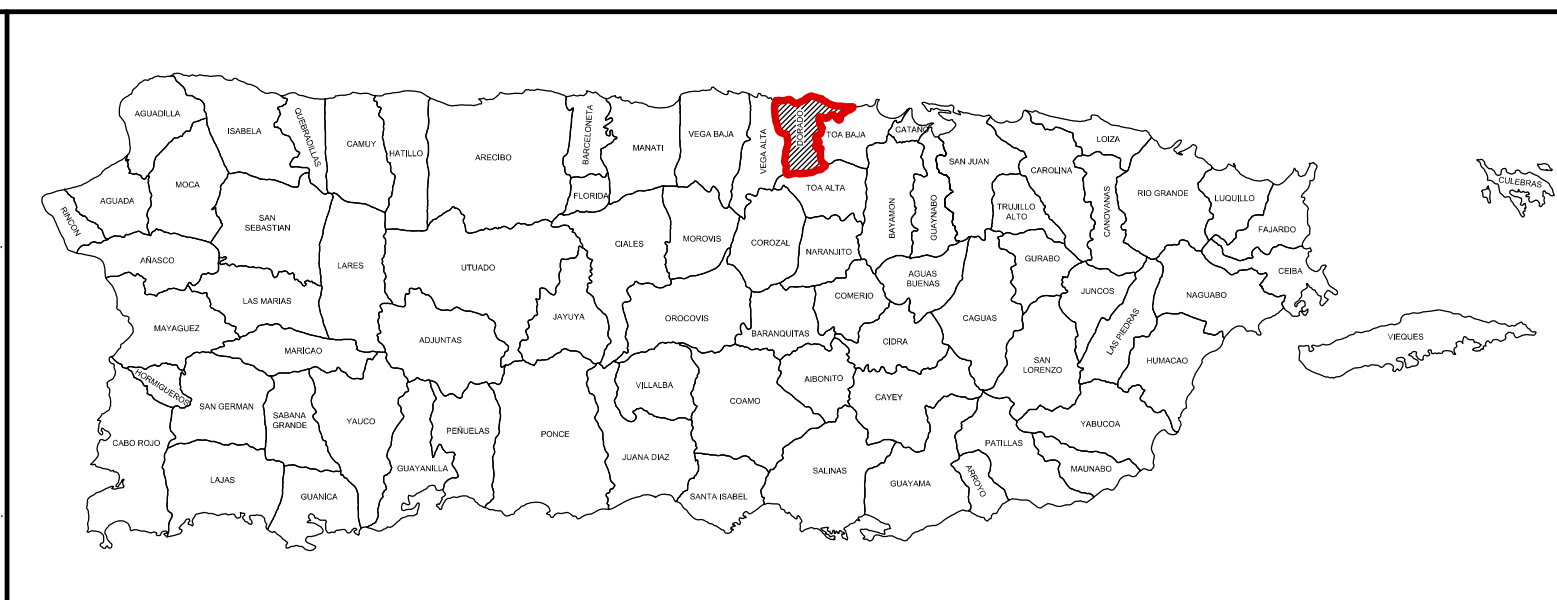




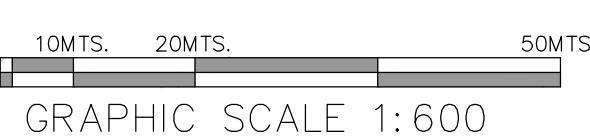
HORIZONTAL & VERTICAL CONTROL STATIONS				
STATION	COORDINATES		ELEVATION	DESCRIPTION
	NORTH (Y)	EAST (X)		
STA. 1	270632.874	212533.236	8.311	IRON ROD
STA. 2	270546.803	212546.769	8.300	PK NAIL
STA. 3	270569.943	212546.995	8.000	BOLD
STA. 4	270591.381	212544.968	8.460	PK NAIL
STA. 5	270609.242	212546.899	8.590	PK NAIL
STA. 10	270642.260	212545.721	8.420	PK NAIL

LEGEND:	
STA.##	HORIZONTAL & VERTICAL CONTROL STATIONS
CN: ###-##	CRIM NUMBER
	TREE
	PROPERTY LIMIT
	TOWN LIMIT
	IRON FENCE
	CHAIN LINK FENCE
	UNDERGROUND STORM SEWER PIPES
	GATE
	CONTOUR LINE INTERVAL 0.25m
	CONTOUR LINE INTERVAL 1.00m
	SPOT ELEVATION
	CS CONCRETE SLAB
	KM KILOMETRO
	MLEP METAL LIGHT ELECTRIC POLE
	WLEP WOOD LIGHT ELECTRIC POLE
	WEP WOOD ELECTRIC POLE
	WEP1 WOOD ELECTRIC POLE TRANSFORMER
	GUY WIRE
	CB CATCH BASING
	T=21.15 TOP ELEVATION
	D=20.18 DROP ELEVATION
	I=19.12 INVERT ELEVATION

