

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF PUERTO RICO**

**IN RE:**

**LAS AMERICAS 74-75, INC.**

**DEBTOR IN POSSESSION**

**CASE NO.: 15-01527(ESL)**

**CHAPTER 11**

**DEBTOR'S FIRST SUPPLEMENT TO DISCLOSURE STATEMENT  
DATED AUGUST 11<sup>TH</sup>, 2015**

**TO THE HONORABLE COURT:**

**COMES NOW**, Las Americas 74-75, Inc. hereinafter the "Debtor", through the undersigned attorney and very respectfully **STATES** and **PRAYS**:

1. On July 13<sup>th</sup>, 2015, the Debtor filed its Disclosure Statement and Summary of Proposed Plan of Reorganization. Debtor's Plan proposes a 100% payment to creditors. *See* Dockets No. 55 & 56.
2. Recently, on July 28<sup>th</sup>, 2015, ALD Acquisition, Inc. ("ALD"), requested additional information, related to: (i) the sale of Lot No. 74 executed on February 26<sup>th</sup>, 2014; (ii) the proceeds of such sale, and (iii) the possibility of the Debtor in pursuing certain Chapter 5 avoidance actions.
3. On this same date, the Debtor responded to ALD's letter and provided all of the information that was requested. In consideration to the information requested by ALD, the Debtor herein presents to this Honorable Court and all other creditors with this additional

information as “Debtor’s First Supplement to the Disclosure Statement dated August 11, 2015”.

4. As stated before, during the course of the PR State Court litigation in Case No. KCD 2010-3910 and since the acquisition of the notes by ALD, defendants requested on several occasions to reconcile the debt claimed by ALD, but this entity never provided a detail on the amounts claimed and/or owed, causing unreasonable delay in the prosecution of the case and unnecessary delay on payment to this claim, in detriment of the Debtor and the Estate.
5. Despite the aggressive litigation that was taking place, Defendants continued its marketing efforts for the sale of their real estate properties which resulted in the eventual sale of Lot 74 in favor of Walgreens of San Patricio, Inc. in the amount of \$16,000,000. This was the best offer received for just one lot (Lot 74), which was \$6 million higher than the last offer made by ALD for both lots. (Lot 74 and Lot 75).
6. From the proceeds of the sale, Defendants intended to provide payment to ALD. However, because such payment was rejected, Defendants had no other option but to consign the funds in the PR State Court in the amount of \$13,732,659.89.
7. By Letter dated July 28<sup>th</sup>, 2015, after the Disclosure Statement was filed, and after ALD finally filed its Proof of Claims<sup>1</sup>, upon Order of this Honorable Court, ALD requested from the Debtor additional information.

#### FIRST SUPPLEMENT TO DISCLOSURE STATEMENT

8. One of the issues raised by ALD is that the price for which lot 74 was sold is “not reflective of the fair market value of the Lot”. Nevertheless, coincidentally, during the course of the

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<sup>1</sup> The Debtor is in the process of completing a detail analysis of the claims to determine the objections to be filed.

PR State Court litigation, ALD itself presented two (2) offers for the purchase of both Lot 74 and Lot 75. The first offer dated January 24<sup>th</sup>, 2011, was made through the legal representation of Empresas Fonalledas, Inc. ("EFI") in the amount of \$7,200,000, for both lots. *See Exhibit 1.*

9. After this offer was rejected, on October 20, 2011, ALD made a second offer on October 20, 2011 in the amount of \$10,000,000, again, *for both of the real estate properties.* *See Exhibits 2.* Considering that these offers were considerably unreasonable, the Debtor rejected these offers and proceeded to continue with its marketing efforts.
10. On March 16, 2013, the Debtor and C.C. Kruger & Associates, Corp., entered into a private Purchase and Sale Agreement, whereby the parties agreed to the Purchase Price of \$16,000,000 for only one lot: Lot No. 74. The agreement was based on \$1,600 per square meter. This value was substantially higher than what ALD had offered the Debtor for the two lots and higher than what ALD has paid for the acquisition of the properties nearby Plaza Las Americas, i.e., the purchase of the PR National Guard, which was bought at \$543 per square meter.
11. On September 16<sup>th</sup>, 2013, the parties executed a Purchase and Sale Option Deed which was presented for recordation at the Registry Property. *See Exhibit 3, Title Study.*
12. On December 19<sup>th</sup>, 2013, C.C. Kruger & Associates, Corp., and Walgreens of San Patricio, Inc. executed an Assignment and Assumption Agreement of Purchase and Sale Contract. The Debtor did not participate in this agreement.
13. On February 26<sup>th</sup>, 2014, the Debtor sold Lot No. 74 to Walgreens of San Patricio, Inc. in the stipulated amount of \$16M, which was the best offer in the market and evidently superior to any and all of ALD's offers for the two lots.

