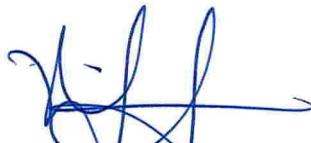


**CERTIFICACIÓN DEL NOTARIO QUE PRESENTA DOCUMENTO EN EL
REGISTRO DE LA PROPIEDAD INMOBILIARIA POR LA VÍA TELEMÁTICA**

Certifico: Que el original de la Escritura Doce (12) de “Deed of Purchase and Sale” firmada por **David José Rivé Power and Maritza de los Ángeles Vales Ufret, y San Carlos LLC**, representada por Lourdes Crenshaw Cruz el 25 de mayo de 2022 y autorizado ante la Notario Público suscribiente, que en formato PDF estoy presentando ante el Registro de la Propiedad, es una copia fiel y exacta del original de dicho documento.

En San Juan, Puerto Rico, hoy 7 de junio de 2022.




Viviana Miranda Ortiz
Notario Público

-----DEED NUMBER TWELVE (12)-----

-----DEED OF PURCHASE AND SALE-----

---In the Municipality of San Juan, Commonwealth of Puerto Rico, this twenty-fifth (25th) day of May, two thousand twenty-two (2022).-----

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

---**VIVIANA MIRANDA ORTIZ**, Attorney-at-Law and Notary Public in and for the Commonwealth of Puerto Rico, with residence in San Juan, Puerto Rico and offices located on the Eighth (8th) floor of Two Hundred Fifty (250), Muñoz Rivera Avenue, in the Hato Rey Ward of the Municipality of San Juan, Puerto Rico.-----

-----APPEAR-----

---**AS PARTY OF THE FIRST PART: DAVID JOSÉ RIVÉ POWER**, also known as David Rivé Power **AND MARITZA DE LOS ÁNGELES VALES UFRET**, also known as Maritza Vales Ufret, both of legal age, married to each other, attorney and housewife, respectively, and residents of San Juan, Puerto Rico (hereinafter, collectively, the "SELLERS").-----

---**AS PARTY OF THE SECOND PART: SAN CARLOS LLC**, a limited liability company duly organized and existing under the laws of the Commonwealth of Puerto Rico (hereinafter, the "Buyer"), represented by its authorized representative, Lourdes Crenshaw Cruz, of legal age, married, executive and resident of Carolina, Puerto Rico, whose authority to appear herein was evidenced by a Certificate of Resolutions issued by Peter Cruz, whose legal name is as stated, as Secretary of San Carlos LLC, authenticated before Notary Public Ricardo J. Goytia Diaz, under testimony number two thousand nine hundred ninety-five (2,995). I, the undersigned Notary Public hereby state that I have reviewed the original of the Certificate of Resolutions referenced herein and it complies with all applicable legal requirements.-----



---I, the Notary, attest that I am personally acquainted with the natural persons appearing on behalf of the appearing party for the second part and the natural persons appearing as the party to the first part; and, from their statements, I also attest as to their age, civil status, occupation and place of

residence. The appearing parties hereto assure me that they have, and in my judgment, they do have, the legal capacity and knowledge of the English language necessary to execute this instrument, and, therefore, they freely and of their own will and accord:-----

-----**STATE**-----

---**FIRST:** The Property. The Sellers are the owners, in fee simple title (*pleno dominio*) of a certain real estate property (hereinafter referred to as the “Property”) described in Schedule I attached hereto and made a part hereof.-----

---The Property is subject to the liens and encumbrances of record that are described in Schedule I.-----

---**SECOND:** Sale and Purchase of the Property. Sellers have agreed with Buyer on the sale to Buyer of the Property in accordance with the following terms and conditions:-----

-----(a) Purchase-Sale. Sellers hereby sell to Buyer, and Buyer hereby purchases from Sellers, the Property, together with all its rights, easements, servitudes and appurtenances, without any limitation whatsoever.-----

-----(b) The Purchase Price. The purchase price (hereinafter, the “Purchase Price”) of the Property is that which is established in Schedule II, which is attached and forms part of this Deed, that is the amount of **TWO MILLION**