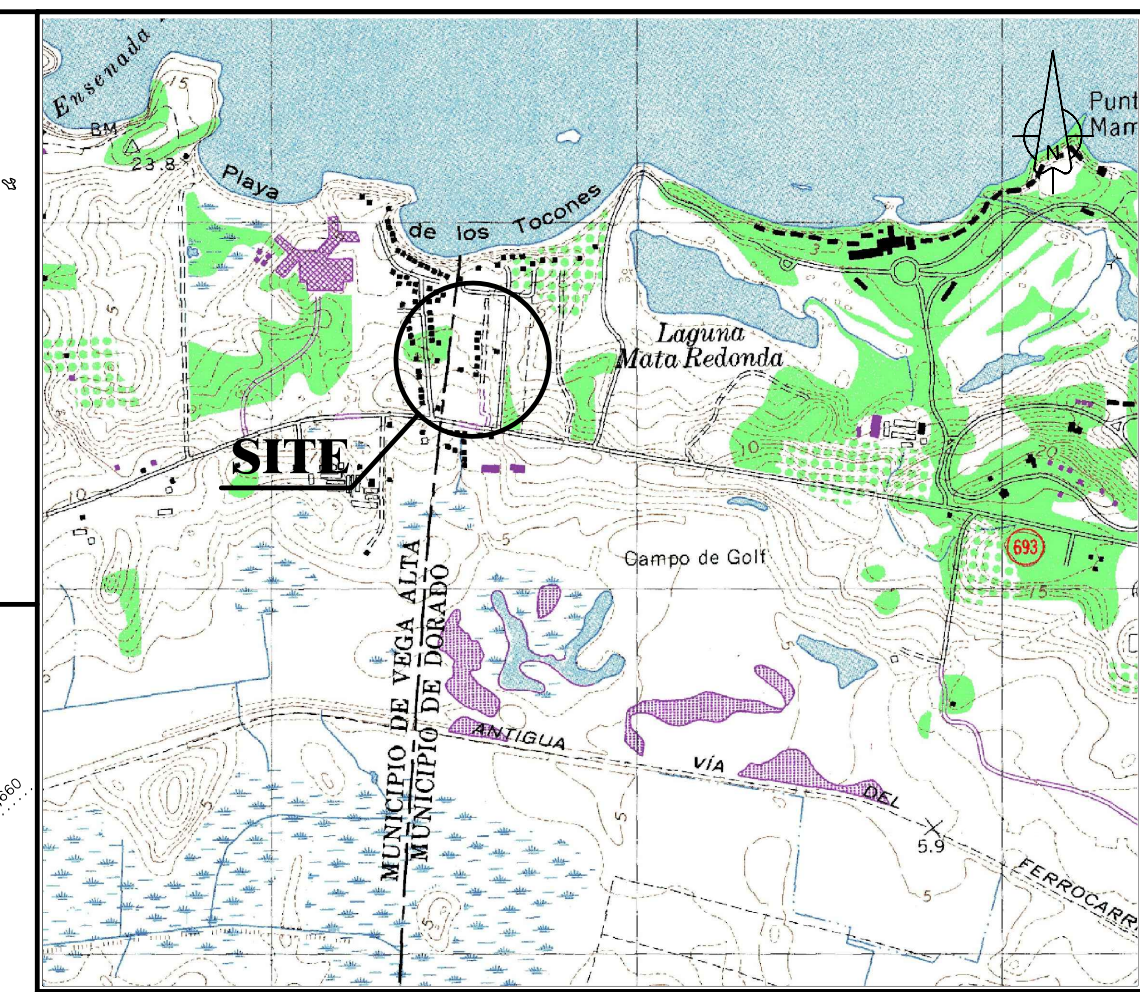
SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY TO DR RAD HOLDINGS, LLC, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7, 8, 10, 11, 13, 15, 16, 17, 18, 19, AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2021.



