# Jam Highland - Land Annexures

***GPS:19.287486,-69.543597 | Version 0.0.1***

**Author(s): DATRO Consortium**

**Apr 16, 2021**

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CHAPTER

ONE

# RELEASE NOTES AND NOTICES

This section provides information about what is new or changed. It also contains urgent issues, documentation updates and new releases.

## 1.1 This Release (Version 0.0.1)

- **2021-Apr-15** - *Added update concerning easements under Sellers Notes/ Surmises*
- **2021-Apr-14** - *Consolidated all the supporting documents into this single document*

## 1.2 Older Versions

In the table below the last entry displays a link to an archived copy of the last report. To keep the filename from overflowing in the table below the name displayed may differ from the file name. The date the file was archived will differ from the date of the document label, which is its creation date.

Table 1: Older Versions of this Document

| Archive Date | Version | Description | Download Link |
|---|---|---|---|
| 2021-04-15 | 0.0.0 | see notes | 2021-04-13_v0.0.0.pdf |

### 1.2.1 Version 0.0.0

- **2021-Apr-13** - *First Draft*

## 1.3 Known and Corrected Issues

Below is a table of pending issues which have been reported to our team. When these issues are remedied, or any significant changed made, a new release will be published.

Table 2: Known Issues

| Date | Version | Subject | Description |
|---|---|---|---|
| 2021-04-15 | 0.0.1 | Sotherby Analysis | *According to radio site surveys e.g. Ubiquity Link software - The elevation at the site is in fact 160m not 150m* |
| 2021-04-14 | 0.0.1 | General Plan | *In the Section field it says "El Jamito" which may be incorrect since this is not mentioned elswhere* |
| 2021-04-14 | 0.0.1 | Title Deeds | *Current owner prefers title deeds transfer from their sellers to their new buyers and bypass them* |
| 2021-04-14 | 0.0.1 | Annexures | *Annexures and Attachments are unverified copies from the seller. Surmises presume claims to be true/ evidence obtainable* |
| 2021-04-13 | 0.0.1 | Building Permits | *No building permits exist yet* |

CHAPTER

TWO

# GLOSSARY

## 2.1 Jam Highland

**For ease and understanding, this report refers to the deslinde'd land in question as "Jam Highland":**

- "Jam" because according to the *General Plan (Remastered)* the plots name is "El Jamito". Local businesses have also used "Jamito" to describe the connecting road, when advertising their address online.
- "Highland" because the plot is high-land e.g. a hill. The term is also synonymous with Scotland to describe large hills. And this coastlines official name is "Bahía Escocesa" (Scottish Bay) Learn More

## 2.2 Deslinde

Property Registration Law (No. 108-05) involving the Deslinde Process. Prior to the enactment of this law, almost all real estate sales were made without a plan approved by the State ("boundary") because this process took years to complete. However, the new law limits sales, purchases, mortgages, and formation of condominiums on properties that have not been demarcated by putting this requirement that the property is demarcated (deslinde) as the paramount requirement. Learn More

## 2.3 Easement

An easement is a legal right benefiting property or a piece of land (known as the dominant land) that is enjoyed over another piece of land owned by somebody else (servient land). … It is a right over land belonging to someone else, but it is not a right to possession or even joint use of the land. Learn More

## 2.4 Annexures

A suppliment or appendix to a written document. An annexure is an addition to something, often to a document. When used generally to simply mean something added, annexure is interchangeable with annex. More commonly used in Britain and India, where it often specifically refers to an addition to an official document.

CHAPTER

THREE

# INFORMATION

This document provides a summary of the "Jam Highland" land sale opportunity. Designed to help stakeholders e.g. seller, buyers etc openly explore all associated risks and opportunities.

