SYMBOLS

- Power Pole
- Telephone Pole
- Telephone Box
- Water Box
- Shower
- Water Valve
- Water Faucet
- Sewer Box
- Storm Box

TITLE HISTORY

The Property comes from File No. 1219/95 Civil Court 1 of Tijuana, B.C., Mexico, whereby Lic. Ramon Iniguez Estrada, Court Secretary on October 3,1995 states that Jaime Ruiz Diaz has been named legal owner of the Property by adverse possession according to the sentence issued in such trial In 1995, from its previous owner Rafael Enriquez Ayala.

NOTES CORRESPONDING TO SCHEDULE B

There was no schedule B provided.

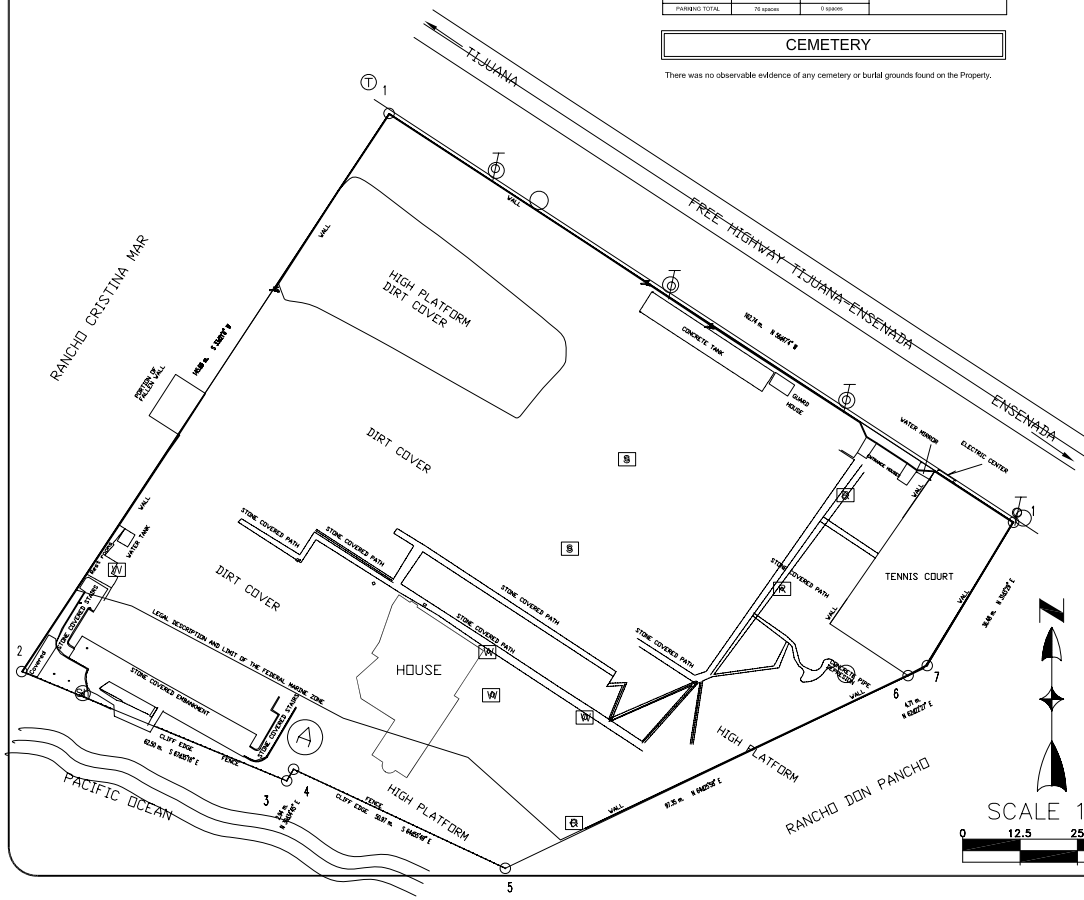
571,4667=37,4666=24,9936=20,3

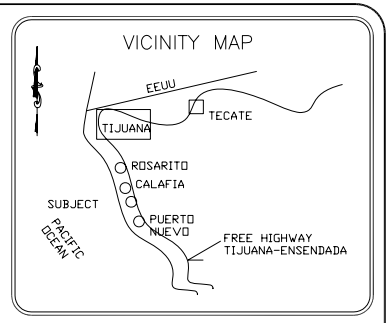
ZONING INFORMATION

STATUS	CURRENT ZONING DATED April 21, 2006 Official Letter Exp-272 US/2562006		STATUS	
ITEM	REQUIRED	OBSERVED	SOURCE INFORMATION	Baker & McKenzie
PERMITTED USE	Residential	Single residence	Developer Name, Title, Company Name, Address, etc.	
MINIMUM LOT AREA	NS	17,028 sq.m.	PERSON CONTACTED	Lic. Rodolfo Palencia
MINIMUM FRONTAGE	NS	162,68 (Legal)	DATE CONDUCTED	May 16, 2006
MINIMUM LOT WIDTH	NS	162,68 (Legal)	PHONE/FAX NO.	664-6334300
MAX. BLDG. COVERAGE	NS	654,769 m.	EMAIL ADDRESS	rodolfo.palencia@bakernet.com
MIN. SETBACKS FRONT	NS	0,00 m.	NOTES:	
MIN. SETBACKS SIDE	NS	0,00 m.	Official Letter signed by Ing. Jose Carlos Gay Gonzalez, Under director of Urban Control of the City of Tijuana, Maximum number of single family residences allowed = 39 units, Maximum building coverage is the sum of 571,4667 + 37,4666 + 24,9936 = 20,3 sq.m.	
MIN. SETBACKS REAR	NS	0,00 m.		
MAX. BUILDING HEIGHT	NS	7,00 m.		
PARKING REGULAR	2 spaces per unit	0 spaces		
PARKING HANDICAP	NS	0 spaces		
PARKING TOTAL	70 spaces	0 spaces		

CEMETERY

There was no observable evidence of any cemetery or burial grounds found on the Property.





FEDERAL MARINE ZONE

I found no markers to define the Federal Marine Zone (FMZ), According to drawing 1/1 from the Direction of Urban Development and Economy, signed by Arq. Luis Fernando Canez Montoy, Under director of the City Tax Office, The FMZ starts on the SW limit of the Property. There is a cliff from the FMZ's own SW limit and has aproximately a 5 m. height.

STREETS ACCESS AND FRONTAGE

The Property has direct access to the Free Highway Tijuana-Ensenada and its NE limit fronts to this highway. There is no curb or sidewalk.

STREETS RIGHT OF WAY

According to drawing 1/1 from the Direction of Urban Development and Economy, signed by Arq. Luis Fernando Canez Montoy, Under director of the City Tax Office, The Free Highway Tijuana-Ensenada's ROW is a total of 39,44 m., 19,74 m. on each side of the center of the asphalt pavement. The actual distance to the limit of the Property is 22,00 leaving the ROW free.