CARLOS R. FOURNIER MORALES, P.S., L.C. 21195
FOR AND ON BEHALF OF MFORCE SURVEYING, P.S.C.
ON APRIL 7, 2022.
TEL: 787.548.1461
161 PONCE DE LEON AVE.
SUITE 304
SAN JUAN, PR 00917



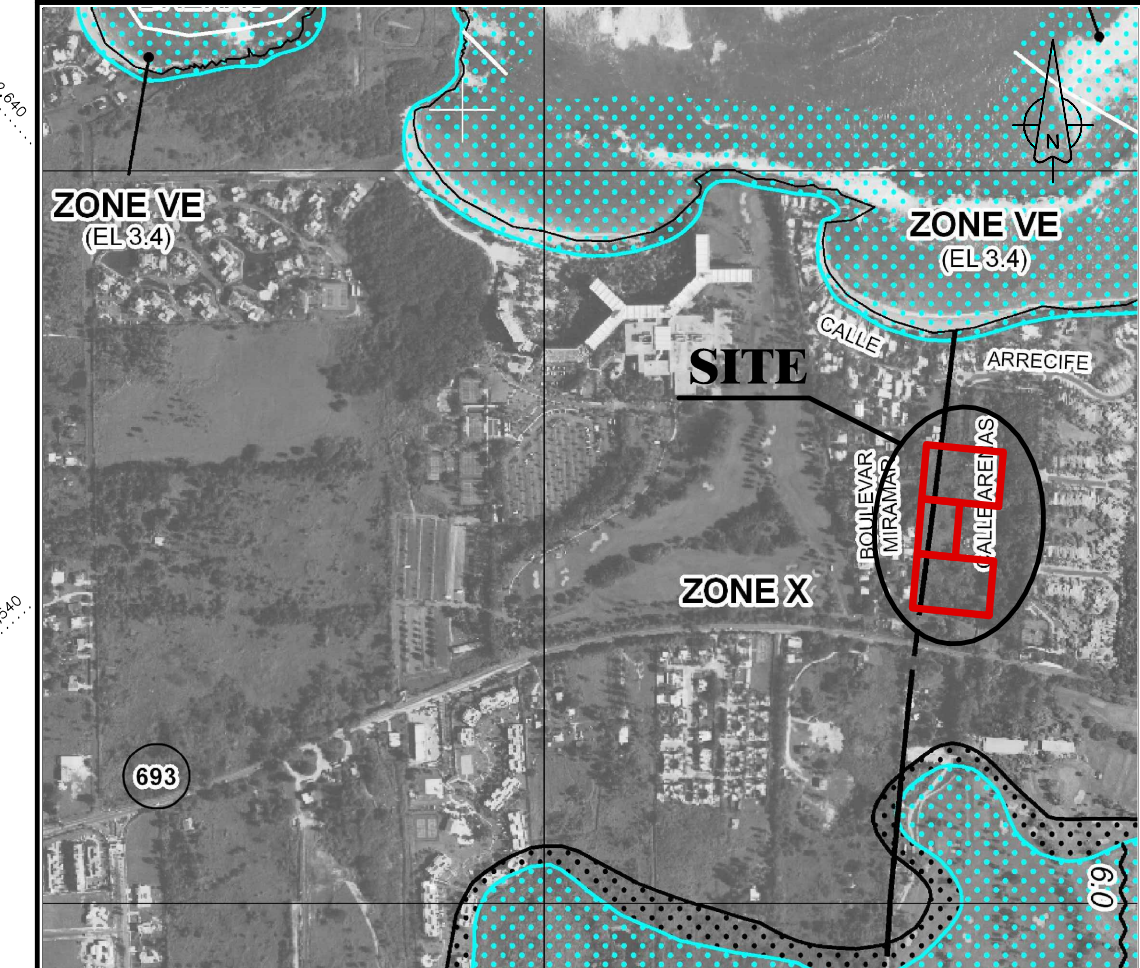
INSCRIPTION DATA		
PARCEL C	PARCEL D	PARCEL E
PAGE: 176	PAGE: 85	PAGE: 184
VOLUME: 282 OF DORADO	VOLUME: 46 OF DORADO	VOLUME: 282 OF DORADO
FARM No: 750	FARM No: 1739	FARM No: 749
CRIM No: 018-090-001-21-000	CRIM No: 018-090-001-48-000	CRIM No: 018-090-001-88-000



