

CERTIFICO que en la misma fecha de su otorgamiento expect PRIMERA copia certificada a favor de UNITED STATES OF AMERICA, acting by and through the DEPARTMENT OF THE NAVY. DOY FE.

*[Signature]*  
NOTARIO PUBLICO

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-----NUMBER TWENTY FIVE (25)-----

-----DEED OF SEGREGATIONS-----

-----AND DESCRIPTION OF REMNANTS-----

---At San Juan, Puerto Rico, this sixth (6<sup>th</sup>) day of May, two thousand thirteen (2013).-----

-----BEFORE ME-----

---JORGE L. MENDIN, Attorney at Law and Notary Public in and for Puerto Rico, residing at San Juan, Puerto Rico and with offices at 60 José Martí Street, Hato Rey, San Juan, Puerto Rico.-----

-----APPEAR-----

---AS A SOLE PARTY: United States of America, acting by and through the Department of the Navy (the "Navy"), Real Estate Contracting Officer, under and pursuant to the powers and authority contained in the provisions of Section 2905(b)(4) of the Defense Base Closure and Realignment Act of 1990, 10 U.S.C. § 2687 note, as amended, and the implementing regulations of the Department of Defense (32 C.F.R. Part 174), having an address of 4911 South Broad Street, Philadelphia, Pennsylvania herein represented by Gregory C. Preston, also known as Gregory Charles Preston, of legal age, married and resident of the State of New Jersey, United States of America, who is authorized to appear in this deed as real estate contracting officer, by virtue of that Certificate of Appointment signed by the Assistant Secretary of the Navy (Installations and Environment) on August eighteenth (18<sup>th</sup>), Two Thousand Six (2006).-----

---I, the Notary, certify that I am personally acquainted with the person appearing herein and by

his statements I further certify as to his age, civil status, profession and residence. He assures me that he has and in my judgment he does have the necessary legal capacity to execute this instrument, and accordingly he does hereby.-----

-----STATES-----

---FIRST: The United States of America appears in the Registry of the Property, Fajardo Section, as sole title holder of the property described below (hereinafter the "Property"). The Property was segregated from property number 9,572, recorded at Page 76 of Volume 151 of Ceiba, Registry of the Property, Fajardo Section, and appears recorded at Page 154 of Volume 163 of Ceiba, property number 10,305.-----

---The description of the Property is as follows:--

-----SALE PARCEL ROMAN NUMERAL I-A-----

---"RURAL: Parcel of land identified as Sale Parcel Roman Numeral I-A, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing one million four hundred ninety-one thousand six hundred eighty two square meters and two thousandths of a square meter (1,491,682.2) square meters, equivalent to three hundred seventy-nine cuerdas and five hundred twenty-eight thousandths of cuerdas (379.525 cuerdas), more or less, bounded on the North and South, by Municipality of Naguabo; on the East and West, by lands of the principal estate from which it is segregated, property of the United States of America." -----

---Due to changes affecting the properties adjacent to its boundaries the general surface description of the Property has changed and its new description is as follows:-----

---"RURAL: Parcel of land identified as Sale Parcel Roman Numeral One (I) A, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing one million four hundred and ninety-one thousand six hundred and seventy-six square meters and eighty-nine thousandths of a square meter (1,491,676.089m<sup>2</sup>); equivalent to three hundred

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seventy-nine cuerdas and five hundred twenty-five thousandths of a cuerda (379.525 cuerdas); bounded on the North by the Daguao Community, on the South by lands of the Commonwealth of Puerto Rico, Department of Natural Resources, on the East by Conservation Zone 5, property of the Commonwealth of Puerto Rico, Department of Natural Resources and Bundy Treatment Plant, property of the United States of America, and on the West by Conservation Zone 1, property of the Commonwealth of Puerto Rico, Department of Natural Resources.-----

---The appearing party states that a ground plot plan was prepared of the Property resulting in a small variation on its surface measurement, as measured in square meters; the measurement in "cuerdas" did not change. In square meters, the Property now adds up to one million four hundred and ninety-one thousand six hundred and seventy-six square meters and eighty-nine thousandths of a square meter (1,491,676.089m<sup>2</sup>), although at the Registry of Property, the Property is recorded with a total area of one million four hundred ninety-one thousand six hundred eighty two square meters and two thousandths of a square meter (1,491,682.2 m<sup>2</sup>) square meters. The difference in surface measurement as shown could be attributed to less precise methods of calculations as used in the past. At this time, however, the appearing party is not requesting from the Registrar of the Property to rectify and register the new surface measurement of the Property in the Registry of the Property books. A copy of the plot plan will be appended to the first certified copy of this deed, for reference purposes only.-----