FOUR HUNDRED THOUSAND DOLLARS (\$2,400,000.00) from

which Seller acknowledges having received **ONE HUNDRED TWENTY THOUSAND DOLLARS (\$120,000.00)**, as a deposit, before this act from Peter Cruz and Lourdes Crenshaw Cruz, predecessors in interest of the Buyer in connection with that Purchase and Sale Agreement that was executed prior to this date, and the remaining **TWO MILLION TWO HUNDRED EIGHTY THOUSAND DOLLARS (\$2,280,000.00)** on this act; and, consequently, Sellers acknowledge receipt of payment in full the Purchase Price. Buyer, without any formality other than the execution of this Deed, enters into the immediate real and pacific possession of the Property (and everything that is attached or corresponds thereto) as owner and may occupy the Property immediately.-----



-----(c) Property Taxes. Property taxes due on the Property shall be apportioned in the following manner: (i) Sellers shall be responsible for any and all taxes assessed and imposed over the Property up to the date of execution of this Deed; and (ii) Buyer shall be responsible for any and all taxes assessed and imposed over the Property following the date of execution of this Deed.-----

-----(d) Possession. This Deed shall entitle Buyer to enter into possession of the Property without any additional formality or request. -----

-----(e) Warranties.-----

-----(i) Sellers acknowledge and warrant to Buyer that there are no other debt, liens or encumbrances over or related to the Property, other than those described and defined in Schedule I hereof, which Mortgage (as such term is defined in Schedule I hereof) shall be cancelled, with the proceeds received by Sellers from the Purchase Price.-----

-----(ii) The Sellers are liable for the cancellation of the Mortgage, including any and all expenses and costs related thereto, and agree to indemnify and hold-harmless Buyer, its successors, or assigns, from any action related to the cancellation or payment thereof.-----

---Notwithstanding the foregoing, the subscribing Notary Public states that she has duly advised the appearing parties, particularly, Buyer, of the fact that although Sellers, with the proceeds from the purchase and sale effected herein, will satisfy the balance of the Mortgage, that is **FOUR HUNDRED SEVENTY-THREE THOUSAND SIX HUNDRED DOLLARS WITH FIFTY-SEVEN CENTS (\$473,600.57)** as of May thirty-first (31st), two thousand twenty two (2022), to the mortgagee of the Mortgage, with the purpose of cancelling the obligation secured by the Mortgage, that such payment in full of the amount of the indebtedness of the loan secured by the Mortgage does not constitute an absolute guarantee of the cancellation of the Mortgage in the Registry. The subscribing Notary also advises Buyer that it has the right to require that such lien be cancelled concurrently with the execution of this Deed and that Buyer may waive such right, which right the Buyer hereby do waives, and, having been advised and is aware of the



risks and consequences if such lien is not duly cancelled in the Registry; and that upon such decision to not cancel the Mortgage concurrently with the execution of this Deed, the appearing parties hereby release the subscribing Notary Public from any and all liability with respect to the non-cancellation of the Mortgage simultaneously with the execution of this Deed. That Regulation Five Thousand Three Hundred Thirty-Seven (5337) approved by the Office of the Commissioner of Financial Institutions, Article Ten (10), provides and requires that the parties be given copy of the check issued to pay-off the balance of the Mortgage, and that this Article also requires that the payment of the Mortgage be accomplished within five (5) business days from the date of closing, and that Regulation Five Thousand Three Hundred Thirty-Seven (5337) also requires that said creditor or mortgagee notify the parties not later than thirty (30) business days after receipt of said payment of the fact that payment was received. Having understood the scope and significance of all of the prior warnings and explanations to the full satisfaction of the appearing parties, the appearing parties herein manifest their determination to proceed at this point in time with the execution of the present Deed. -----

-----(f) Expenses.-----

-----(i) Costs and expenses associated with the original of this Deed shall be borne by Sellers, including the notarial tariff, the internal revenue and legal assistance stamps. Buyer shall be responsible for the stamps and vouchers regarding the certified copy of this Deed, as well as for the recording fees.-----

-----(ii) Sellers and Buyer each represent and warrant to the other that no real estate agent or broker was involved in negotiating the transaction contemplated herein except for Ingrid Segarra, representing Sellers and Sotheby's International Realty, representing Buyer. The commission payable to the real state brokers referenced above shall be paid by Sellers from the proceeds of this transaction as follow: (x) Forty-Nine Thousand Nine Hundred Twenty Dollars (\$49,920.00) to Ingrid Segarra; and (y) Seventy-Four Thousand Eight Hundred Eighty Dollars (\$74,880.00) to



Sotheby's International Realty, for a total aggregate amount of One Hundred Twenty-Four Thousand Eight Hundred Dollars (\$124,800.00).---