14. From the sale of Lot 74, C.C. Kruger & Associates, Corp., did not receive any compensation from the Debtor or from any entity related to the Debtor.
15. ALD further states that the sale of Lot 74 represents a negative impact on the future possible sale of Lot 75, allegedly because it “deprives it from direct access and visibility to Avenida Arterial B”. This allegation is without merits. Lot 75 remains to be a very attractive real estate property, not only for its exquisite location, but because it also maintains access to the two most important highways of the metropolitan area of PR: De Diego Avenue and Las Americas Expressway. Furthermore, Lot 75 has the same access provided to Big Kmart and two other super stores, which are all property of Empresas Fonalledas Inc., and/or related entities thereto.
16. ALD maintains that the proceeds received by Debtor’s insiders, which are fully disclosed in Debtor’s Statement of Financial Affairs (Docket No. 15) may be avoided by the Debtor as preference transactions under Section 547 of the Bankruptcy Code. The facts of the case are clearly inapplicable to the requirements of the Section 547 or 548 for an avoidance action.
17. ALD, in its letter, also requests a detail on the expenses incurred by the Debtor from the proceeds of the sale. The Debtor herein submits as **Exhibit 4**, copy of the Closing Statement for Lot 74, which provides a detail on such expenses.
18. Finally, ALD maintains that there is a conflict as to the retainer received by the undersigned for the legal representation of the Debtor, since it was paid by some of the partners of the Debtor. This allegation is without merits. The retainer received came from the private funds of Mrs. Maria M. Benitez and Ms. Yanid Guzman and it was never label as a loan to

Debtor. The undersigned has never provided legal services to Ms. Benitez nor Ms. Guzman.

**WHEREFORE**, for the reasons stated above, the Debtor respectfully requests that this Honorable Court takes notice of Debtor's Supplement to Disclosure Statement, submitted herein.

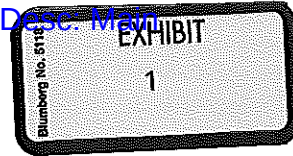
**RESPECTFULLY SUBMITTED.**

In San Juan, Puerto Rico, this 11<sup>th</sup> day of August, 2015.

**I HEREBY CERTIFY** that on this same date I electronically filed the foregoing through the CM/ECF System, which will send notification of such filing to the parties specified below, including the US Trustee.

CARMEN D CONDE TORRES notices@condelaw.com  
CHARLES ALFRED CUPRILL cacuprill@cuprill.com,  
ccuprill@cuprill.com;docket@cuprill.com;luis@cpacarrasquillo.com  
CARLA FERRARI LUGO ferrarilugo@gmail.com, cflaw.bk@gmail.com  
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MONSITA LECAROS ARRIBAS ustpreion21.hr.ecf@usdoj.gov  
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LUISA S VALLE CASTRO notices@condelaw.com, ls.valle@condelaw.com

**C. CONDE & ASSOC.**  
Attorney for Debtor  
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San Juan, PR 00901-1253  
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E-mail: condecarmen@condelaw.com  
S/Carmen D. Conde Torres  
Carmen D. Conde Torres, Esq.  
USDC No.: 207312



*Lic. Vicente Ortiz - Colón*  
*Abogado - Notario*

25 de enero de 2011

VIA FAX NUMERO 787 796-7979

Sr. Porfirio Guzmán Robles  
Dorado, Puerto Rico

Estimado don Porfirio:

Por instrucciones del Lic. Vicente Ortiz-Colón le acompaño carta firmada por el Lic. José R. Lázaro Paoli, asesor legal de Empresas Fonalledas, Inc., fechada 24 de enero de 2011 dirigida al Lic. Ortiz-Colón.

En dicha carta el Lic. Lázaro Paoli confirma que la oferta inicial que hizo Empresas Fonalledas fue por la suma de SIETE MILLONES DOSCIENTOS MIL DOLARES (\$7,200,000.00).