---**SECOND:** The Property is free from liens and encumbrances excepting those liens and encumbrances that appear of record, including an easement of

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right of way.-----

---**THIRD:** The Government wishes to segregate and herein proceeds to segregate from the Property, the following parcels of land ("Segregated Properties"), to be recorded each at the Registry of the Property as separate and independent properties and which are described as follows:-----

-----**SWMU 54**-----

---"RURAL: Parcel of land identified as SWMU 54, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of seven thousand fifty two square meters and one hundred fifty-four thousandths of a square meter (7,052.154 m<sup>2</sup>); equivalent to one cuerda and seven hundred and ninety four thousandths of a cuerda (1.794 cuerdas); bounded on the NORTH, SOUTH, EAST and WEST by lands of the principal estate from which it is segregated, property of the United States of America."-----

-----**SWMU 61**-----

---"RURAL: Parcel of land identified as SWMU 61, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of twenty one thousand four hundred and sixty eight square meters and five hundred fifty seven thousandths of a square meter (21,468.557 m<sup>2</sup>); equivalent to five cuerdas and four hundred and sixty-two thousandths of a cuerda (5.462 cuerdas); bounded on the North, South and East by lands of the principal estate from which it is segregated, property of the United States of America and bounded on the West by lands of Conservation Zone 1, property of the Commonwealth of Puerto Rico, Department of Natural Resources."-----

-----**SWMU 62**-----

---"RURAL: Parcel of land identified as SWMU 62, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of fifty nine thousand forty-five square meters and six hundred ninety-nine thousandths of a square meter (59,045.699 m<sup>2</sup>); equivalent to fifteen cuerdas and twenty-three thousandths of a cuerda (15.023 cuerdas); bounded on the North, South and East by lands of the principal estate from which it is segregated, property of the United States of America and bounded on the West by lands of Conservation Zone 1, property of the Commonwealth of Puerto Rico, Department of Natural Resources.---

-----**AOC 520**-----

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---"RURAL: Parcel of land identified as AOC 520, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of thirteen thousand eight hundred and sixty-four square meters and seventy-seven thousandths of a square meter (13,864.077 m<sup>2</sup>); equivalent to three cuerdas and five hundred and twenty seven thousandths of a cuerda (3.527 cuerdas); bounded on the North, South, East and West by lands of the principal estate from which it is segregated, property of the United States of America."-----

-----AOC 731-----

---"RURAL: Parcel of land identified as AOC 731, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of one thousand two hundred and eleven square meters and three hundred forty-six thousandths of a square meter (1,211.346 m<sup>2</sup>); equivalent to three hundred and eight thousandths of a cuerda (0.308 cuerda); bounded on the North, South, East and West by lands of the principal estate from which it is segregated, property of the United States of America."-----

-----AOC 734-----

---"RURAL: Parcel of land identified as AOC 731, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of one thousand sixty eight square meters and five hundred and eighty-five thousandths of a square meter (1,068.585 m<sup>2</sup>); equivalent to two hundred and seventy two thousandths of a cuerda (0.272 of a cuerda); bounded on the North, South, East and West by lands of the principal estate from which it is segregated, property of the United States of America."-----

-----AOC 735-----

---"RURAL: Parcel of land identified as AOC 735, situated in the Ward of Daguao, Municipality of Naguabo, Puerto Rico, containing an area of four thousand four hundred and sixty-five square meters and nine hundred and ninety-seven thousandths of a square meter (4,465.997 m<sup>2</sup>); equivalent to one cuerda and one hundred and thirty six thousandths of a cuerda (1.136 cuerdas); bounded on the North, South, East and West by lands of the principal estate from which it is segregated, property of the United States of America."-----

---FOURTH: The United States of America requests the Registrar of the Property of Fajardo to register the Segregated Properties as independent and separate parcels on the corresponding registers under his care.-----

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---**FIFTH:** The United States of America hereby declares that for purposes of the recordation in the Registry of the Property the assigned value of the Segregated Properties is One Thousand Dollars (\$1,000.00) each.-----

---**SIXTH:** That after the segregation of said parcels, the new remnant is described as follows:--

-----**CLEAN PARCEL SIX (6)**-----

---"Rural: Parcel of land identified as Clean Parcel Six (6) Remnant of Sale Parcel Roman Numeral One (I) A situated in the Ward of Dagua, Municipality of Naguabo, Puerto Rico, containing one million three hundred eighty-three thousand four hundred and ninety-nine square meters and six hundred and seventy-four thousandths of a square meter (1,383,499.674m<sup>2</sup>); equivalent to three hundred fifty-two cuerdas (352.000 cuerdas); bounded on the North by the Dagua Community, on the South by lands of the Commonwealth of Puerto Rico, Department of Natural Resources, on the East by Conservation Zone 5, property of the Commonwealth of Puerto Rico, Department of Natural Resources and Bundy Treatment Plant, property of the United States of America, and on the West by Conservation Zone 1, property of the Commonwealth of Puerto Rico, Department of Natural Resources."--