-----**(g) Successors and Assignees.** All of the terms, conditions and provisions of this paragraph **SECOND** shall apply to, and be binding upon, the successors and assignees of Buyer and Sellers, and all the persons claiming under or through them.-----

-----**(h) HOA Fees and Assessments.** Buyer hereby acknowledges that it is required to pay the monthly fees and any other assessments that are approved pursuant to the terms of the Master Deed that governs the Bahia Beach Resort and Las Verandas Condominium and the corresponding by-laws, all of which are intended to cover the maintenance of all common elements, including, but not limited to, the membership fees and dues to the Bahia Beach Resort HOA.-----

-----**(i) Documents.** Buyer acknowledges that it has received a copy of and have examined the terms, conditions, clauses and obligations contained in the Master Deed referenced to above and the documents attached to it, including, but not limited to the by-laws and the plans, as the same may be amended from time to time, and that they execute this Deed assuming all duties, restrictions, obligations, conditions and limitations upon dominium of the Property stated in those documents.-----

---The use of the Property and common elements of the Condominium Las Verandas shall be subject to the covenants and restrictions set forth in the Condominium Act (Act No. 203-1958, as amended), the Master Deed and the by-laws, as the same may be amended from time to time.-----

---Buyer states that prior to the execution of this Deed they have received a copy of and examined the documents referred to above and that they execute this Deed and accepts the Property subject to the terms, conditions and responsibilities imposed by and described in those documents, obligating them to observe and comply with all of the provisions of this Deed, the Master Deed, the by-laws, the resolutions of the Board of Directors and Council of Unit Owners of the Condominium Las Verandas and any amendments made to the foregoing. Buyer further acknowledges that any



owner, possessor, lessee or occupant of the Property will be subject to and required, to the same extent, to abide by the terms of the aforesaid documents and that the mere tenancy, occupancy, acquisition, lease or possession of the Property by any person will mean that all clauses and conditions established in those documents have been accepted by such person. -----

----(j) Inspection. Buyer admits that it has had access to and have inspected the Property and its surroundings; and has found them to be in accordance with the statements that have been made by Sellers. Therefore, Buyer acknowledges that the Property has been accepted to its satisfaction after performing such inspection. Buyer hereby accepts the Property, its facilities, fixtures and common elements, general and limited, as they currently are, on an "as-is", "where-is" "with all fault" basis, to the maximum extent permitted by applicable law. -----

---**THIRD:** Additional Documentation. The parties hereto agree to execute and deliver any additional instruments and documents which may be necessary to record the transactions effected hereby. -----

---**FOURTH:** Request to the Registrar. The Honorable Registrar of the Property is respectfully requested to record the transfer of fee simple title to the Property in fee simple title (*pleno dominio*) in the name of Buyer in the books and records under his/her custody. -----

-----**ACCEPTANCE, WARNINGS AND EXECUTION**-----

---The appearing parties to this Deed accept the same as drafted because it has been drawn up in accordance with their stipulations, terms and conditions. -----

---I, the Notary, made to the appearing parties the necessary legal warnings concerning the execution of this Deed and they were fully advised by me thereon. I advised the appearing parties as to their right to read this Deed by themselves, which they did, and to have witnesses present at the execution thereof, which they waived. -----

---The appearing parties accept this instrument in all of its parts, as they find the same drafted in accordance with their instructions and I, the Notary, do



hereby CERTIFY that I have advised the appearing parties, specifically with respect to: -----

-----(a) the meaning and legal effects of the acts consummated pursuant to this Deed, having asked each of the persons appearing herein whether they had any further questions and allowing each of them ample time and opportunity to understand and comprehend the meaning and legal nature and effects of their acts; -----

-----(b) that the Property is described and the liens and encumbrances over the Property are listed herein as reflected by certain title reports prepared by an independent third party, Capital Title Services, Inc., dated May nine (9), two thousand twenty-two (2022) (hereinafter, the "Title Search Report") and not by the undersigned Notary, for which reason the appearing Parties hereby release the Notary from any liability with respect to any errors, omissions or mistakes in the Title Search Report, and therefore this Deed.