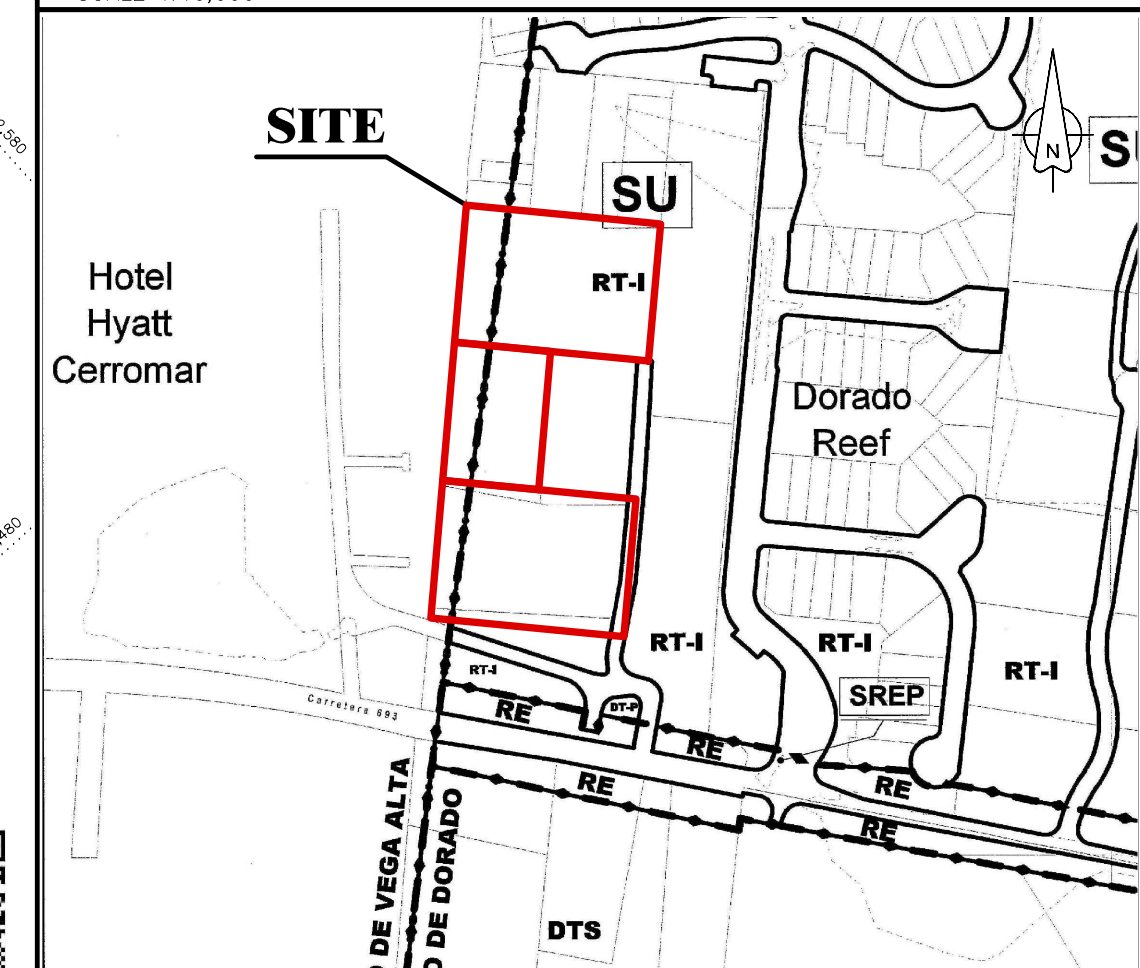
LOCATION MAP
SCALE 1:20,000
NORTH (Y) = 270704.21
EAST (X) = 212480.72



AERIAL PHOTO
SCALE 1:3,500



FEMA FIRM MAP
SCALE 1:10,000
MAP REVISED: NOVEMBER 18, 2009
MAP NUMBER: 72000C0305J
ZONE X



CALIFICATION MAP
NOT TO SCALE
"MAPA DE CALIFICACION DE SUELO MUNICIPIO DE DORADO"
CALIFICACION: RT-I (RESIDENCIAL INTERMEDIO)
SHEETS No.007, VAUITY: JUNE 08, 2011

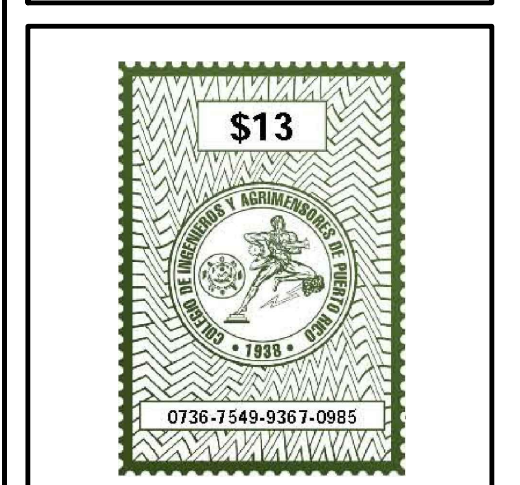
MFORCE
Professional Land Surveyors
161 PONCE DE LEON AVE., SUITE 304,
HATO REY WARD, SAN JUAN PR 00917
TEL: 787-548-1461
email: INFO@MFORCEGROUP.COM