Cordialmente,

*Nilda E. Castrodad de Rosado*  
Nilda E. Castrodad de Rosado  
Secretaria

Anejo

LAW OFFICES  
JOSE R. LAZARO PAOLI

AVE. CARLOS CHARDON 350  
TORRE CHARDON  
OFICINA 425  
SAN JUAN PR 00910

PO BOX 19295  
FERNANDEZ JUNCO'S STA.  
SAN JUAN, PR 00910-1295  
TEL. (787)620-2223 (787)620-1560  
FAX (787)620-5260

24 de enero de 2011

VIA FAX 787-784-7873

Lcdo. Vicente Ortiz Colón  
500 Ave. Muñoz Rivera  
Condominio El Centro II, Oficina 227  
San Juan, PR 00918

RE: A LA ORDEN DISCOUNT

Estimado Vicente:

Por este medio te confirmo, a solicitud tuya, que el precio de compra que mi cliente te ofreció por conducto mío, por la propiedad de los señores Porfirio Guzmán Robles y María Magdalena Benítez Rodríguez, conocida como A la Orden Discount, que consiste de dos solares colindantes que suman una cabida de aproximadamente 14,2316,6297 metros cuadrados, fue de siete millones doscientos mil dólares (\$7,200,000).

La referida cabida de la propiedad que nos ocupa, surge del documento titulado *Autorización Semi Exclusiva de Venta y Consultoría*, otorgado por los señores Porfirio Guzmán Robles y María Magdalena Benítez Rodríguez y el corredor de bienes raíces, Sr. Diego Sorroche, con fecha 14 de julio de 2010.

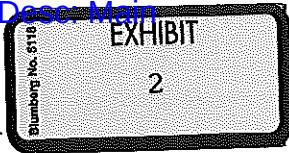
Debo reiterar que la entidad jurídica que se utilizará por parte de nuestro cliente para cualquier posible compra no se ha determinado, pero obviamente, se trata de una entidad relacionada con la corporación de servicios Empresas Fonalledas, Inc.

Sin otro particular a que hacer referencia, quedo

Cordialmente,



José R. Lázaro Paoli



ALD ACQUISITION, LLC  
Torre Chardón Bldg, Suite 900  
350 Chardón Ave.  
San Juan, Puerto Rico 00918  
Tel. (787) 474-7474

October 20, 2011

Mr. Ryan G. Christiansen  
Christiansen & Portela  
128 Roosevelt Avenue  
Hato Rey, Puerto Rico 00918

Re: Las Américas Commercial Property located at 74-75F Becerra Street corner of J. Calaf Street, San Juan, Puerto Rico

Dear Mr. Christiansen:

The undersigned is an entity of recent creation affiliated to the entities and enterprises that comprise the group of companies of the Fonalledas Family.

RWS

In regards to the Request for Best Offers being conducted by Christiansen & Portela relating to the above referenced properties (hereinafter referred to as the "Request"), we understand that said Request is for two (2) properties described in the Registry of Property, Second Section of San Juan, as property numbers 24,031 and 24,040 (of 10,010.00 and 4,276.10 square meters, respectively, as registered in said Registry, but of 9,692.4871 and 4,426.9262 square meters, respectively, as represented in the materials included in said Request), and the buildings and structures located thereat. In such respect, we hereby submit our offer to purchase the two (2) of said properties, and the buildings and structures thereat, in the amount of \$10,000,000.00. The purchase of said properties shall include all of the rights, easements, leases and encumbrances in favor of or benefiting said properties (including, without limitation, that certain lease that appears recorded, or pending recordation, in favor of QMC Media, Inc. for the operation of a billboard), and free and clear of all debts, mortgages, liens, leases and encumbrances.

As required, we include herewith check number 2378860 in the amount of \$500,000 as our deposit of 5% of the purchase price.

If this offer is not the winning offer, or if it is rejected for any reason, the deposit shall be returned or reimbursed to us immediately. If, however, the offer is accepted, the amount of the deposit shall be applied to the payment of the purchase price at closing. The deposit shall be held in escrow by Christiansen & Portela subject to the above.



Mr. Ryan G. Christiansen  
Page 2  
October 20, 2011

The closing of the transaction and the payment of the purchase price is subject and conditioned to the following:

- 1) The negotiation and execution of a purchase agreement satisfactory to purchaser;
- 2) A satisfactory due diligence review of the condition of said properties, including the review of all contracts, easements and rights affecting said properties, an environmental assessment thereof, and the review of any other documents, materials, surveys, assessments and other matters that relate to the properties;
- 3) The release and cancellation of all mortgages encumbering the properties;
- 4) The release and cancellation of all liens related to property or other taxes, or the provision thereof at or before closing;
- 5) The release and cancellation of all leases, liens and encumbrances affecting the properties, except the billboard lease in favor of QMC Media, Inc.;
- 6) The issuance of a clean title policy; and
- 7) The release and hold harmless by owner, and its shareholders, directors and officers, of any liabilities, including any liabilities for brokerage fees or compensation.

