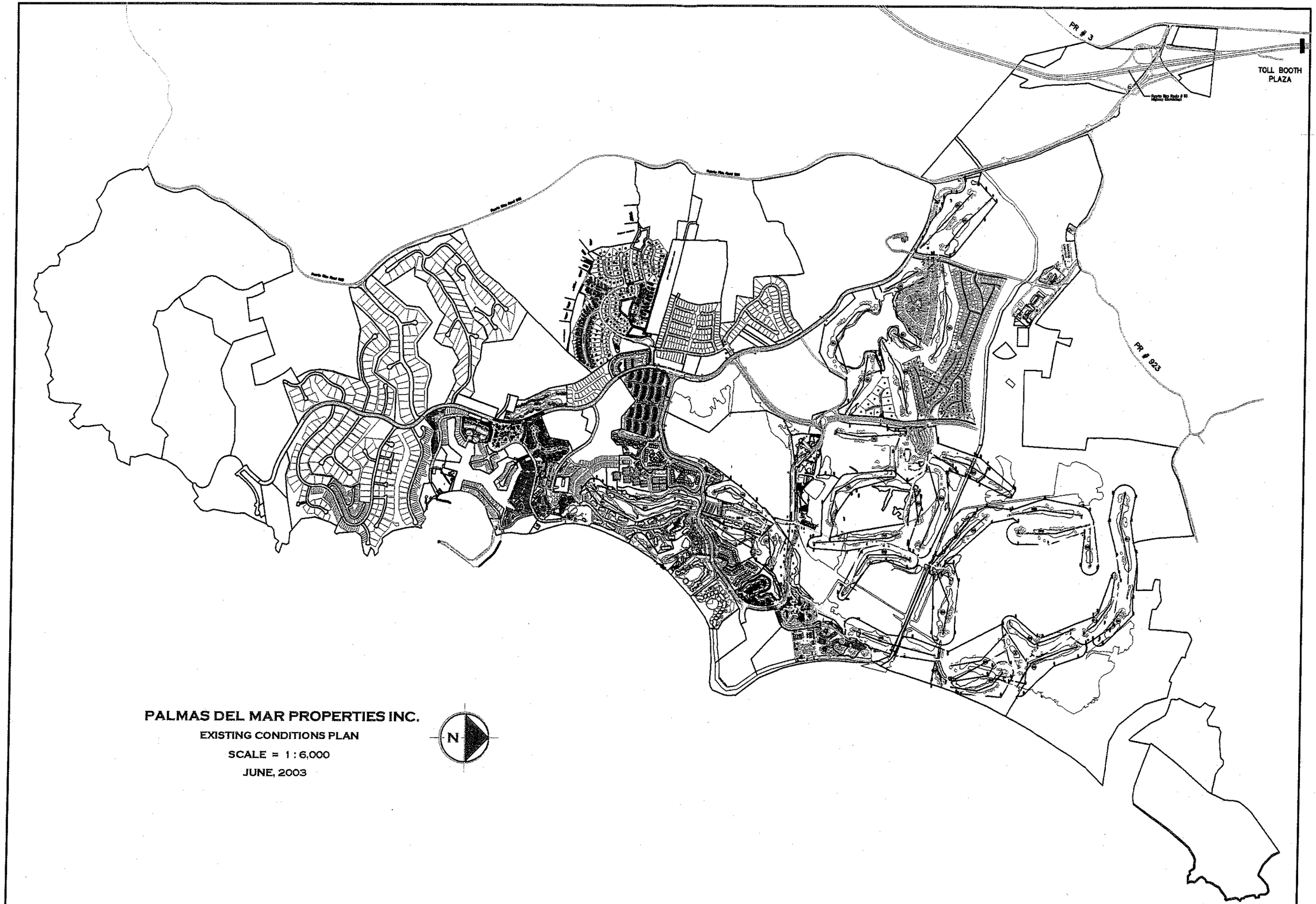


Exhibit 11:
Palmas Del Mar
Plan of Existing Conditions
June, 2003

EXHIBIT 12:

Commercial Parcel
Topographic Plan and Boundaries

NOTES:
1. VERTICAL AND HORIZONTAL PROJECTIONS REFERRED TO P.D.M. CONTROL NETWORK AND CERTIFIED BY LAND SURVEYOR OSCAR CARRASQUILLO.
2. CONTOURS LINES AT HALF A METER INTERVAL.
3. TOPOGRAPHIC SURVEY BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS TAKEN IN 4-30-98 DOME AND CERTIFIED BY CARIBBEAN AERIAL SURVEY.