CARLOS FOURNIER MORALES
AGREMENSOR LICENCIADO
P.R. 21,195

REVISIONS		
NO.	DESCRIPTION	DATE:

ALTA/ACSM SURVEY OF THREE (3) PARCELS
PROPERTY OF DR RAD HOLDINGS, LLC
LOCATED AT STATE ROAD PR-693, KM - 12.2 (INTERIOR),
HIGUILLAR WARD, DORADO & VEGA ALTA, PUERTO RICO

FILE NAME:	LS-2090 ALTA MRG, Dorado Reef
DRAWN BY:	J. NIEVES
FIELD DATA BY:	C. FOURNIER
DRAWING SCALE:	1:600
DATE:	APRIL 7, 2022



SITE - 1	
PAGE NUMBER:	OF:
1	2

PARCEL E – SURVEY DATA						
COURSE	BEARING (GRAD. MIN. SEC.)	DIST.	PNT.	COORDINATES		DESCRIPTION
				NORTH (Y)	EAST (X)	
1-2	N 84°28'35" W	8.000	1	270572.6127	212545.2121	IRON ROD
2-3	N 84°28'35" W	96.973	2	270573.3828	212537.2490	IRON ROD
3-4	N 04°53'40" E	74.785	3	270582.7170	212440.7263	IRON ROD
4-5	S 84°28'48" E	52.353	4	270657.2294	212447.1068	CONCRETE WALL
5-6	S 84°28'48" E	44.901	5	270652.1933	212499.2173	IRON ROD
6-7	S 84°28'48" E	8.000	6	270647.8741	212543.9100	STEEL NAIL
7-1	S 05°06'35" W	74.789	7	270647.1046	212551.8731	IRON ROD
AREA 7860.7920 SQ. METERS =0= 2.0000 CUERDAS						

ACCES EASEMENT (PARCEL E) – SURVEY DATA						
COURSE	BEARING (GRAD. MIN. SEC.)	DIST.	PNT.	COORDINATES		DESCRIPTION
				NORTH (Y)	EAST (X)	
1-2	N 84°28'35" W	8.000	1	270572.6127	212545.2121	IRON ROD
2-6	N 05°06'35" E	74.789	2	270647.8741	212543.9100	STEEL NAIL
6-7	S 84°28'48" E	8.000	7	270647.1046	212551.8731	IRON ROD
7-1	S 05°06'35" W	74.789	1	270572.6127	212545.2121	IRON ROD
AREA 598.3109 SQ. METERS =0= 0.1522 CUERDAS						

PARCEL E

PARENT TRACT LEGAL DESCRIPTION:

(The property is described in the spanish language as follows)

---"RUSTICA: Parcela de terreno localizada en el Barrio Higuillar del t.e.rm.ino municipal de Dorado, Puerto Rico compuesta de dos punto cero (2.00) cuerdas, equivalentes a setenta y ocho (78) áreas, sesenta (60) cerrt Larea s y setecientos noventa y dos (792) milésimas de centiáreas, marcada con la letra C, en lindes por el NORTE, con la parcela marcada con la letra B; por el SUR, con la parcela marcada con la letra D; por el ESTE, con Clara Livingston; y por el OESTE, con la Central San Vicente. ---

---The Municipal Income Recollection Center ("CRIM") has assigned to PARCEL C the following property identification number ("catastro"): "018-090-001-88-000".---

---PARCEL C is recorded in the Registry at Page One Hundred Seventy Six (176) of Volume Two Hundred Eighty Two (282) of Dorado, Property Number Seven Hundred Fifty (750).---

GEOMETRIC LEGAL DESCRIPTION:

PARCEL E

Beginning at a iron rod located in the southeastern corner of the property line point no.1 with coordinates Y=270572.6127 X=212545.2121; thence N 84°28'35" W a distance of 8.000m to point no.2; that is iron rod; thence N 84°28'35" W a distance of 96.973m to point no.3; that is iron rod; thence N 04°53'40" E a distance of 74.785m to point no.4; that is concrete wall; thence S 84°28'48" E a distance of 52.353m to point no.5; that is iron rod; thence S 84°28'48" E a distance of 44.901m to point no.6; that is steel nail; thence S 84°28'48" E a distance of 8.000m to point no.7; that is iron rod; thence S 05°06'35" W a distance of 74.789m to point no.1.; that is iron rod; which is the point of beginning, having an area of 7860.8196 square meters equivalent to 2.0000 cuerdas.