---**SIXTH:** The appearing party requests that the Registry of the Property to record the above stated on its books.-----

-----**SECOND SEGREGATION**-----

---**SEVENTH:** The United States of America appears in the Registry of the Property, Fajardo Section, as sole title holder of the property described below (hereinafter the "Second Property"). The Second Property was segregated from property number 9,572, recorded at Page 76 of Volume 151 of Ceiba, Registry of the Property, Fajardo Section, and appears recorded at Page 133 of Volume 163 of Ceiba, property number 10,298.-----

---The description of the Second Property is as



follows:-----

-----SALE PARCEL I-D-----

---"RURAL: Parcel of land identified as Sale Parcel Roman Numeral 1-D, situated in the Wards of Guayacan and Quebrada Seca, Municipality of Ceiba, Puerto Rico, containing an area of three million one hundred fifty-five thousand eight hundred and one square meters (3,155,801.0 s.m.), equivalent to eight hundred and two cuerdas and nine hundred and twenty-two thousandths of a cuerda (802.922 cuerdas), more or less, bounded on the North, by lands of the principal estate from which it is segregated, property of the United States of America; on the East, by lands of the principal estate from which it is segregated, property of the United States of America and Ensenada Honda; on the South and West, by lands of the principal estate from which it is segregated, property of the United States of America."-----

---Due to changes affecting the properties adjacent to its boundaries the general surface description of the Property has changed and its new description is as follows:-----

"Rural: Parcel of land identified as Sale Parcel Roman Numeral One (I) D situated in the Wards of Guayacan and Quebrada Seca, Municipality of Ceiba, Puerto Rico, containing an area of three million one hundred fifty-five thousand eight hundred and one square meters (3,155,801.0 s.m.), equivalent to eight hundred and two cuerdas and nine hundred and twenty-two thousandths of a cuerda (802.922 cuerdas); bounded on the North by the Jose Aponte de la Torre Airport, property of the Commonwealth of Puerto Rico, Puerto Rico Ports Authority, on the East by Clean Parcel 3, property of the Commonwealth of Puerto Rico and by Conservation Zone 28, property of the Commonwealth of Puerto Rico, Department of Natural Resources and by Conservation Zone 26, property of the Commonwealth of Puerto Rico, Department of Natural Resources and Ensenada Honda, on the South by Conservation Zone 13, property of the Commonwealth of Puerto Rico, Department of Natural Resources, by Sale Parcel IIA property of the United States of America and on the West by Conservation Zone 5, property of the Commonwealth of Puerto Rico, Department of Natural Resources, by Clean Parcel 5 (formerly known as Water Treatment Plant) property of the Commonwealth of Puerto Rico and by FBI Parcel 18, property of the United States of America."-----

---The appearing party states that a ground plot plan was prepared of the Property resulting in a small change on its surface measurement as measured

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in square meters; the measurement in "cuerdas" did not change. In square meters, the Property now adds up to three million one hundred fifty-five thousand seven hundred and eighty-eight point twenty-eight square meters (3,155,788.28m<sup>2</sup>), although at the Registry of Property, the Property is recorded with a total area of three million one hundred fifty-five thousand eight hundred and one square meters (3,155,801.0m<sup>2</sup>). The difference in surface measurement as shown could be attributed to less precise methods of calculations as used in the past. At this time, however, the appearing party is not requesting from the Registrar of the Property to rectify and register the new surface measurement of the Property in the Registry of the Property books. A copy of the ground plot plan shall be appended to the first certified copy of this deed, for reference purposes only.-----

---EIGHT: The Second Property is free from liens and encumbrances excepting those liens and encumbrances that appear of record, including an easement of right of way.-----

---NINTH: The Government wishes to segregate and herein proceeds to segregate from the Second Property, the following parcels of land, (the "Second Segregated Properties") to be recorded at the Registry of the Property as a separate and independent property and which is described as follows:-----

-----SMWU 1-----

---"RURAL: Parcel of land identified as SMWU 1, situated in the Wards of Guayacan, Municipality of Ceiba, Puerto Rico, containing an area of four