The appearing Parties hereby acknowledge that I, the undersigned Notary Public, have explained the scope and meaning of each of the Title Search Report's content, and manifest that, to their best knowledge, such Title Search Report reflects the truth about the Property's ownership and encumbrances as of the date hereof; that the Title Search Report does not constitute title insurance and only reflect the entries in the Registry affecting the Property up to the date of said Title Search Report and that, as recent as the Title Search Report may be, the same does not close the Registry, nor does it exclude the possibility that any other documents related to the Property may have been filed after the preparation of such Title Search Report; -----

-----(c) that if the Property, subject to this transaction, is located in a flood prone area, any present or future title holder or occupant thereof may be compelled by law to observe and comply with the requirements and provisions of the Flood Zone Regulations, and the appearing parties are hereby warned that failure to comply therewith may result in an unlawful act pursuant to the provisions of Section thirty (30) of Act Number Eleven (11) of March eight (8), nineteen eighty eight (1988), regarding flood zones



and the provisions of the Floodable Zone Building Control Act of September twenty seven (27), nineteen sixty one (1961), as amended;-----
-----(d) the advisability of the appearing parties having a person with appropriate expertise conduct an investigation to determine the environmental condition of the Property and the legal consequences which may arise from the failure to review and verify said condition;-----
-----(e) of the statutory requirement that the conveying party give notice of this transaction to the Department of the Treasury of the Commonwealth of Puerto Rico, and that the Informative Return of Segregation, Grouping, or Transfer of Real Estate to be filed at the Puerto Rico Department of Treasury, will be filed by electronic means pursuant to Act Number One Hundred Forty (140) of July thirteen (13), two thousand eleven (2011), as may be amended, and its Regulation number Eight Thousand One Hundred Sixty-Seven (8167) of the Department of the Treasury, and copy of such return with the Municipal Revenue Collection Center (hereinafter, "CRIM" by its Spanish acronym);-----
-----(f) that real property taxes, including, without limitation, taxes assessed pursuant to Act Number Seven (7) of March nine (9), two thousand nine (2009), as amended (hereinafter, "Act Seven"), corresponding to the preceding five (5) tax years and the current tax year constitute a senior, preferred statutory lien on the Property; and-----
-----(g) of the advisability of verifying the payment status of such real property taxes and Act Seven taxes in the records of the CRIM and the Puerto Rico Department of Treasury;-----
-----(h) Additionally, I advised the appearing parties of the need of filing the certified copy of this Deed in the Registry, and of the consequences of delaying such filing. The appearing parties hereby manifest that such filing will be performed by a third party unrelated to the undersigned Notary Public, for which reason, they hereby relieve the undersigned Notary Public from any responsibility in connection with such filing. -----
---In addition, I, the undersigned Notary Public, do hereby certify that, pursuant to the provisions of the Residential Lead-Based Paint Hazard



Reduction Act of Nineteen Ninety Two (1992), as codified in forty two United States Code Section four thousand eight hundred fifty one *et sequitur* (42 U.S.C. § 4851 *et seq.*) (hereinafter, the “Act”), I have advised the appearing parties as follows: every purchaser of any interest in residential real property on which a residential dwelling was built prior to nineteen seventy eight (1978) is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The sellers of any interest in residential real property is required to provide the buyers with any information on lead-based paint hazards from risk assessments or inspections in the seller’s possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazard is recommended prior to purchase. To the extent that the Act is applicable to the purchase and sale transaction consummated herein, the Act imposes on the Sellers, its agents and realtors, if any, before the Buyer are to be bound by a contract for the purchase and sale of residential real property, the obligation to: (i) disclose its knowledge of the presence of lead-based paint or any other known hazard in the Property related to lead-based paint; (ii) provide a ten (10) day period to allow the Buyer to inspect the Property for possible lead-based paint hazards; and (iii) provide an information booklet (“Protect Your Family From Lead in Your Home”) prepared by the Environmental Protection Agency. To the extent the Act is applicable hereto, the Act requires that a document signed by the Buyer and the Sellers acknowledging compliance with the abovementioned requirements be attached to the purchase and sale contract. To the extent the Act is applicable hereto, the Sellers and its agents should keep a copy of said contract and its attachments (with the disclosures stated above) for a period of not less than three (3) years. Non-compliance with the requirements of the Act exposes the Sellers to possible liability. The Buyer



hereby acknowledge that, to the extent the Act is applicable hereto, it has been given the opportunity to inspect the Property and that it was informed more than ten (10) days prior to the execution of this Deed of its right to assess the risk of lead-based paint in the Property. The Buyer and the Sellers acknowledge and accept that, to the extent the Act is applicable hereto, they: (i) have complied with the requirements of the Act; (ii) have examined the information related to the possibility of the presence of lead-based paint in the Property; and (iii) certify that, to the best of their knowledge, all the information they have provided in this paragraph is true and accurate. With full knowledge of the contents of the present warning, the Buyer and the Sellers proceed with the execution of this Deed as hereinafter provided. ---