## 3.1 Key Facts

- Location: Google Maps Location (19.287486,-69.543597)
- Elevation: 150.00m/492.13ft

Source: *Sotherby Market Analysis (Preview)*

- 5 Certificate of Titles

Source: ref:*Certificate 4068.61m2 (Copy)* , Certificate 2488.70m2 (Copy) , Certificate 2088.47m2 (Copy) , Certificate 2038.77m2 (Copy) , Certificate 1749.00m2 (Copy) , Certificate 1154.00m2 (Copy)

- Directions: 2km before (south of) Las Terrenas, at the intersection of the road that leads to Hoyo Cacao, we (turn right and) travel (uphill, Eastwards) 400m. And on the left we find the project (a large hill)

Source: *General Plan (Remastered)*

## 3.2 Sellers Notes/ Surmises

**Meeting Minutes (2021-04-14)** - The Seller (Mr. Adrian Cronin, Founder & CEO of Aurora Apart Hotels ), took the liberty of answering a DATRO Consortium questionnaire, ahead of this documents publication:

1. The Seller is the owner of this plot of land - Following purchase of the site, almost 2 years ago.
2. There are no liens on the Certificate of Title(s) - A certificate confirming this can be obtained upon request - The Seller is subsequently able, willing and in a position to sell.
3. The name on the Certificate of Title(s) has been kept in the previous owners name: Mr. Karl Franz Stark:
    - The name on the Certificate of Title(s) was left unchanged at Mr. Cronin's request
    - Mr. Cronin and his legal council (Guzman lawfirm ) are still able, willing and in a position to transfer the Certificates of Title(s) from Mr. Stark to a new buyer, in the event of a sale.
    - The previous owner is reachable if there is a requirment for his participation.
4. **Each Certificate of Title has a corresponding plot drawing/map which constitutes an *Easement* e.g. road access, common l**

- **2021-04-15** - The aforementioned easements are not stipulated in the text on the Certificate of Title, however Mr. Cronin remains confident his approach constitutes an easement in the eyes of the relevant authorities after consulting with them on this day

5. Connecting road (adjacent to plot), while undeveloped and still a gravel track, is actually a throughfair:
   - South/West exit from plots entrance leads to: Carretera Las Terrenas - Sanchez, Las Terrenas
   - North/East exit from plots entrance leads to: UNKNOWN AT THIS STAGE (presumably Las Terrenas town ?)
   - Plans supposedly exist to develop the road and throughfair, as has been done is the surrounding area already
6. In the even of a sale whereby the buyer(s) commit a payment - It will typically be held in Mr. Cronins' lawyers New York Bank account in escrow, until such time as the purchase completes in full e.g. the buyer(s) name(s) replaces Mr. Stark on the Certificate of Title(s).

CHAPTER

FOUR

# ANNEXURES

Below are previews of the Annexures, referenced in the table above. At the end of this document is Download Link of Annexures :

