



"Jam Highland" Land Annexures

19.287486,-69.543597 | Version 0.0.1

Author(s): DATRO Consortium

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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-14** - *Initial Release*

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.

INFORMATION

This report (and reference to the plot of land in question) has been entitled “Jam Highland”:

- “Jam” since the plots official name is presumed to be “El Jamito” (and the connecting roads presumed name: “Jamito”). This can be seen in the *General Plan (Preview)* below.
- “Highland” since the plot is a hill and the coastline where it’s situated is official named “Bahía Escocesa” (*Scottish Bay*).

2.1 Highlights

- Location: [Google Maps Location](#) (19.287486,-69.543597) - source: *Sotherby Market Analysis (Preview)*
- Elevation: 150.00m/492.13ft
- 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)

2.2 Surmises

- **Connecting road (adjacent to plot), while undeveloped and still a gravel track, is actually a throughfair:**
 - South/West exit from plot entrance leads to: Carretera Las Terrenas - Sanchez, Las Terrenas
 - North/East exit from plot entrance leads to: UNKNOWN AT THIS STAGE
- Plans supposedly exist to develop the road and throughfair, as has been done is the surrounding area already
- No leans reported on the land/ titles (certificate of clearence is obtainable, subject to buyers preference/request)
- Current owner has purchased all 5 titles from previous owner - lawfirm will confirm

2.3 Description

Hilltop land, overlooks the [Scottish Bay](#) ("Bahía Escocesa") - A 70km coastline on the north-east coast of the Dominican Republic. This hill has an unobstructed 60° view of the ocean, which is less than 4Km away, in each directions. The surrounding view, other than the sea view, is entirely hills, forest/jungle and typical, scenic, caribbean countryside.

ANNEXURES

Below are previews of the Annexures, referenced in the table above. At the end of this document is Table 1.0 - Download Link of Annexures :

3.1 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.

3.2 General Plan (Preview)

Superficie de Título o Constante Anotada: 12,433.55 m ²		Diferencia: (-394.29) m ²
Superficie Total según la Mensura: 12,039.26 m ²		
Parcela Resultante	Superficie	Observaciones
12020043315_1_1	2,101.96 m ²	TERRENO YERMO
12020043315_1_2	1,562.53 m ²	TERRENO YERMO
12020043315_1_3	1,858.12 m ²	TERRENO YERMO
12020043315_1_4	4,166.81 m ²	TERRENO YERMO
12020043315_1_5	2,349.89 m ²	TERRENO YERMO
TOTAL	12,039.26 m ²	
<div>ESTE LEVANTAMIENTO FUE REALIZADO CON EL METODO RTK-NTRIP</div>		
COORDENADAS DE CONEXION		
PUNTOS GEOREFERENCIADOS		
VERT.	X	Y
PG02	442855.49	2132646.48
PG01	442923.43	2132650.01
PG02- EST.1		
PG02- EST.12		
DATOS GEOMETRICOS		
EST.	RUMBO	DIST.
1-	S 87° -17' W	59.00
2-	S 87° -27' E	50.79
3-	S 77° -02' W	0.85
4-	N 59° -51' E	10.44

3.3 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	Document (PDF)	Image (SVG)
2019-07-31	Sotherby Analysis	download(5.3mb)	
2020-06-06	General Plan	download(19kb)	download(36kb)

DOCUMENT AUTHOR(S):

4.1 DATRO Consortium