NOTE:
TOPOGRAPHY BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS TAKEN IN 4-30-98
CONTOURS SHOWN AT .5 METER INTERVAL
VERTICAL: MEAN SEA LEVEL
HORIZONTAL: PUERTO RICO LAMBERT SYSTEM

I HEREBY CERTIFY CORRECT THIS TOPOGRAPHICAL MAP PREPARED BY PHOTOGRAMMETRIC METHODS

RAMON FIGUEROA
CERTIFIED PHOTOGRAMMETRIST
ASP 598

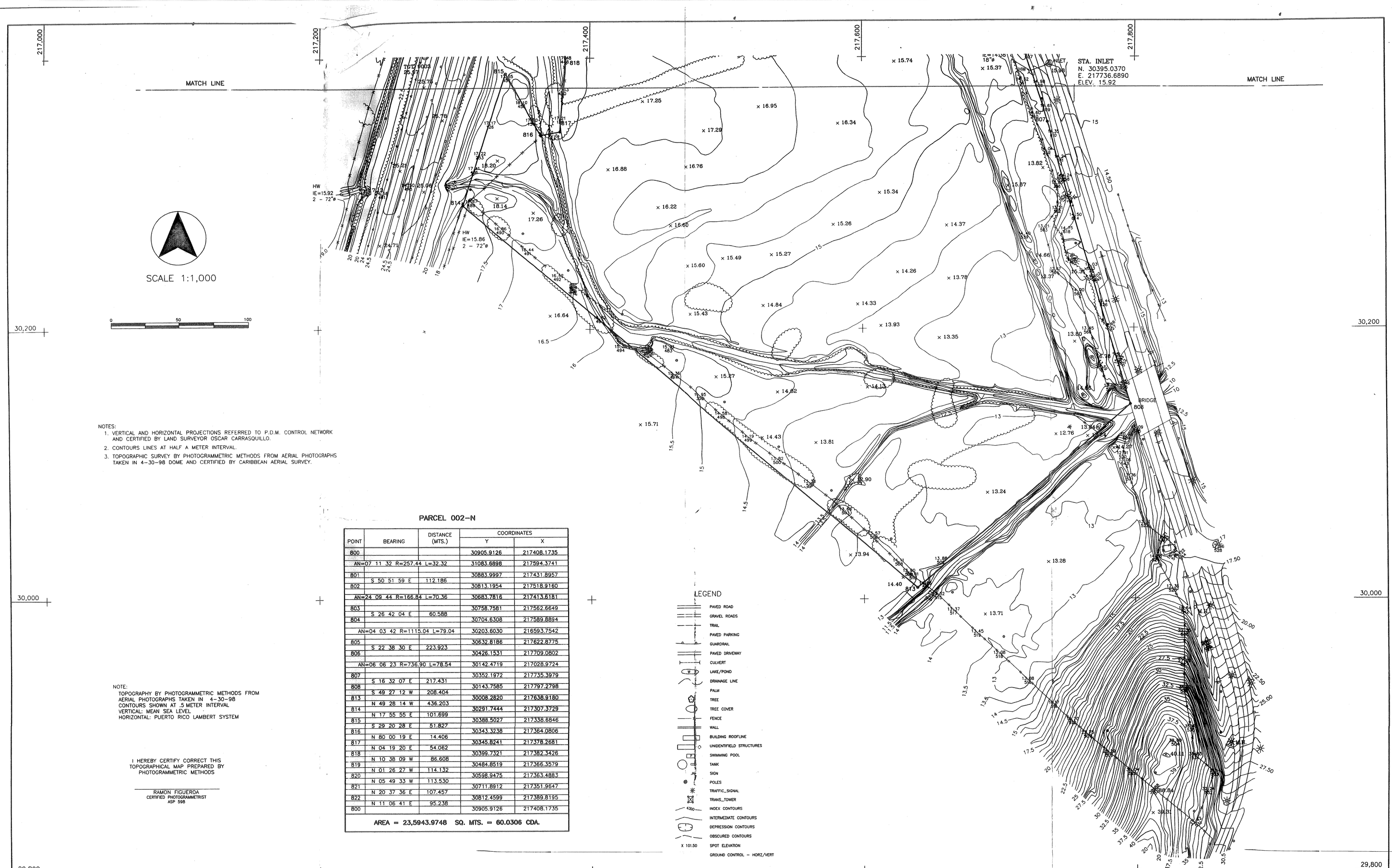
DIA-F
Vol. 3
Exhibit 12

AGRIMENSURA Y PROCESOS AUTOMATIZADOS *land surveyors* Box 9267 Caguas, Puerto Rico 00726 Tel. 743-3392	I HEREBY CERTIFY CORRECT Land surveyor: Oscar Z. Carrasquillo Lic. No. 7505	CARRASQUILLO LIC. #7505 PUERTO RICO	TOPOGRAPHIC SURVEY PDM COMERCIAL PARCEL CANDELERO WARD HUMACAO P.R. TITLE

Exhibit 12:
Commercial Parcel
Topographic Plan and Boundaries

DATE:	NOV. 2, 2000
SCALE:	1:1,000
DRAWN BY:	Auto CAD
REVISED BY:	O.Z.C.P.
FILENAME:	PDMCOM_FIG

1/2



NOTES:
1. VERTICAL AND HORIZONTAL PROJECTIONS REFERRED TO P.D.M. CONTROL NETWORK AND CERTIFIED BY LAND SURVEYOR OSCAR CARRASQUILLO.
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PARCEL 002-N

POINT	BEARING	DISTANCE (MTS.)	COORDINATES Y	COORDINATES X
800			30905.9126	217408.1735
	AN=07 11 32 R=257.44 L=32.32		31083.6898	217594.3741
801			30883.9997	217431.8957
	S 50 51 59 E	112.186		
802			30813.1954	217518.9160
	AN=24 09 44 R=166.84 L=70.36		30683.7816	217413.6181
803			30758.7581	217562.6649
	S 26 42 04 E	60.588		
804			30704.6308	217589.8894
	AN=04 03 42 R=1115.04 L=79.04		30203.6030	216593.7542