## 4.1 Sotherby Market Analysis (Preview)

- www.williamholdenreality.com
- View Full Report

**Valuation:**

**Price Range (USD)**

**$680,000** to **$1 Million**

**($40 /m2 to $60 /m2)**

**In my opinion, this property can be marketed in one of three ways:**

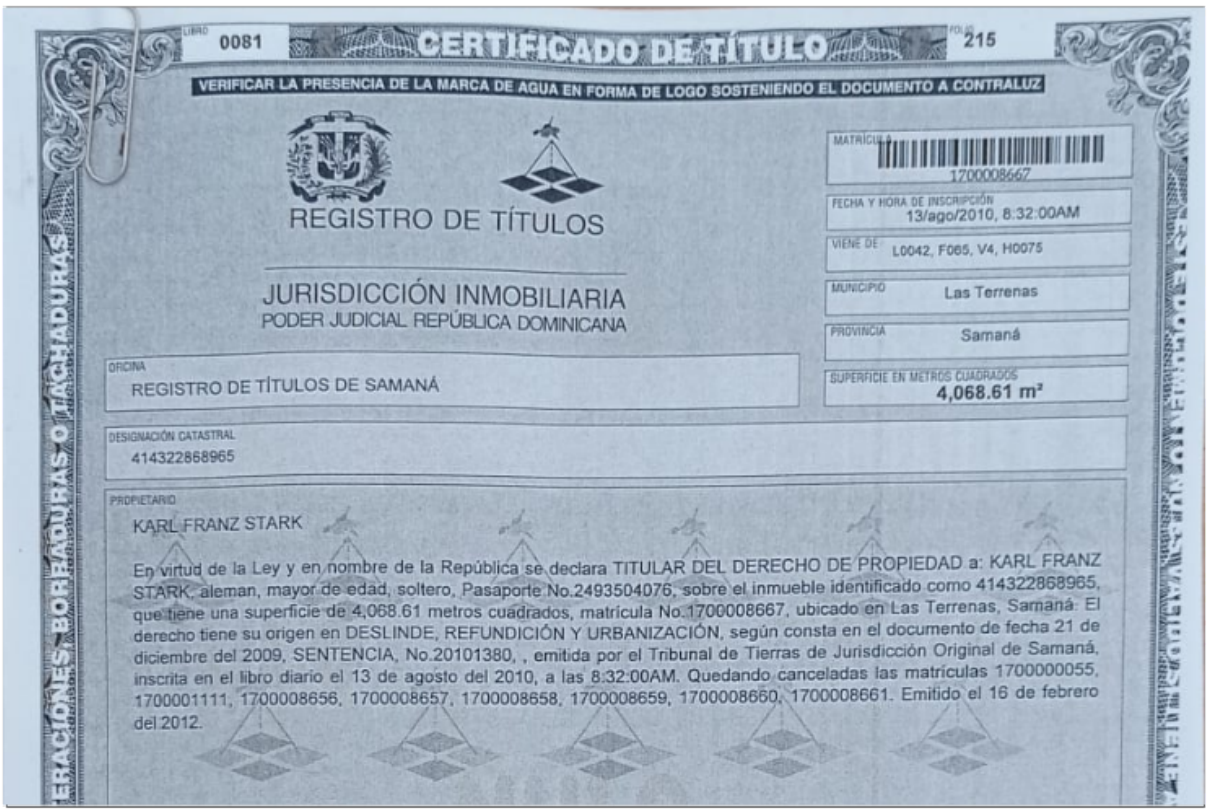
- **Individual Lots**
- **Entire Parcel**
- **Villa Construction on an Individual Lot**

**Individual Lots -** Because of the site improvements and available utilities, each individual lot could be offered for sale at $60 per square meter. Thus, the total of individual lot sales is estatmated to be $1 Million usd.

**Entire Parcel -** The value of the entire parcel is estimated to have a value of $680,000.

**Constructed Villas -** Pricing of the land would be included in the price of the constructed villa, and in most cases, the cost of the can be adjusted to make prices of the villa competitive.