STATEMENT OF ENCROACHMENTS

Excesses are areas that result from the physical limits being outside the legal ones. Shortages are areas that result from the physical limits being inside the legal ones. I found A = 2,134.17 sq.m. of Excesses, , and B = 0,00 sq.m. of shortages. These areas are marked by their letters in a circle, on the drawing. These areas contain some utility fixtures as well as some improvements such as fences, concrete floors and rock walls. There is a portion of the wall on the NW boundary that has collapsed and fallen on to the abutting property ("Rancho Cristina Mar). Also 69,84 sq. m. of the Indoor pool Is encroaching In the FMZ.

PARKING AND RESTRICTIONS

There are no marked parking spaces on the Property. The City zoning requires two parking spaces for every house built with a total of 35 houses approved; renders a requirement of 70 parking spaces.

EASEMENTS

I was not presented with any recorded easements from the Public Records Office; however I found a large concrete pipe near the southern limit of the tennis court and a rainwater concrete box near the southern vertex of the Property that seems to Indicate that rainwater is collected here. The size of the pipe may Indicate collection from the exterior but I did not find any storm sewer to confirm this.

UTILITY LOCATIONS

The utility locations shown hereon were determined by observed above ground evidence only. The surveyor was not provided with underground plans or above ground markings to determine any subsurface locations.

SURROUNDING AREA

The Property Is located In the Tourist corridor, just south of the town of Rosarito which contains tourism constructions predominantly such as condominiums, beach houses and trailer parks.

WASTE

There was no observable evidence of use as a solid waste dump, sump or sanitary landfill within the limits of the property.

EARTH MOVING WORKS

There was no observable evidence of active earth moving works but I did find evidence of earth moving In the past, the most predominant being the platform shown on the drawing.

FLOOD NOTE:
Mexico does not belong to the National Flood Hazard Area designations nor the Federal Emergency Management Agency and does not have an equivalent flood designation; therefore, no information is available. Rainwater runs towards the SE boundary to the beach.

COPYRIGHT 2006
by Angulo y Asociados, S.C.
This product style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of Angulo y Asociados, S.C.