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hundred and three thousand four hundred and eight square meters and fifty-four thousandths of square meter (403,408.054 m<sup>2</sup>) equivalent to one hundred and two cuerdas and six hundred and thirty-eight thousandths of a cuerda (102.638 cuerdas); bounded on the North, East and West by lands of the principal estate from which it is segregated (Sale Parcel ID), property of the United States of America and on the South by Conservation Zone 13, property of the Commonwealth of Puerto Rico, Department of Natural Resources and lands of the principal estate from which it is segregated (Sale Parcel ID), property of the United States of America."-----

-----SMWU 2-----

---"RURAL: Parcel of land identified as SMWU 2, situated in the Ward of Quebrada Seca, Municipality of Ceiba, Puerto Rico, containing an area of eighty three thousand and thirty-three square meters and four hundred and seventy-seven thousandths of a square meter (83,033.477 m<sup>2</sup>) equivalent to twenty one cuerdas and one hundred and twenty-six thousandths of a cuerda (21.126 cuerdas); bounded on the North and West by lands of the principal estate from which it is segregated (Sale Parcel ID), property of the United States of America, on the East by Ensenada Honda and on the South by Conservation Zone 26, property of the Commonwealth of Puerto Rico, Department of Natural Resources."--

-----SMWU 71-----

---"RURAL: Parcel of land identified as SMWU 71, situated in the Ward of Quebrada Seca, Municipality of Ceiba, Puerto Rico, containing an area of ninety two thousand five hundred and sixty-six square meters and two hundred and forty three thousandths of a square meter (92,566.243 m<sup>2</sup>) equivalent to twenty three cuerdas and five hundred and fifty one thousandths of a cuerda (23.551 cuerdas); bounded on the North, East and West by lands of the principal estate from which it is segregated (Sale Parcel ID), property of the United States of America and on the South by Conservation Zone 26 property of the Commonwealth of Puerto Rico, Department of Natural Resources."-----

---TENTH: The United States of America requests the Registrar of the Property of Fajardo to register the Second Segregated Properties as independent and separate parcels on the corresponding registers under his care.-----

---ELEVENTH: The United States of America hereby declares that for purposes of the recordation in the



Registry of the Property the assigned value of the  
Second Segregated Properties is One Thousand Dollars  
(\$1,000.00) each.-----

---TWELTH: That after the segregation of the Second  
Segregated Properties the new remnant is described  
as follows:-----

-----CLEAN PARCEL NINE (9)-----

---"RURAL: Parcel of land identified as Clean  
Parcel Nine (9) (Former Sale Parcel Roman Numeral  
One (I) D) situated in the Wards of Guayacan and  
Quebrada Seca, Municipality of Ceiba, Puerto Rico,  
containing an area of two million five hundred  
seventy-six thousand seven hundred and eighty  
square meters and five hundred and seven  
thousandths of a square meter (2,576,780.507 m<sup>2</sup>)  
equivalent to six hundred and fifty five cuerdas  
and six hundred and seven thousandths of a cuerda  
(655.607 cuerdas), bounded on the North by the Jose  
Aponte de la Torre Airport, property of the  
Commonwealth of Puerto Rico, Puerto Rico Ports  
Authority, on the East by Clean Parcel 3, property  
of the Commonwealth of Puerto Rico, by Conservation  
Zone 28, property of the Commonwealth of Puerto  
Rico, Department of Natural Resources, by  
Conservation Zone 26, property of the Commonwealth  
of Puerto Rico, Department of Natural Resources and  
Ensenada Honda, on the South by Conservation Zone  
13, property of the Commonwealth of Puerto Rico,  
Department of Natural Resources, by Sale Parcel  
IIA, property of the United States of America and  
on the West by Conservation Zone 5, property of the  
Commonwealth of Puerto Rico, Department of Natural  
Resources, by Clean Parcel 5 (formerly known as  
Water Treatment Plant, property of the Commonwealth  
of Puerto Rico and by FBI Parcel 18, property of  
the United States of America."-----

---TWELVE: The appearing party requests the  
Registry of the Property to record the above stated  
on its books.-----

-----LEGAL WARNINGS-----

---I, the Notary Public, GIVE FAITH of having given  
the appearing parties all necessary and pertinent  
legal warnings relating to this act.-----

-----ACCEPTANCE-----

---The appearing party in accordance with the  
particulars of this Deed accepts the same, in all



its parts after, I, the Notary, gave them the necessary legal admonitions and warnings pertinent to this public instrument. Thus, the appearing party states and executes this deed in my presence after having read the same, and places his initials on each and every page hereof and signs his name on the last page of this deed, before, me the Notary, that as to everything else hereinbefore stated, I the Notary, hereby ATTEST.-----

*Gregory C. Preston*

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**ADD**