## 4.2 Certificate of Title: 4,068.61m2 (Copy)



LIBRO 0081 **CERTIFICADO DE TÍTULO** FOLIO 215

VERIFICAR LA PRESENCIA DE LA MARCA DE AGUA EN FORMA DE LOGO SOSTENIENDO EL DOCUMENTO A CONTRALUZ

REGISTRO DE TÍTULOS

JURISDICCIÓN INMOBILIARIA
PODER JUDICIAL REPÚBLICA DOMINICANA

MATRÍCULA 1700008667

FECHA Y HORA DE INSCRIPCIÓN 13/ago/2010, 8:32:00AM

VIENE DE L0042, F065, V4, H0075

MUNICIPIO Las Terrenas

PROVINCIA Samaná

OFICINA REGISTRO DE TÍTULOS DE SAMANÁ

SUPERFICIE EN METROS CUADRADOS 4,068.61 m²

DESIGNACIÓN CATASTRAL 414322868965

PROPIETARIO KARL FRANZ STARK

En virtud de la Ley y en nombre de la República se declara TITULAR DEL DERECHO DE PROPIEDAD a: KARL FRANZ STARK, aleman, mayor de edad, soltero, Pasaporte No.2493504076, sobre el inmueble identificado como 414322868965, que tiene una superficie de 4,068.61 metros cuadrados, matrícula No.1700008667, ubicado en Las Terrenas, Samaná. El derecho tiene su origen en DESLINDE, REFUNDICIÓN Y URBANIZACIÓN, según consta en el documento de fecha 21 de diciembre del 2009, SENTENCIA, No.20101380, , emitida por el Tribunal de Tierras de Jurisdicción Original de Samaná, inscrita en el libro diario el 13 de agosto del 2010, a las 8:32:00AM. Quedando canceladas las matrículas 1700000055, 1700001111, 1700008656, 1700008657, 1700008658, 1700008659, 1700008660, 1700008661. Emitido el 16 de febrero del 2012.

## 4.3 Certificate of Title: 2,488.70m2 (Copy)

LIBRO 0185 **CERTIFICADO DE TÍTULO** FOLIO 238

VERIFICAR LA PRESENCIA DE LA MARCA DE AGUA EN FORMA DE LOGO SOSTENIENDO EL DOCUMENTO A CONTRALUZ

REGISTRO DE TÍTULOS

JURISDICCIÓN INMOBILIARIA
PODER JUDICIAL REPÚBLICA DOMINICANA

MATRÍCULA: 1700008665
FECHA Y HORA DE INSCRIPCIÓN: 24/07/2017 10:29 a.m.
VIENE DE: L.149, F.112
MUNICIPIO: LAS TERRENAS
PROVINCIA: SAMANA
SUPERFICIE EN METROS CUADRADOS: 2,488.70 m²

ORICINA: Registro de Títulos de Samaná

DESIGNACIÓN CATASTRAL: 414322974909

PROPIETARIO:

KARL FRANZ STARK

En virtud de la Ley y en nombre de la República se declara TITULAR DEL DERECHO DE PROPIEDAD a KARL FRANZ STARK, de nacionalidad Alemana, mayor de edad, Cédula de Identidad No.134-0003554-2, soltero, sobre el inmueble identificado como 414322974909, que tiene una superficie de 2,488.70 metros cuadrados, matrícula No.1700008665, ubicado en LAS TERRENAS, SAMANA. El derecho fue adquirido a GINA FRANCISCA COPLIN GERONIMO DE LECLERC, de nacionalidad Dominicana, mayor de edad, Cédula de Identidad No.065-0034081-2, casada con JOSEPH ROGER JEAN LECLERC, de nacionalidad Canadiense, mayor de edad, Número Identificación Nacional/Pasaporte DL4054607/QM119597. El derecho tiene su origen en VENTA, según consta en el documento de fecha 04/oct/2016, Acto bajo firma privada legalizado por LIC. RAFAEL DOTEL VANDERPOOL, notario público de los del número de LAS TERRENAS, con matrícula No.3991. Inscrito a las 10:29:01 a.m. el 24/jul/2017. El presente cancela el anterior Certificado de Título identificado en el pase de origen. Emitido el 26 de julio del 2017.