ACCES ESEMENT PARCELE

Beginning at a iron rod located in the southeastern corner of the property line point no.1 with coordinates Y=270572.6127 X=212545.2121; thence N 84°28'35" W a distance of 8.000m to point no.2; that is iron rod; thence N 05°06'35" E a distance of 74.789m to point no.6; that is steel nail; thence S 84°28'48" E a distance of 8.000m to point no.7; that is iron rod; thence S 05°06'35" W a distance of 74.789m to point no.1.; that is iron rod; which is the point of beginning, having an area of 598.3109 square meters equivalent to 0.1522 cuerdas.

PARCEL C – SURVEY DATA						
COURSE	BEARING (GRAD. MIN. SEC.)	DIST.	PNT.	COORDINATES		DESCRIPTION
				NORTH (Y)	EAST (X)	
8-9	N 84°28'37" W	8.000	8	270721.8821	212558.5529	IRON ROD
9-10	N 84°28'37" W	45.190	9	270722.6520	212550.5899	IRON ROD
10-11	N 84°28'37" W	52.350	10	270727.0014	212505.6095	IRON ROD
11-12	N 04°53'33" E	74.421	11	270732.0398	212453.5025	IRON ROD
12-15	S 84°29'24" E	97.685	12	270806.1788	212459.9792	CONCRETE WALL
15-16	S 84°29'24" E	8.000	15	270796.7990	212537.2133	IRON ROD
16-8	S 05°06'17" W	74.444	16	270796.0308	212565.1766	IRON ROD
AREA 7860.7920 SQ. METERS =0= 2.0000 CUERDAS						

ACCES EASEMENT (PARCEL C) – SURVEY DATA						
COURSE	BEARING (GRAD. MIN. SEC.)	DIST.	PNT.	COORDINATES		DESCRIPTION
				NORTH (Y)	EAST (X)	
8-9	N 84°28'37" W	8.000	8	270721.8821	212558.5529	IRON ROD
9-15	N 05°06'17" E	74.442	9	270722.6520	212550.5899	IRON ROD
15-16	S 84°29'24" E	8.000	16	270796.0308	212565.1766	IRON ROD
16-8	S 05°06'17" W	74.444	8	270721.8821	212558.5529	IRON ROD
AREA 595.5449 SQ. METERS =0= 0.1515 CUERDAS						

PARCEL C

PARENT TRACT LEGAL DESCRIPTION:

---"RUSTICA: Parcela de terreno localizada en el Barrio Higuillar del término municipal de Dorado, Puerto Rico compuesta de dos punto cero (2.00) cuerdas, equivalentes a setenta y ocho (78) áreas, sesenta (60) c e n t l a r e a s y setecientos noventa y dos (792) milésimas de centiáreas, marcada con la letra E, en lindes por el NORTE, con la parcela marcada con la letra D; por el SUR, con Clara Livingston; por el ESTE, con Clara Livingston; y por el OESTE, con la Central San Vicente.-

---PARCEL E is recorded at Page One Hundred Eighty Four (184) of Volume Two Hundred Eighty Two (282) of Dorado, in the Registry Property Number Seven Hundred Forty Nine (749). ---

---The Municipal Income Recollection Center ("CRIM") has assigned to PARCEL E the following property identification number ("catastro"): "018-090-001-21-000".---

GEOMETRIC LEGAL DESCRIPTION:

PARCEL C

Beginning at a iron rod located in the southeastern corner of the property line point no.8 with coordinates Y=270721.8821 X=212558.5529; thence N 84°28'37" W a distance of 8.000m to point no.9; that is iron rod; thence N 84°28'37" W a distance of 45.190m to point no.10; that is iron rod; thence N 84°28'37" W a distance of 52.350m to point no.11; that is iron rod; thence N 04°59'33" E a distance of 74.421m to point no.12; that is concrete wall; thence S 84°29'24" E a distance of 97.686m to point no.15; that is iron rod; thence S 84°29'24" E a distance of 8.000m to point no.16; that is iron rod; thence S 05°06'17" W a distance of 74.444m to point no.8; that is iron rod; which is the point of beginning, having an area of 7860.7961 square meters equivalent to 2.0000 cuerdas.

ACCES ESEMENT PARCELC

Beginning at a iron rod located in the southeastern corner of the property line point no.8 with coordinates Y=270721.8821 X=212558.5529; thence N 84°28'37" W a distance of 8.000m to point no.9; that is iron rod; thence N 05°06'17" E a distance of 74.442m to point no.15; that is iron rod; thence S 84°29'24" E a distance of 8.000m to point no.16; that is iron rod; thence S 05°06'17" W a distance of 74.444m to point no.8; that is iron rod; which is the point of beginning, having an area of 595.5449 square meters equivalent to 0.1515 cuerdas.