NOTES

This survey was performed using the following criteria:
Bearings are obtained from the ones given In the base document as stated In the Title History.
The Physical Limits Description is taken as the fence and wall found around the Property.
The base point is taken as point 1, being the Northern corner of the Property.
If the description of the Property Is defined un to the line marked "Legal Description and Limit of the Federal Marine Zone" on the SW limit of the drawing, the Physical Description is the same as the Legal Description.

LEGAL DESCRIPTION

Fraction of the Ranch named "Don Pancho" located on km. 40 of the Tijuana-Ensenada highway, that used to belong to the property known as "El Gato", (filed In the Tax Office as Lot without number, Block 595, previously 592, urban lots of the coast of this Municipality, with an area of 17,028.489 sq. m. and the following metes and bounds description:

FROM	TO	BEARING	DISTANCE	ABUTTING
1	2	S 31°33'17.60" W	37.519 m.	Carlos Galvan Ramirez
2	3	S 64°47'51.18" W	87.539 m.	Carlos Galvan Ramirez
3	4	N 48°14'5.5" W	27.055 m.	Zona Federal Marítimo Terrestre
4	5	N 72°34'54.02" W	28.453 m.	Zona Federal Marítimo Terrestre
5	6	N 62°03'24.77" W	52.233 m.	Zona Federal Marítimo Terrestre
6	22	N 73°54'41.73" W	12.701 m.	Zona Federal Marítimo Terrestre
22	127	N 33°20'33.57" W	124.303 m.	Rest of the Property
127	1	S 56°49'0.5" E	162.679 m.	Right of Way
AREA = 17,028.489 sq.m.				

PHYSICAL DESCRIPTION

Fraction of the Ranch named "Don Pancho" located on km. 40 of the Tijuana-Ensenada highway, that used to belong to the property known as "El Gato", (filed In the Tax Office as Lot without number, Block 595, previously 592, urban lots of the coast of this Municipality, with an area of 17,028,489 sq. m. and the following metes and bounds description:

SIDE	BEARING	LENGTH	VERT.	Y	X	ABUTTING
			1	3,576,296.8730	11,011,288.1810	
1–2	S 33d21'6" W	145.69 m.	2	3,576,175.7730	11,011,208.0820	Rancho Cristina Mar
2–3	S 67d35'18" E	62.50 m.	3	3,576,151.3450	11,011,265.8600	Federal Marine Zone
3–4	N 30d34'45" E	2.94 m.	4	3,576,153.8750	11,011,267.3550	Federal Marine Zone
4–5	S 64d55'49" E	50.97 m.	5	3,576,132.2800	11,011,313.5190	Federal Marine Zone
5–6	N 64d25'58" E	97.35 m.	6	3,576,174.2930	11,011,401.3360	Rest of Rancho Don Pancho
6–7	N 62d22'27" E	4.71 m.	7	3,576,176.4770	11,011,405.5090	Rest of Rancho Don Pancho
7–8	N 31d3'29" E	36.48 m.	8	3,576,207.7270	11,011,424.3290	Rest of Rancho Don Pancho
	N 56d47'4" W	162.74 m.	1	3,576,296.8730	11,011,288.1810	Free Highway Tijuana-Ensenada
AREA = 19,180.98 sq.m.						

ALTA/ACSM Land Title Survey

for

Ave. Ave. Juan Alessio, Fraction A-1, Lot 8, Block 0, Parque Industrial Pacifico, Tijuana, B.C., Mexico.

Surveyor's Certification

To: Rosa Mar Properties de Mexico, S. de R.L. de C.V., Stewart Title Guaranty, Stewart Title Guaranty de Mexico, S.A. de C.V. and Baker & McKenzie.

The undersigned certifies that to the best of his professional knowledge information and belief, this map or plat and the Survey on which It is based were made on the date shown below of the premises specifically described In Civil Court 1 resolution File No. 1219/95, of Tijuana, B.C., Mexico, and were made; (j) in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS In 1999; (II) Includes items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 15 & 16 of Table A specifically defined therein, and (iii) Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and In effect on the date of this certification, the undersigned further certifies that the survey measurements were made In accordance with the "Minimum Angle, Distance, and Closure requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

Jorge I. Angulo, P.E.
Ced. Prof. 155514
Mexico
Date of Survey: May 16, 2006
Date of Last Revision and Signature: May 31, 2006
Survey Performed by:
Angulo y Asociados, S.C.
G.M. Solis 410 Sur
Phone 011 52 656 6138181
Fax 011 52 656 6169494
angulope@terra.com.mx

Angulo y Asociados, S.C.
Consultores
GM Solis 410 Sur
Cd. Juarez, Chih. 32030
Tels. 011-52-656-6138181 and 6169494