

PLANO ALTA SURVEY "PARQUE JAPONES"

LEGAL DESCRIPTION

The lot referred to herein is located in JARDINES DE NUEVA Mulsay III highways in the Municipality of Mérida, State of Yucatan. All the available information on record was used to establish the location of boundary lines and to report the any overlaps or gaps.

A1.-The description of the lot according to the property title is as follows:
 Lot of land located in the city and municipality of Mérida, on the city block one thousand and forty six of the cadastral section twenty five, designated number one on sixtieth street, PARQUE JAPONES avenue extension on the neighborhood of JARDINES DE NUEVA Mulsay III with an area two hundred and forty seven thousand three hundred and fifty square meters and ninety three hundredths of a square meter, with an irregular shape and a boundary that has the following description: starting from the northeast corner, located besides sixtieth street, going south with an inclination to the south east has distance of fifty five meters and fourteen centimeters, thence to the south with an inclination to the southeast has a distance of three hundred and fifteen meters and ninety three centimeters, thence to the east thirty seven centimeters, thence to the south with an inclination to the southeast one hundred and twenty two meters, thence to the west with an inclination to the southwest has a distance of four hundred and ninety eight meters and forty centimeters, thence to the north with an inclination to the northwest has a distance of five hundred and two meters and ninety eight centimeters thence to the east with an inclination to the northeast closing the boundary has a distance of five hundred meters and thirty nine centimeters, the neighboring are, to the east sixtieth street, to the south the property located at one hundred and ninety one on sixtieth street, to the west the lots of land numbered twelve thousand six hundred and ten, twelve thousand six hundred and eleven, twelve thousand six hundred and thirteen, thirty five thousand nine hundred and eighteen and private properties, to the north a private property.

The lot of land known as one on sixtieth street, PARQUE JAPONES avenue extension on the neighborhood of JARDINES DE NUEVA Mulsay III was the result of a consolidation of the lots of land numbered 13664, 13662, 4425, 11360, 11365, 40341, 40351, 11611, 4426 and 13663, the consolidation was accepted by the cadastral office of the municipality of Mérida on the authorization document with a registration number DCM/JP-000092707/14 dated AUGUST 22, 2014. The land title has been recorded at the public registry of property in the state of Yucatan, the land title has the electronic file number 493032, the land title has the inscription file number is 1775915 and the inscription is dated SEPTEMBER 05, 2014.

UTILITY NOTES

- E1.-The survey shows the location of all visible utilities.
- E2.-The site has no sanitary or storm sewer service and there are no plans to build any in a future so it is absolutely necessary to plan a wastewater treatment plant and absorption water wells to drain any reasonable amount of rainwater from storms or hurricanes.
- E3.-There is no drinking water service at the site, however city of Merida has a drinking water system and may have available capacity to supply the water depending on the amount of water needed for the project. It is strongly suggested to contact the Junta de Agua Potable de Yucatán which is the agency in charge of the water system in Mérida.
- E4.-In the case that the water system has not enough capacity then a drinking water system should be considered for the project. The water table is located around six to eight meters below the site and wells can be drilled to get enough water.
- E5.-To drill the wells you need a permit, which should be issued by Comision Nacional del Agua, is the federal agency in charge of the water located on the ground in Mexico.
- E6.-One of the power lines was used to feed the sub station that was located on site to supply power to the steel mill. The sub station has been dismantled and there is no electric power available on site. It is absolutely necessary to contact Comision Federal de Electricidad to get the electrical power service and find if there is available capacity to supply the project.

FLOOD NOTE

No rivers, swamps or wetlands were found on or around the lot. The city of Merida has no flood hazard areas

CEMETERIES

Based on observation of the features on the ground no cemeteries were found on site.

WASTE

The site was the location of a steel mill and may have residual industrial waste on the ground or below the ground, an environmental assessment is suggested.

LEGAL DESCRIPTION VS SURVEY COMPARISSON

The legal description recorded on the deeds contains all the surveyed property. Nevertheless the survey revealed some encroachments listed in the table below.

- B2.-The coordinates system of the original map is arbitrary and has no scale factor, as a way to improve the location of the boundary in the previous table the coordinates have been transformed to the UTM system and to the Latitude and Longitude system.
- B3.-A wall surrounds the lot, such wall is partially the south boundary and partially the west boundary of the lot. The north and east boundaries are defined by the description of the boundaries according to the property title and the northwest and southeast corners have marked with rebar.