This offer and the contents of this letter is, shall and remain confidential at all times, and the terms hereof shall not be disclosed to any third party other than the owner of the properties and its authorized representatives who shall be informed of and agree to hold the same confidential as herein set forth.

This offer shall be in effect for a period of thirty (30) days from the date hereof, at the expiration of which, if no reply has been received prior to such date, it shall become ineffective and invalid and the deposit shall be returned to us forthwith.

Please do not hesitate to contact us with any questions regarding this offer or if you wish to discuss it in more detail.

Cordially,

By: Raúl Ubarri Benítez  
Raúl Ubarri Benítez, Manager

MANAGER'S CHECK

BBVA

No. 2378860

Banco Bilbao Vizcaya Argentaria  
PO Box 364745  
San Juan, PR 00936-4745

101-222  
215

FECHA  
DATE

10-20-2011

\$500,000.00

NO ES VALIDO DESPUES DE 180 DIAS DE SU FECHA DE EMISION / NOT VALID AFTER 180 DAYS OF ISSUE DATE

Cantidad Amount QUINIENTOS MIL CON 00/100 DOLARES  
Concepto PLAZA LAS AMERICAS



Páguese a la orden de / Pay to the order of  
CHRISTIANSEN & PORTELA

0031 PLAZA LAS AMERICAS  
UNIDAD

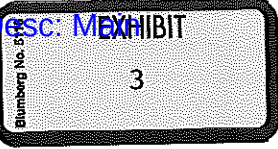
*[Handwritten Signature]*

Firma Oficial / Authorized Signature

*[Handwritten Signature]*

Firma Oficial / Authorized Signature

⑈ 2378860⑈ ⑆021502228⑆406⑈ 9900000018⑈



### Professional Title Services

CORAL BEACH APT. 1209 I  
CAROLINA, PUERTO RICO 00979

CEL: (787) 413-3181  
FAX: (787) 791-3680  
lmhprofile@mac.com

NOTICE

CASO: POPULAR INSURANCE - LCDA. LOYDA E. RIVERA TORRES  
LUISA - WALGREEN OF PR

FINCA: No. 24031 inscrita al folio 213vto. del tomo 820 de Río Piedras Norte, Registro de la Propiedad, Sección 2da. de San Juan

DESCRIPCION:

URBANA: Industrial tract identified as lot A, on the plat prepared by mister Hector A. Deliz, Civil Engineer, License No. 1029 dated December 15, 1963 as revised on December 17 and 18 of the same year comprising 10,010.00 square meters located in the Hato Rey Ward of San Juan, Puerto Rico, bounded on the North on 70.00 meters by the tract, from which it is segregated which will be lot C-1 in the future; on the South, in 70.00 meters with B Street of the Development; on the East, in a distance of 100.4 meters with C Street of the Development, but according to the plan filed in this office its distance is 143.00 meters; on the Southeast corner of said lot, the intersection of the corner has been rounded in an arc with a dedication of 15 and 1/2 square meters to the intersection of B and C Street, leaving a net area of 9,994 and 1/2 square meters. On the property there is constructed a one story building constructed of reinforced concrete block and galvanized zinc used as an industrial warehouse.

TRACTO REGISTRAL:

Se segrega de la finca No. 22087 inscrita al folio 87 del tomo 761 de Río Piedras Norte.

DOMINIO:

CONSTA inscrito a favor de PORFIRIO GUZMAN ROBLES y esposa MARIA MAGDALENA BENITEZ RODRIGUEZ, mayores de edad, comerciantes y vecinos de Río Piedras, quienes adquirieron por título de compraventa de Mellon Bank National Association, por precio de \$900,000.00, según la escritura No. 15, otorgada en San Juan, el 1ro. de julio de 1991 ante Neil Fleisher, inscrita al folio 213vto. del tomo 820 de Río Piedras Norte, finca No. 24031 inscripción 3ra.