---I, the undersigned Notary Public, do hereby certify that the appearing parties hereto, after reading this Deed and understanding the scope and meaning of the foregoing warnings and explanations to their satisfaction, approved and ratified the contents hereof and signed before me and placed their initials on each and every page of the original of this Deed; and that this Deed was executed by the appearing parties before me, the undersigned Notary Public, after waiving their right to request the presence of witnesses, of which right I apprised them. -----

---I further certify and attest that the appearing parties and I know and fully understand the English language that I have reviewed the authority of the Buyer and the same duly provide the authorities hereto and comply with applicable law; and I further attest as to the appearing parties' personal qualifications.-----

---I further certify as to everything stated or contained herein. -----



---TO ALL WHICH, under my signature and seal signing and sealing the same according to law, I, the undersigned, Notary, ATTEST. -----



SCHEDULE I

---The Property is recorded at page 9 of volume 534 of Río Grande, Registry of the Property of Puerto Rico, Third Section of Carolina (hereinafter, the “Registry”), property number 28,918. -----

---The Property includes all fixtures, equipment and other personal property which, on the date hereof, are placed in, or attached to, the Property, to the extent transferable, and any deficiency claims, judgments or similar rights pertaining thereto.-----

---The Seller hereby states that, to its knowledge, the tax identification number assigned to the Property by the CRIM, as it appears in the CRIM’s records, is zero six six hyphen zero zero zero hyphen zero one zero hyphen zero six hyphen zero zero five (066-000-010-06-005). -----

---The Seller acquired the Property pursuant to Deed Number Eight (8) of Deed of Purchase and Sale, executed on April twenty-nine (29), two thousand eight (2008), before Notary Public Antonio R. Molina Machargo, recorded at page 9 of volume 534 of Río Grande, property number 28,918, first (1st) inscription.-----

---The Property. The legal description of the Property, as it appears in the books and records of the Registry, is as follows:-----

---A. **Unit Number One Thousand Two Hundred Five (1205)**, which is described as follows (hereinafter, “Unit 1205”):-----

-----“**URBAN: HORIZONTAL PROPERTY APARTMENT UNIT NUMBER ONE THOUSAND TWO HUNDRED FIVE (1205)**, part of Las Verandas Condominium in the resort community known as “Bahía Beach Resort & Golf Club”, which is located in the Herrera Ward of the Municipality of Río Grande, Puerto Rico. This unit, built with reinforced concrete and concrete blocks, is located at the Second Floor of Building Number One (#1), and it is a one level unit. The total area of this unit (which comprises the living area of the unit and the area of the parking spaces assigned to the unit set forth below) is two thousand three hundred nine point twenty-three (2,309.23) square feet, equivalent to two hundred fourteen point fifty-three (214.53) square meters. The main entrance to this unit is located on its South side and leads to a common element which provides access to the same.-----

-----This Unit contains a living-dining room, a kitchen, a terrace, a den, a laundry closet, two (2) air conditioning closets, a closet and a bathroom; one (1) bedroom with a walk-in-closet, and a bathroom; one master bedroom with a walk-in closet; and a master bathroom; in a construction area of one thousand eight hundred seventy-eight point ninety-nine (1,879.99) square feet, equivalent to one hundred seventy-four point fifty-six (174.56) square meters.-----



-----This Unit is bounded by the NORTH, in a distance of forty-tow feet and eight inches (42'8") with the unit exterior wall; by the SOUTH, in a distance of forty-two feet and eight inches (42'8") with common area; by the EAST, in a distance of fifty-seven feet and six inches (57'6") with Apartment Unit Number One Thousand Two Hundred Six (1206), common area and the Unit exterior wall; and by the WEST, in a distance of fifty-seven feet and six inches (57'6") with Apartment Unit Number One Thousand Two Hundred Four (1204), common area and the unit exterior wall. -----