ZONE INFORMATION AND RESTRICTIONS

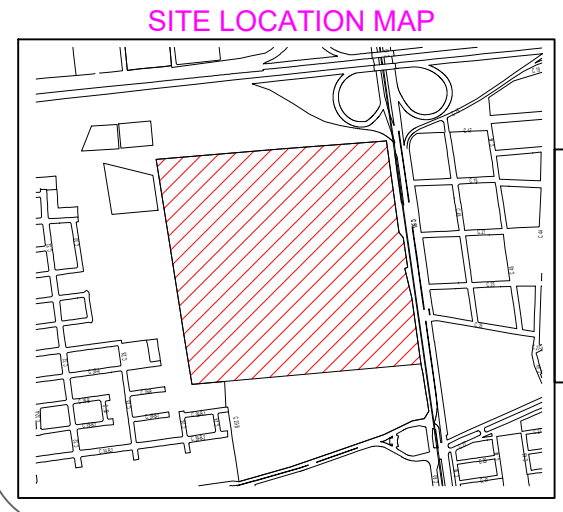
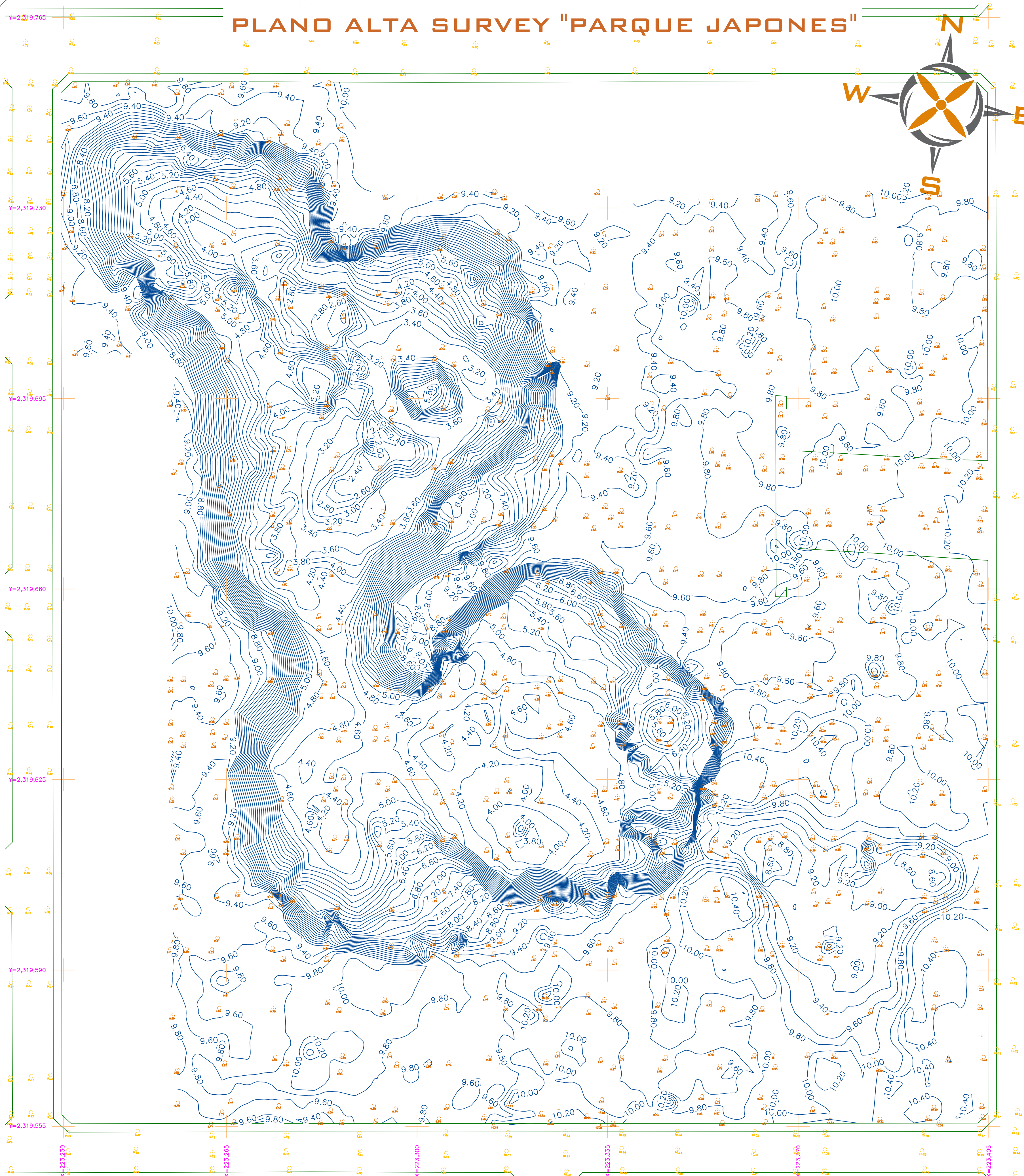
- C1.-According to the latest license for land use issued by the Urban Development Office of the municipality (Dirección de Desarrollo Urbano del Municipio de Mérida) the land use for the lot has been designated for vertical building apartments, shopping mall, medical offices, hotel and administrative offices and internal streets. The setback distance, density, maximum occupation of the lot and other restrictions will vary depending on the project.
- C2.-There are two transmission electric power lines that are located in the north side of the lot, the right of way of both lines overlaps the lot. The surveyor has inferred the width of the right of way for both lines and is strongly suggested to contact Comision Federal de Electricidad to get the correct width of the right of way and the restrictions that can be applied on site.
- C3.-A railroad track is located next to the east border of the lot, such track starts in the city of Mérida and goes down to the municipality of UMAN. The track has not been used in many years. The right of way of the track overlaps the lot, the wide of the right is ten meters on each side and has been inferred by the surveyor. A crossing permit, the correct width of the right of way and the restrictions that can be applied on site may be required from the Secretaria de Comunicaciones y Transportes which is the federal agency that regulates the right of way for railroads in Mexico and from the railroad company "Ferrocarril del Istmo" that, if ever, may run the trains on the track.
- C4.-The lot is located in the intersection of two highways, the AV. MERIDA 2000 which is on federal jurisdiction and the Periferico which is on the state of Yucatan jurisdiction, to get the permits for building the access from both highways the Secretaria de Comunicaciones y Transportes and the Instituto de Infraestructura Carretera del Estado de Yucatan should be contacted.
- C5.-Some other restrictions may apply to the site, it is strongly suggested to find professional advice from a person that has been licensed for construction by the urban development office in the municipality of Mérida, and such person should give information of any other possible restrictions for the lot.