PARCEL D – SURVEY DATA						
COURSE	BEARING (GRAD. MIN. SEC.)	DIST.	PNT.	COORDINATES		DESCRIPTION
				NORTH (Y)	EAST (X)	
5-4	N 84°28'48" W	52.350	5	270652.1933	212499.2173	IRON ROD
4-11	N 04°53'11" E	75.080	4	270657.2294	212447.1068	CONCRETE WALL
11-10	S 84°28'37" E	52.350	10	270732.0398	212453.5025	IRON ROD
10-5	S 04°53'02" W	75.080	5	270727.0014	212505.6095	IRON ROD
AREA 3930.400 SQ. METERS =0= 1.0000 CUERDAS						

PARCEL D

PARENT TRACT LEGAL DESCRIPTION:

"RUSTICA: Parcela de terreno compuesta de 3930.40 metros cuadrados, por el NORTE, colinda en 52.35 metros con Francisco del Valle; por el SUR, con José Andreu en 52.35 metros; por el ESTE, en 75.08 metros con Emilio Cruz Valle; y por el OESTE, en 75:08 metros con José Andreu."

Property Number 1,739 recorded at Page 85 of Volume 46 of Dorado in the Registry of Property, Fourth Section of Bayamon. Tax ID Number: 018-090-001-48-000

GEOMETRIC LEGAL DESCRIPTION:

PARCEL D

Beginning at a iron rod located in the southeastern corner of the property line point no.5 with coordinates Y=270652.1933 X=212499.2173; thence N 84°28'48" W a distance of 52.353m to point no.4; that is concrete wall; thence N 04°53'11" E a distance of 75.083m to point no.11; that is iron rod; thence S 84°28'37" E a distance of 52.350m to point no.10; that is iron rod; thence S 04°53'02" W a distance of 75.081m to point no.5; that is iron rod; which is the point of beginning, having an area of 3930.4214 square meters equivalent to 1.0000 cuerdas.

IMPORTANT NOTES:

