with a bearing N 17°49'25" W for a distance of 56.346 meters.-----

----From point number 189 with the aforesaid Lambert Coordinates to point number 190 with Lambert Coordinates 260899.3460 meters NORTH (Y) and 245547.7792 meters EAST (X), a straight line with a bearing N 16°46'53" W for a distance of 31.857 meters.-----

----From point number 190 with the aforesaid Lambert Coordinates to point number 401 with Lambert Coordinates 260952.3268 meters NORTH (Y) and 245677.2712 meters EAST (X), a straight line with a bearing N 67°44'54" E for a distance of 139.911 meters.-----

----From point number 401 with the aforesaid Lambert Coordinates to point number 402 with Lambert Coordinates 260974.7130 meters NORTH (Y) and 245697.6726 meters EAST (X), a straight line with a bearing N 42°20'39" E for a distance of 30.288 meters.-----

----From point number 402 with the aforesaid Lambert Coordinates to point number 403 with Lambert Coordinates 260988.2293 meters NORTH (Y) and 245722.4802 meters EAST (X), a straight line with a bearing N 61°24'59" E for a distance of 28.251 meters.-----

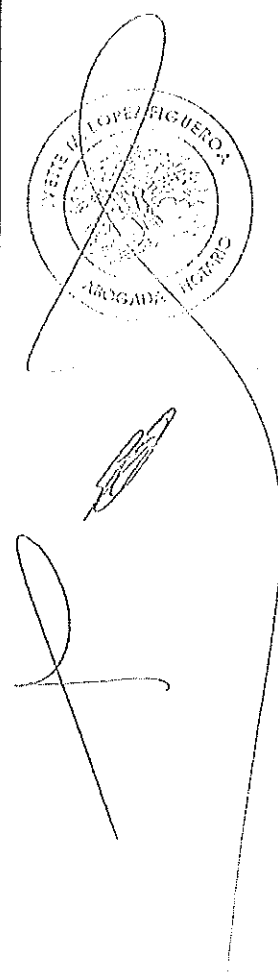
----From point number 403 with the aforesaid Lambert Coordinates to point number 404 with Lambert Coordinates 260980.3166 meters NORTH (Y) and 245939.8358 meters EAST (X), a straight line with a bearing S 87°54'54" E for a distance of 217.500 meters.-----

----From point number 404 with the aforesaid Lambert Coordinates to point number 405 with Lambert Coordinates 261055.3134 meters NORTH (Y) and 246057.7921 meters EAST (X), a straight line with a bearing N 57°33'06" E for a distance of 139.779 meters.-----

----From point number 405 with the aforesaid Lambert Coordinates to point number 168 with Lambert Coordinates 261194.9382 meters NORTH (Y) and 246229.0192 meters EAST (X), a straight line with a bearing N 50°48'18" E for a distance of 220.938 meters.-----

-----From point number 168 with the aforesaid Lambert Coordinates to point number 167 with the aforesaid Lambert Coordinates closing the perimeter in a straight line with a bearing S 36°29'49" E for a distance of 165.551 meters."-----

---El Lote V-1 fue segregado de la Finca Matriz



mediante la Escritura de Segregación, la cual será presentada en el Registro concurrente con, pero previo a, la presentación de la primera copia certificada de la presente escritura.-----

---La Parte Vendedora manifiesta que por haber sido segregado el Lote V-1 en esta misma fecha, el mismo no tiene número de catastro.-----

-----LOTE V-1A-----

---"UREANA: Zona de amortiguamiento (*buffer zone*) identificado como lote de terreno identificado como Lote V-1A dedicado a espacios verdes/*buffer zone* del Proyecto Parque Escorial localizado en el Barrio San Antón del Municipio de Carolina, con una cabida superficial de tres mil novecientos treinta metros cuadrados con tres mil novecientos cincuenta y seis diezmilésimas de otro (3930.3956 m.c.), equivalentes a una cuerda con cero diezmilésimas de otra (1.000 cds.). Colinda por el NORTE, ESTE y OESTE, con el Lote Q-1 de Parque Escorial; y por el SUR, con propiedad de Magarita Pérez Gómez. -----

---El Lote V-1A tiene las coordenadas Lambert que se describen como sigue en el idioma inglés:-----

----From point number 163 with Lambert Coordinates 260955.7335 meters NORTH (Y) and 246089.4150 meters EAST (X) to point number 162 with Lambert Coordinates 260970.0818 meters NORTH (Y) and 246111.9818 meters EAST (X), a straight line with a bearing N 57°33'04" E for a distance of 26.742 meters.-----

----From point number 162 with the aforesaid Lambert Coordinates to point number 407 with Lambert Coordinates 261044.3430 meters NORTH (Y) and 246064.7670 meters EAST (X), a straight line with a bearing N 32°26'53" W for a distance of 88.000 meters.-----

----From point number 407 with the aforesaid Lambert Coordinates to point 408 with Lambert Coordinates 261020.1248 meters NORTH (Y) and 246026.6763 meters EAST (X), a straight line with bearing S 57°33'06" W for a distance of 45.138 meters. -----

----From point number 408 with the aforesaid Lambert Coordinates to point number 409 with Lambert Coordinates 260949.6903 meters NORTH (Y) and 246071.4587 meters EAST (X), a straight line with a bearing S 32°26'54" E for a distance of 83.466 meters.-----

----From point number 409 with the aforesaid Lambert Coordinates to point number 163 with the aforesaid Lambert Coordinates closing the perimeter in a straight line with a bearing N 71° 23'57" W for a distance of 18.946 meters."-----

---El Lote V-1A fue segregado de la Finca Matriz mediante la Escritura de Segregación, la cual será





presentada en el Registro concurrente con, pero previo a, la presentación de la primera copia certificada de la presente escritura.-----

---La Parte Vendedora manifiesta que por haber sido segregado el Lote V-1A en esta misma fecha, el mismo no tiene número de catastro.-----

-----CARGAS Y GRAVÁMENES-----

--SEGUNDO: Los Lotes se encuentran sujetos a las siguientes cargas y gravámenes:-----

---(a) Por su procedencia, los Lotes se encuentran sujeto a las siguientes cargas:-----

----(i) Condición sobre franja de terreno para la prolongación de la Calle Modesta.-----

----(ii) Servidumbres a favor de la Autoridad de Fuentes Fluviales, Acueductos y Alcantarillados, Puerto Rico Telephone Company y Municipio de Carolina.-----

----(iii) Servidumbre de paso, espacios verdes, canales y restricciones de uso sobre los Lotes como predio sirviente a favor de parcela de sesenta y tres cuerdas con dos mil quinientos setenta y ocho diezmilésimas de otra (63.2578) propiedad de Wal-Mart Puerto Rico Inc., constituida por la Escritura número cinco (5) otorgada en San Juan el veintisiete (27) de marzo de mil novecientos noventa y uno (1991) ante Salvador Casellas Toro, inscrita al vuelto del folio 66 del tomo 1,267 de Carolina, finca número 53,033, inscripción segunda;-----

----(iv) Servidumbre a favor de la Autoridad de Energía Eléctrica, mediante Certificación del tres (3) de febrero de mil novecientos noventa y siete (1997), inscrita al folio 66 del tomo 1,237 de Carolina, finca número 53,033, inscripción cuarta.-

----(v) Servidumbre a favor de la Autoridad de Energía Eléctrica, mediante Certificación del