EASEMENTS

No easements were found on public records.

ACCESS NOTES

- D1.-The only access to the lot is located on the AV. MERIDA 2000, there are no other accesses for the lot, new accesses may be built but the should be previously approved by the government agency in charge of the highway or street located next to the lot.



GPS CONTROL POINT #	ASSUMED COORDINATE	UTM COORDINATE
1	X = 10000.0000 Y = 10000.0000 Z = 10.000	X = 228744.8310 Y = 2329410.1740
2	X = 8985.0995 Y = 10107.7870 Z = 9.831	X = 228729.7230 Y = 2329627.9150
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SIMBOLGY

—	LEGAL BOUNDARY	—	LIGHTING POLE
—	L.V.E. PROPERTY BOUNDARY	—	ENCROACHMENT C.F.E.
—	ASSUMED HIGHWAY RIGHT OF WAY	—	ENCROACHMENT L.V.E.Y.
—	MANSORY WALL	—	ENCROACHMENT RAILROAD RIGHT OF WAY
—	TRAFFIC FLOW	—	GRASS AREA
—	NATURAL GAS LINE	—	VERTIX
—	ELECTRIC POWER LINE	—	LIGHTING POLE
—	WIRE FENCE	—	PAVED HIGHWAY
—	CURB	—	STREET
—	BUILDING	—	GPS CONTROL POINTS
—	RAILROAD	—	HOLDING HOOK
—	ELEVATION CONTOUR LINE	—	ELEVATIONS
—	ELECTRIC POWER POLE	—	FURNACE SLABS
—	TELEPHONE POLE	—	CONCENTRATION AREA
—	ASSUMED RAILROAD RIGHT OF WAY	—	C.F.E. TOWER
—		—	MERIDA CITY BELTWAY RIGHT OF WAY

COORDINATES TABLE FOR PARQUE JAPONES

LADO EST-PV	BEARING	DISTANCE (MTS.)	ASSUMED COORDINATES EAST (X)	NORTH (Y)	UTM COORDINATES ZONE 18Q EAST (X)	NORTH (Y)	LATITUDE	LONGITUDE
1-2	N 85°01'4082" E	49840	915165462	916468702	22612609230	2132910685850	21°02'31514361" N	89°38'02236125" W
2-3	N 09°01'4876" W	12200	1010130682	916900657	22617577050	2132911090780	21°02'33185104" N	89°37'45066145" W
3-4	S 84°56'0218" W	037	919939197	918105356	22617338540	2132912296280	21°02'37091961" N	89°37'45798051" W
4-5	N 09°13'0611" W	31591	919935496	918105207	22617381760	2132912295950	21°02'37090690" N	89°37'45810873" W
5-6	N 08°26'3920" W	5514	919429416	1011223506	22616875430	2132911541580	21°02'47201404" N	89°37'47741531" W
6-7	S 80°09'2422" W	50039	919307530	1011771412	22616813510	21329115964080	21°02'48979358" N	89°37'47987157" W
7-8	S 08°09'5390" E	1682	914374900	1011438014	22611918250	2132911602810	21°02'47620662" N	89°38'05258100" W
8-9	S 09°10'3730" E	3602	914400885	1011269742	22611843950	21329115462160	21°02'47081811" N	89°38'05159640" W
9-10	S 08°51'2130" E	7508	914458028	1010914180	22611901430	21329115106400	21°02'45928905" N	89°38'04942645" W
10-11	S 09°07'0858" E	6880	914513618	1010172300	22612015070	21329114364130	21°02'45232121" N	89°38'04487620" W
11-12	S 09°14'3704" E	6730	914682657	919492995	22612126170	2132913684470	21°02'41320610" N	89°38'04081130" W
12-13	S 09°00'3986" E	11696	914790762	918828741	22612234330	21329130119870	21°02'39166891" N	89°38'03668753" W
13-1	S 09°01'5318" E	12200	914973951	917673576	22612417620	2132911864100	21°02'35421216" N	89°38'02968825" W

AREA = 2471356.93 m2

ALTA / ACM LAND TITLE SURVEY

FOR	VIA MONITOREO