GRAVAMENES:

- 1.- Por su procedencia está afecta a:
  - a.- Condiciones Restrictivas
  - b.- Servidumbre a favor de la Compañía de Fomento de Puerto Rico
  - c.- Servidumbre a favor de la Autoridad de Fuentes Fluviales
- 2.- ARRENDAMIENTO a favor de White Westinghouse Puerto Rico Corporation, por un término de 9 años comenzando el 1ro. de julio de 1991, con un canon de \$40,338.00 anuales, con una extensión a ejercerse por el arrendador, comenzando el 1ro. de julio de 2000 y esta tendrá una prórroga de 15 años adicionales, con un canon de \$24,985.76 anuales, según consta de la escritura No. 13 otorgada en San Juan el 26 de septiembre de 1991 ante Miguel A. Cuadros, inscrito al folio 214vo. del tomo 820 de Río Piedras Norte, finca No. 24031 inscripción 4ta. Tiene opción de compraventa de esta propiedad durante el término inicial.

DOCUMENTOS INSCRITOS EN VIRTUD DE LA NUEVA LEY NO.216 DE 27 DE DICIEMBRE DE 2010 CONOCIDA COMO LEY PARA AGILIZAR EL REGISTRO DE LA PROPIEDAD.

Asiento 165 Diario 1023.- Fecha 6 de agosto del 2002  
Escritura No.1 otorgada en San Juan el 31 de mayo del 2002 ante Juan E. Perez Reilly por Porfirio Guzmán Robles y María Magdalena Benítez Rodríguez, solteros, sobre

"NUESTRA RESPONSABILIDAD POR ERRORES, OMISIONES O NEGLIGENCIA COMETIDA EN EL PROCESO DE INVESTIGACION, RECOLECCION DE INFORMACION Y/O EN LA REDACCION DE ESTUDIOS DE TITULO ESTÁ LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO. PARA MAYOR PROTECCION LE RECOMENDAMOS QUE ADQUIERA UN SEGURO DE TITULO Y UNA CERTIFICACION REGISTRAL."

### Professional Title Services

CORAL BEACH APT. 1209 I  
CAROLINA, PUERTO RICO 00579

CEL: (787) 413-3181  
FAX: (787) 791-3680  
lmhprotitle@mac.com.

NOTICE

Purchase and transfer of Leasehold Rights and Interest por la cual White Westinghouse Puerto Rico Corporation traspasa al arrendador los titulares del dominio, todos los intereses y derechos en el arrendamiento de la inscripcion 4ta. por el precio de \$4,100,000.00.-

Una de sus cláusulas indica que el arrendatario continuará ocupando la propiedad hasta el 31 de diciembre del 2002.

Acompaña Resolución Corporativa. y Sentencia de divorcio de 6 de julio de 2001 en el caso KD01-1517 del Tribunal de Primera Instancia, Sala Superior de San Juan.

Asiento 166 Diario 1023.- Fecha 6 de agosto del 2002

Escritura No. 25 otorgada en San Juan el 31 de mayo del 2002 ante Ana T. Ruiz Comas por Porfirio Guzmán Robles y María Magdalena Benítez Rodríguez, solteros, sobre HIPOTECA por la suma principal de \$4,380,000.00 con intereses al 10% anual y vencimiento a la presentación, en garantía de un pagare a favor de The Bank & Trust of Puerto Rico, o a su orden.

Asiento 1166 diario 1060.- Fecha: 25 de agosto de 2005

Escritura No.5, otorgada en San Juan, el 24 de enero de 2005, ante Wilfredo A. Míguez, por Porfirio Guzmán Robles y María Magdalena Benítez Rodríguez, sobre PERMUTA a cambio de acciones a favor de LAS AMERICAS 74-75 INC., de esta y otra finca más: Local 74 de 4,276.10 mc, finca No.24040, con valor de \$900,000.00 y Local 75 de 10,010.00 mc, finca No.24031, con valor de \$4,380,000.00, para un valor total de \$5,280,000.00.

Se acompaña Resolución Corporativa.

Asiento 487 diario 1070.- Fecha: 10 de noviembre de 2008

Escritura No.150 otorgada en San Juan el 22 de octubre de 2008 ante Nelson W. González Rosario por Las Américas 74-75, Inc., de HIPOTECA: Por la suma principal de \$3,250,000.00, con intereses al 15% anual y vencimiento a la presentación, en garantía de un pagaré a favor de Eurobank, o a su orden.