-----The Parking Spaces identified and numbered Forty-Seven (47), Forty-Eight (48) and "G" Five (G5) on the Plans of Las Verandas Condominium are private areas assigned to this Unit as annexee (anejos). Parking Space Number Forty-Seven (47) has a total area of one hundred ninety-two point forty-six (192.46) square feet, equivalent to seventeen point eighty-eight (17.88) square meters, bounded by the NORTH, in a distance of five point fifty (5.50) meters with Green Areas and Parking Driveway; by the SOUTH, in a distance of five point fifty (5.50) meters with Parking Space Number Forty-Eight (48); by the EAST, in an arc length of two point fifty (L-2.50) meters with Green Area; and by the WEST, in an arc length of four point zero zero (L-4.00) with Parking Driveway. The entrance to Parking Space Number Forty-Seven (47) is located on its West Side. Parking Space Number Forty-Eight (48) has a total area of one hundred ninety-two point forty-six (192.46) square feet, equivalent to seventeen point eighty-eight (17.88) square meters, bounded by the NORTH, in a distance of five point fifty (5.50) meters with Parking Space Number Forty-Seven (47); by the SOUTH, in a distance of five point fifty (5.50) meters with Parking Space Number Forty-Nine (49); by the EAST, in an arc length of two point fifty (L-2.50) meters with Green Area; and by the WEST, in an arc length of four point zero zero (L-4.00) meters with Parking Driveway. The entrance to Parking Space Number Forty-Eight (48) is located on its West Side. Parking Space Number G Five (G5) has a total area of forty-five point thirty-two (45.32) square feet, equivalent to four point twenty-one (4.21) square meters, bounded by the NORTH, in an arc length of one point fifty (L-1.50) meters with Green Area; by the SOUTH, in an arc length of one point seventy-four (L-1.74) meters with Parking Driveway; by the EAST, in a distance of two point sixty (2.60) meters with Parking Space Number "G" Six (G6); and by the WEST, in a distance of two point sixty (2.60) meters with Parking Space "G" Four (G4). The entrance to Parking Space "G" Five (G5) is located on its South Side. -----

-----This Unit's percentage share ownership of the undivided interest in the common elements of the Regime is equal to zero point nine four five five one six percent (0.94516%). -----

---The Property is subject to the following liens and encumbrances of record: -----

-----(a) By its origin: -----

----- (i) Easement in favor of the Aqueduct and Sewer Authority of Puerto Rico. -----

----- (ii) Easement in favor of the Puerto Rico Electric Power Authority. -----

----- (iii) Easement in equity. -----

----- (iv) Easement in favor of the Puerto Rico Telecommunications Regulatory Board. -----



----- (v) Restrictive conditions of edification and use. -----

----(b) By itself: -----

(i) Mortgage securing the payment of a mortgage note payable
in favor of Banco Popular de Puerto Rico, or to its order, for the
principal amount of FOUR HUNDRED NINETY-SIX THOUSAND
ONE HUNDRED DOLLARS (\$496,100.00), with annual interest rate
at two and a quarter percent (2.25%), due on July one (1), two thousand
thirty-six (2036), constituted pursuant to Deed Number One Hundred
Forty-Six (146), executed in Guaynabo, Puerto Rico, on July twenty-
five (25), two thousand twenty-one (2021), before Notary Public
Rosimar Cacho Natal (the "Mortgage"), and recorded at the Karibe
volume of Río Grande, property number 28,918, third (3rd) inscription.



SCHEDULE II

---The Purchase Price of the Property is **TWO MILLION FOUR HUNDRED THOUSAND DOLLARS (\$2,400,000.00)**. -----



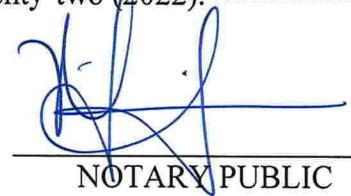
---(Signed) DAVID JOSÉ RIVÉ POWER and MARITZA DE LOS ÁNGELES VALES UFRET; and SAN CARLOS LLC, represented by its Authorized Representative, Lourdes Crenshaw Cruz.-----

---(Signed, sealed, marked and flourished) VIVIANA MIRANDA ORTIZ. -----

---The corresponding Internal Revenue stamps, Legal Assistance Stamps, and that of the Notary Fee have been canceled on the original, on the same date of this execution, and the initials of the appearing parties and the special mark of the Notary are found on each page of the deed.-----

---I, the Notary, certify that the foregoing is a true and exact copy of Deed Number TWELVE (12), the original of which consists of fifteen (15) pages and forms part of my protocol of public instruments for the current year two thousand twenty-two (2022).-----

---IN WITNESS WHEREOF, and to deliver to SAN CARLOS LLC, I issue the first certified copy of this deed, consisting of sixteen (16) pages, which I sign, seal, mark and flourish in San Juan, Puerto Rico, on the seventh (7th) of June, two thousand twenty-two (2022).-----



NOTARY PUBLIC

