

TITLE SEARCH CERTIFICATE

SOLICITOR: LCDO. WILFREDO PICORELLI

REGISTRY: CAROLINA III

The undersigned **CERTIFIES:**

FIRST: That he has examined all the records of the Registry of Property in relation to the description, title and encumbrances of the Property describe as follows: (As it appears in the Spanish Language)

-----RUSTICA: Estancia denominada “Juan Pérez”, sita en el Barrio de Montenegro de la Jurisdicción de Loíza, compuesta de 850 cuerdas de terreno. Colindante al NORTE, con el mar, por el SUR, con la Hacienda de Don Teodoro Chevremont; por el ESTE, con terrenos de la Hacienda Pública; y por el OESTE, con la Hacienda denominada Piñones.

SECOND: That title to the property is in the name of:

ALBERTO MEDINA LOPEZ, SINGLE

THIRD: That according to such records, the title of this property is fee simple and acquired as follows:

-----Acquired this property by reversion of title of Pedro Malave Encarnación, single, by civil fee simple, constituted of this property owned by Mr. Medina López, property valued at \$30,000.00, as per Deed No. 67, executed in Ponce, Puerto Rico, on July 12, 2001, before Notary Public Raúl Rivera López, and of adherence deed #68, executed in San Juan, Puerto Rico, on July 12, 2001, before Notary Public Raúl Rivera López, recorded on page #65 of volume #2 of Loíza, property number 57, 8th an last inscription.

FOURTH: That the property is affected by the following liens and encumbrances:

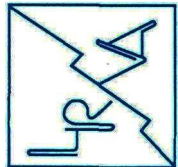
-----Mortgage over a house of two stories located in a farm located at the party of Loíza and Torrecillas Ward, named Montegrande, composed of 700 “cuerdas” of land, in favor of Convento de Nuestro Padre Juan Francisco (as its appears in the Registry), in the principal amount of \$1,000.00, as request signed by Manuel Díaz Canija, General Collector of Vacant, dated on September 18, 1895, recorded at page #62, of volume #2 of Loíza, property number 57, 2nd. Inscription.

-----Mortgage in favor of “Venerable Orden Tercera de San Francisco”, in the principal amount of \$1,000.00, with interest at the rate of 5% per annum, as request signed by Manuel Díaz Canija, General Collector of Vacant, dated on September 18, 1895, recorded at page #62 overleaf of volume #2 of Loíza, property number 57, 3rd. inscription.

-----**PRESENTED AT ENTRY #1124 OF BOOK #220**, on August 27, 2004, Deed No. 64, executed in Carolina, Puerto Rico, on August 16, 2005, before Notary Public Jorge R. Díaz Aquino, in which appears Héctor Antonio Colón Berriel, single, to record officially document executed in Maryland, on July 28, 2004, in which Alberto Medina López, single, sale a 50% of this property in favor of Anthony Edwin Hurley and his wife Mary Hicklin-Hurley, for the amount of \$295,000.00. **PENDING OF THE REGISTRARS QUALIFICATION AND DISPATCH.**

-----**PRESENTED AT ENTRY #721 OF BOOK #227**, on October 18, 2005, Deed No. 67, executed in Carolina, Puerto Rico, on October 14, 2005, before Notary Public Annette Rivero Marín, in which appears Héctor Antonio Colón Berriel, single, and give document to record officially were appears Alberto Medina López, single, sale his share equivalent to a 50% of this property in favor of International Investments (Holdings) L.T.D., for the amount of \$295,000.00. **PENDING OF THE REGISTRARS QUALIFICATION AND DISPATCH.**

-----**PRESENTED AT ENTRY #722 OF BOOK #227**, on October 18, 2005, Deed No. 68, executed in Carolina, Puerto Rico, on October 14, 2005, before Notary Public Annette Rivero Marín, in which appears Héctor Antonio Colón Berriel, single, and give document to record officially were appears, Anthony Edwin Hurley and his wife Mary Hicklin-Hurley sale there share equivalent to a 50% of this property in favor of Diversified Investments (Holdings) L.T.D., for the amount of \$295,000.00. **PENDING OF THE REGISTRARS QUALIFICATION AND DISPATCH.**



**PAGE 2
PROPERTY #57**

-----**PRESENTED AT ENTRY 884 OF BOOK 228**, on December 23, 2005, Instance dated on December 19, 2000, expedite by Héctor A. Colón Birriel, oat and undersigned on same date, by affidavit #42343, before Notary Public Juan Masa Díaz, in which request the cancellation of the mortgage of \$1,000.00 that affects this property as the 2nd inscription. **PENDING OF THE REGISTRARS QUALIFICATION AND DISPATCH.**

-----**PRESENTED AT ENTRY 917 OF BOOK 228**, on December 23, 2005, Instance dated on December 19, 2000, by affidavit #42343, before Notary Public Juan Masa Díaz, in which request the cancellation of the mortgage of \$1,000.00 that affects this property. **PENDING OF THE REGISTRARS QUALIFICATION AND DISPATCH. THIS DOCUMENT WAS PRESENTED BY FAX WITH OUT BEEN CONSOLIDATED.**