#### DOCUMENTO PENDIENTE DE INSCRIPCION POR BITACORA

Asiento 1168 diario 1080.- Fecha: 18 de septiembre de 2013

Escritura No.32 otorgada en San Juan el 16 de septiembre de 2013 ante Felipe Sanabria Quiñones, por Las Américas 74-75, Inc., de OPCION DE COMPRAVENTA a favor de CC KRÜGER & ASSOCIATES CORP., según acuerdo de 16 de marzo de 2013 quien adquirirá la propiedad por precio de \$16,000,000.00 antes del 16 de marzo de 2014 con un valor la opción de \$250,000.00.

Acompaña ambas Resoluciones Corporativas.

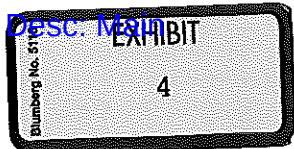
REVISADOS: Registros de embargos, sentencias y contribuciones federales, bitácora y hasta el asiento 1063 del diario 1081 de 24 de febrero de 2014.

FEBRERO 26, 2014.

LMH

"NUESTRA RESPONSABILIDAD POR ERRORES, OMISIONES O NEGLIGENCIA COMETIDA EN EL PROCESO DE INVESTIGACION, RECOPIACION DE INFORMACION Y/O EN LA REDACCION DE ESTUDIOS DE TITULO ESTÁ LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO. PARA MAYOR PROTECCION LE RECOMENDAMOS QUE ADQUIERA UN SEGURO DE TITULO Y UNA CERTIFICACION REGISTRAL."

**CLOSING STATEMENT**  
 Purchase of Realty  
 San Juan, Puerto Rico  
 Store Number 15,934



SELLER : LAS AMERICAS 74-75, INC.

PURCHASER : WALGREEN OF SAN PATRICIO, INC.

PROPERTY : URBANA: Industrial tract identified as lot A, on the plan prepared by Mister Héctor A. Deliz, Civil Engineer, license number one thousand and twenty nine dated December fifteenth, nineteen hundred and sixty three as revised on December seventeenth and eighteenth of the same year comprising ten thousand and ten square meters located on the Hato Rey Ward of San Juan, Puerto Rico, bounded on the North, in seventy meters by the tract, from which it is segregated which will be lot C dash One (C-1) in the future; on the South, in the seventy meters with B street of the Development; on the East, in a distance of one hundred and forty three meters with the remainder of the principal tract which in the future will be lot B One; and on the West, in a distance of forty three meters with C Street of the Development but according to the plans filed in this office its distance is one hundred forty three meters. On the Southeast corner of said lot, the intersection of the corner has been rounded in an arc with a dedication of fifteen and one half square meters to the intersection of B and C street, leaving a net area of nine thousand nine hundred and ninety four and one half square meters. On the property there is a one story building constructed a reinforced concrete block and galvanized zinc used as an industrial warehouse.

DATE : FEB. 26<sup>TH</sup>, 2014

PURCHASER'S CLOSING STATEMENT

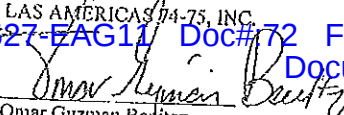
1. Purchase Price	16,000,000.00
2. Less Deposit	(500,000.00)
3. Internal Revenue Stamps, Notarial Stamps, Legal Assistance Stamps, Presentation Fees and Recording Fees for Deed of Purchase and Sale	72,622.50
4. Owner's Title Insurance Policy, Endorsements, Reports and Presentation	47,875.00
5. UCC Searches	100.00


*[Handwritten initials]*

SELLER'S EXPENSES

1. Sales Price	16,000,000.00
2. Less Deposit	(500,000.00)
3. Internal Revenue Stamps, Notarial Stamps, Legal Assistance Stamps, for Deed of Purchase and Sale	(19,362.00)
4. Notarial Fees	(80,000.00)
5. Consignment with the Superior Court	(13,732,659.89)
6. CRIM	(291,615.13)
7. Mortgage Cancellation Escrow	(81,040.50)
8. Legal Fees KCD 2010-3910 (803) - Juan C. Blasini Gonzalez	(175,000.00)
9. Legal Fees KCD 2010-3910 (803) - Arot Velazquez Travieso	(49,000.00)
10. Act 7 Escrow	(24,558.74)
11. (CRIM Credit Manager's Check #31-005216717)	51,415.08
12. Las Americas 74-75, Inc.	1,098,178.82

*J.A.B.*

LAS AMÉRICAS 74-75, INC.  
  
Omar Guzman Bejitez

WALGREEN OF SAN PATRICIO, INC.  
  
CARLOS VALLEJO ALMEDA