Lina M. Alvarez Holguín
Registrador de Títulos
Registro de Títulos de Samaná

PODER JUDICIAL JURISDICCIÓN INMOBILIARIA REGISTRO DE TÍTULOS

PODER JUDICIAL JURISDICCIÓN INMOBILIARIA REGISTRO DE TÍTULOS DE SAMANÁ

Guzmán Ariza Nordeste, S.R.L.
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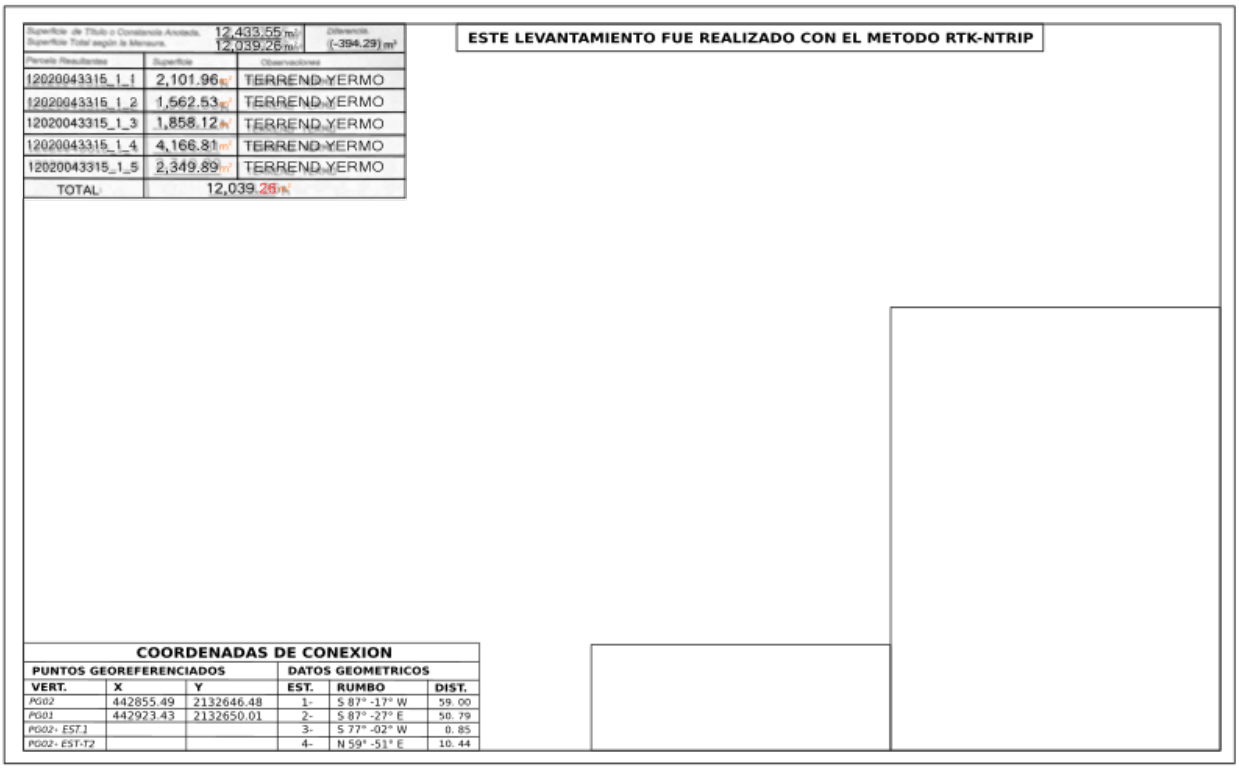
## 4.4 General Plan (Remastered)

- View as PDF
- View as SVG




## 4.5 Download Links

See below a table of the download links for the Annex items referenced in this document:

Table 1: Download Link of Annexures

| Date | Description | PDF | SVG | PNG |
|---|---|---|---|---|
| 2019-07-31 | Sotherby Analysis | link(5.3mb) | | |
| 2017-07-24 | Certificate of Title: 2488.70 | | | link(173mb) |
| 2010-08-13 | Certificate of Title: 2088.47 | | | link(173mb) |
| 2010-08-13 | Certificate of Title: 2038.77 | | | link(173mb) |
| 2010-08-13 | Certificate of Title: 1749.00 | | | link(173mb) |
| 2010-08-13 | Certificate of Title: 1154.00 | | | link(173mb) |
| 2010-08-13 | Certificate of Title: 4068.61 | | | link(173mb) |
| 2020-06-06 | General Plan | link(19kb) | link(36kb) | |

CHAPTER

# FIVE

# DOCUMENT AUTHOR(S):

## 5.1 DATRO Consortium