-----**PRESENTED AT ENTRY 1003 OF BOOK 228**, on December 28, 2005, Instance dated on December 28, 2005, expedite by Héctor A. Colón Birriel, oat and undersigned on same date, by affidavit #2205, before Notary Public Ramón Díaz Gomez, in which appears International Investments (Holdings) L.T.D. as owner of a condominium equivalent to a 50% of this property and request the cancellation by extinguishment of:

- A. Census in the amount of \$1,000.00 in favor of “La Venerable Orden Tercera de San Francisco”
- B. Census in the amount of \$1,000.00 of a 5% in favor of “La Venerable Orden Tercera de San Francisco”
- C. Mortgage in the amount of \$2,000.00 escudos” in favor of Don Joaquin
- D. Attachment by the First Instance Judge of San Francisco District (amount unknown)

PENDING OF THE REGISTRARS QUALIFICATION AND DISPATCH.

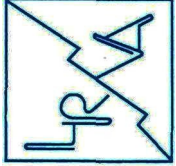
-----**PRESENTED AT ENTRY 78 OF BOOK 236**, on July 18, 2007, Deed No. 3, executed in Carolina, Puerto Rico, on July 10, 2007, before Notary Public Edgardo Oyola Torres, in which appears Diversified Investments (Holdings) L.T.D., represented by Michel Gene Daniel and sale al 50% “indivisa” of this property in favor of One World Corporation, for the amount of \$295,000.00. **PENDING OF THE REGISTRARS QUALIFICATION AND DISPATCH.**

Notes: Information taken by the book of operations found daily operations lost.

OBSERVATION: All documents has been recorded by the Law #216, on December 27, 2010, effective on February 10, 2011.

OBSERVATION: As the first inscription, this property is affected by its origin in two census for the amount of \$1,000.00 each one in favor of the venerable third order of San Francisco of this City and if it constituted this liens with the Condition of Not to Sale neither lien in any matter with out the knowledge and approval of the religious community, punishment of nullity as it the domain is limited was only imposed to there owner, Mr. Francisco Antonio Franco. There is no record that the sales done have been approving accordingly. Also is affect at its origin by attachment (doesn't express the amount). This information is on its first inscription but it can't be verified because this book is damage and impossible to read this data is from the past century.

LIEN BY ITS ORIGIN: Census in the amount of \$1,000.00 “pesos”, in a 5% per annum in favor of “La Venerable Orden Tercera de San Francisco” of this known city in the presented title in \$250.00 “pesos” more by due credits on said capital, filed at page #287, #944 on book 11 ancient and it is constituted as at encumbrance with the condition of not to Sale, and if it encumber with any consent and conviction of Religious Community, nullity penalty as this limitation of fee simple was imposed by its owner Don Francisco Antonio Franco, with out it concern the sale done by its self to this condition and their successors it had this said condition and for last been the legal representative in favor of the liberty of the properties it doesn't apply such clause, or any stopping for this inscription. Other Census in the amount of \$1,000.00 “pesos” of Capital of a 50% per annum in favor f the “Venerable Orden Tercera de San Francisco” of this capital, filed at page #287, number #955 of ancient book, it could be the same lien express before, because is filed on a different page, it will be granted until it be Clearfield if both amount are or not a encumbers. A mortgage, for the amount of \$2,000.00 “escudos”, in an interest of 1 ½ % per month in favor of Don Joaquin, filed on page #48 overleaf, #104 of book 20 ancient. An attachment by the First Instance Judge of San Francisco District of the City, unknown amount, filed at page #70, #144 of ancient book, with out the knowledge of any other obligation known for this property.



Este documento no es una póliza de Seguro de Título, por lo cual no debe utilizarse como tal y el mismo está condicionado para dárle cubierta por algún error u omisión cometido, exclusivamente para nuestro cliente, quien es el solicitante arriba indicado. Si este documento es utilizado por algún Agente, Agencia o Compañía de Seguros para expedir pólizas que no sean suscritas por el suscribiente, lo hacen bajo su propio riesgo y responsabilidad.

PAGE 3
PROPERTY #57

EASEMENTS: Free

RESTRICTIVE COVENANTS: Free

REVISED: Attachments, Judgements, Federal Tax, no inscription found, Daily Log Book, and Registry of Attachments Commonwealth of Puerto Rico – Law #12, no other documents found up in the Electronic and Agora System, on November 17, 2011.

OBSERVATION: *This section of the Registry has established a computer system operation. This office is NOT responsible for the error and omission that commit the Registry employee in the entrance and search of documents said data.*

LUIS REYES VAZQUEZ & ASSOCIATES
GP/lsv/MRR/msh/lsv/GP/lsv/ybp