- THIS MAP IS REFEREED TO STATE PLANE COORDINATE SYSTEM (LAMBERT) NAD83 NA 2011 (EPOCH 2010) AND ELEVATIONS TO PRVD02.
- ALL MEASURES ARE IN METERS, UNLESS OTHERWISE STATED.
- THIS DRAWING REPRESENTS THE RESULT OF THE DATA TAKEN ON THE SITES AT THE INDICATED DATE AND IT CAN ONLY REPRESENTS THE EXISTING CONDITIONS AT THE WRITTEN DATE.
- THE INFORMATION PROVIDED ON THIS DRAWING MAY OR MAY NOT SHOW ALL THE STRUCTURES AND UTILITIES THAT ARE ABOVE OR BELOW THE GROUND.
- ALL ILLUSTRATED SYMBOLS (UTILITIES IN GENERAL, TRAFFIC, ETC) ARE ONLY FOR ILLUSTRATION PURPOSES, THEY ARE NOT NECESSARY AS BIG AS THE SYMBOLS ARE.
- THE ADJOINERS AND CADASTRE NUMBERS WERE OBTAINED FROM THE CRIM VIRTUAL PAGE.
- THE FOLLOWING REFERENCES WERE USED FOR THE PREPARATION OF THIS PLAN:
A. TITLE STUDIES AND DEEDS GIVEN TO US BY OWNER.
B. EXITING BOUNDARIES AND FENCES FOUND.
- SAID DESCRIBE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP No. 72000C0305J, WITH A DATE OF IDENTIFICATION OF NOVEMBER 18, 2009, FOR COMMUNITY NUMBER 720000, IN A DORADO COUNTY COMMONWEALTH OF PUERTO RICO, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. ZONE "X" IS AN AREA OF 500-YEAR FLOOD; AREASOF 100-YEARS FLOOD WITH AVERAGE DEPTHS OF LESS THAN 0.3m. OR WITH DRAINAGE AREAS LESS THAN 2.6 SQUARE KILOMETERS AND AREAS PROTECTED BY LEVEES FROM 100-YEARS FLOOD.
- THE CURRENT ZONING CALIFICATION IS "RT-I". THE LAND USE PERMITTED BY THIS ZONING CALIFICATION IS "RESIDENTIAL INTERMEDIO" PUBLIC USE, ACCORDING TO THE SOIL CALIFICATION PLAN PREPARED BY THE MUNICIPALITY OF DORADO, SHEET No.007, VALIDITY: JUNE 08, 2011.
- THE CONTOURS INTERVALS ARE CREATED AT 0.25m AND 1.0m
- THE FOLLOWING WERE USED FOR THE PREPARATION OF THIS PLAN:
A. TITLE STUDIES AND DEEDS GIVEN TO US BY OWNER.
B. EXISTING BOUNDARIES AND FENCES FOUND ON SITE.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES; THERE ARE TWO (2) APPARENT ENCROACHMENTS ON THE SUBJECT PROPERTIES, AND THIS ARE:
A. ENCROACHMENT I: OVERHANG AND PARTIAL RESIDENCE CONSTRUCTION OVER THE EAST BOUNDARY OF PARCEL D. IT OCCUPIES AN AREA OF 1.1818 SQUARE METERS.
B. ENORACHMENT II: PERIPHERAL CONCRETE WALL OVER THE SOUTH BOUNDARY OF PARCEL E. IT OCCUPIES AN AREA OF 45.7108 SQUARE METERS.
- EASEMENT NOTES:
A. 5.0m x 47.26m ACCESS EASEMENT IN FAVOR OF PARCEL D.
B. PARCEL D IS SERVED BY AN ACCESS EASEMENT OVER THE PRINCIPAL PARCEL #785 AS SERVANT PROPERTY, ACCORDING TO DEEDS #126, GRANTED IN BAYAMON ON MAY 23, 1960, BEFORE JOSE R. FOURNIER, REGISTERED IN PAGE 85 OF VOLUME 46 OF DORADO, 1ST INSCRIPTION.
C. PARCEL C IS AFFECTED BY A CONTINUOUS 8.00 METERS WIDE ACCESS EASEMENT ALONG ITS EAST BOUNDARY.
D. PARCEL E IS AFFECTED BY A CONTINUOUS 8.00 METERS WIDE ACCESS EASEMENT ALONG ITS EAST BOUNDARY.
- AS PART OF THE SURVEY RESULTS, THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS.
- AS PART OF THE SURVEY RESULTS, THERE IS NO OBSERVED PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- AS PART OF THE SURVEY RESULTS, THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- AS PART OF THE SURVEY RESULTS, THERE IS NO OBSERVED EVIDENCE OF WETLANDS.
- ALL PARCELS DO NOT HAVE CONNECTION TO SANITARY SERVICE SYSTEM OF PRASA (PUERTO RICO AQUEDUCT AND SEWER AUTHORITY).
- ALL PARCELS DO NOT HAVE POTABLE WATER CONNECTION SERVICE FROM PRASA (PUERTO RICO AQUEDUCT AND SEWER AUTHORITY).
- ALL PARCELS DO NOT HAVE CONNECTION TO ELECTRIC SERVICE SYSTEM OF PREPA (PUERTO RICO ELECTRICAL POWER AUTHORITY).
- THE LIMIT OF THE ILLUSTRATED TOWN WAS OBTAINED FROM THE VIRUAL MAPS OF PUERTO RCO.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY TO DR RAD HOLDINGS, LLC THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7, 8, 10 ,11, 13 , 15, 16, 17, 18, 19, AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 15, 2021



CARLOS R. FOURNIER MORALES, PS, LIC. 21195
FOR AND ON BEHALF OF MFORCE SURVEYING, PSC.
ON APRIL 7, 2022.

TEL: 787.548.1461
161 PONCE DE LEON AVE.
SUITE 304
SAN JUAN, PR 00917



REVISIONS

NO.	DESCRIPTION	DATE:

ALTAACSM SURVEY OF THREE (3) PARCELS
PROPERTY OF DR RAD HOLDINGS, LLC
LOCATED AT STATE ROAD PR - 693, KM - 12.2 (INTERIOR),
HIGUILLAR WARD, DORADO & VEGA ALTA, PUERTO RICO

FILE NAME:

LS-2090 ALTA MRG, Dorado Reef

DRAWN BY:

J. NIEVES

FIELD DATA BY:

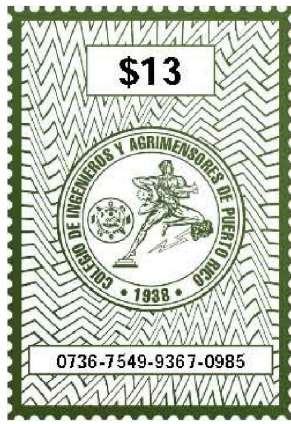
C. FOURNIER

DRAWING SCALE:

1:600

DATE:

APRIL 7, 2022



SITE - 1

PAGE NUMBER:

2

OF:

2