805			30632.8186	217622.8775
	S 22 38 30 E	223.923		
806			30426.1531	217709.0802
	AN=06 06 23 R=736.90 L=78.54		30142.4719	217028.9724
807			30352.1972	217735.3979
	S 16 32 07 E	217.431		
808			30143.7585	217797.2798
	S 49 27 12 W	208.404		
813			30008.2820	217638.9180
	N 49 28 14 W	436.203		
814			30291.7444	217307.3729
	N 17 55 55 E	101.699		
815			30388.5027	217338.6846
	S 29 20 28 E	51.827		
816			30343.3238	217364.0806
	N 80 00 19 E	14.406		
817			30345.8241	217378.2681
	N 04 19 20 E	54.062		
818			30399.7321	217382.3426
	N 10 38 09 W	86.608		
819			30484.8519	217366.3579
	N 01 26 27 W	114.132		
820			30598.9475	217363.4883
	N 05 49 33 W	113.530		
821			30711.8912	217351.9647
	N 20 37 36 E	107.457		
822			30812.4599	217389.8195
800	N 11 06 41 E	95.238	30905.9126	217408.1735

AREA = 23,5943.9748 SQ. MTS. = 60.0306 CDA.

NOTE:
TOPOGRAPHY BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS TAKEN IN 4-30-98
CONTOURS SHOWN AT .5 METER INTERVAL
VERTICAL: MEAN SEA LEVEL
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ASP 598

AGRIMENSURA Y PROCESOS AUTOMATIZADOS
land surveyors
Box 9267 Caguas, Puerto Rico 00726 Tel. 743-3392

I HEREBY CERTIFY CORRECT
Land surveyor: Oscar Z. Carrasquillo
Lic. No. 7505

OSCAR CARRASQUILLO AGRIMENSOR LIC. 7505 PUERTO RICO

TOPOGRAPHIC SURVEY

PDM COMERCIAL PARCEL

CANDELERO WARD HUMACAO P.R.

TITLE

DATE: NOV. 2, 2000
SCALE: 1:1,000
DRAWN BY: Auto CAD
REVISED BY: O.Z.C.P.
FILENAME:PDMCOM_FIG