

| United States Bankruptcy Court District of Puerto Rico | | Voluntary Petition |
|--|--|---|
| Name of Debtor (if individual, enter Last, First, Middle): M.A.R. REALTY CORP. | | Name of Joint Debtor (Spouse) (Last, First, Middle): |
| All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names): | | All Other Names used by the Joint Debtor in the last 8 years (include married, maiden, and trade names): |
| Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all): 66-0590168 | | Last four digits of Soc. Sec. or Individual-Taxpayer I.D. (ITIN) No./Complete EIN (if more than one, state all): |
| Street Address of Debtor (No. & Street, City, State & Zip Code): CARR. #1 KM25 SECTOR INDUSTRIAL QUEBRADA ARENA SAN JUAN, PR | | Street Address of Joint Debtor (No. & Street, City, State & Zip Code): |
| ZIPCODE 00926 | | ZIPCODE |
| County of Residence or of the Principal Place of Business: San Juan | | County of Residence or of the Principal Place of Business: |
| Mailing Address of Debtor (if different from street address): PO BOX 16773 SAN JUAN, PR | | Mailing Address of Joint Debtor (if different from street address): |
| ZIPCODE 00908-6773 | | ZIPCODE |
| Location of Principal Assets of Business Debtor (if different from street address above): CARR # 1 KM.25 SECTOR INDUSTRIAL, QUEBRDA ARENA, SAN JUAN, PR | | |
| ZIPCODE 00926 | | |
| <p style="text-align: center;">Type of Debtor (Form of Organization) (Check one box.)</p> <input type="checkbox"/> Individual (includes Joint Debtors) <i>See Exhibit D on page 2 of this form.</i> <input checked="" type="checkbox"/> Corporation (includes LLC and LLP) <input type="checkbox"/> Partnership <input type="checkbox"/> Other (If debtor is not one of the above entities, check this box and state type of entity below.) _____ | <p style="text-align: center;">Nature of Business (Check one box.)</p> <input type="checkbox"/> Health Care Business <input type="checkbox"/> Single Asset Real Estate as defined in 11 U.S.C. § 101(51B) <input type="checkbox"/> Railroad <input type="checkbox"/> Stockbroker <input type="checkbox"/> Commodity Broker <input type="checkbox"/> Clearing Bank <input checked="" type="checkbox"/> Other _____ | <p style="text-align: center;">Chapter of Bankruptcy Code Under Which the Petition is Filed (Check one box.)</p> <input type="checkbox"/> Chapter 7 <input type="checkbox"/> Chapter 9 <input checked="" type="checkbox"/> Chapter 11 <input type="checkbox"/> Chapter 12 <input type="checkbox"/> Chapter 13 <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Main Proceeding <input type="checkbox"/> Chapter 15 Petition for Recognition of a Foreign Nonmain Proceeding |
| | | <p style="text-align: center;">Nature of Debts (Check one box.)</p> <input type="checkbox"/> Debts are primarily consumer debts, defined in 11 U.S.C. § 101(8) as "incurred by an individual primarily for a personal, family, or household purpose." <input checked="" type="checkbox"/> Debts are primarily business debts. |
| <p style="text-align: center;">Filing Fee (Check one box)</p> <input checked="" type="checkbox"/> Full Filing Fee attached <input type="checkbox"/> Filing Fee to be paid in installments (Applicable to individuals only). Must attach signed application for the court's consideration certifying that the debtor is unable to pay fee except in installments. Rule 1006(b). See Official Form 3A. <input type="checkbox"/> Filing Fee waiver requested (Applicable to chapter 7 individuals only). Must attach signed application for the court's consideration. See Official Form 3B. | | <p style="text-align: center;">Chapter 11 Debtors</p> <p>Check one box:</p> <input type="checkbox"/> Debtor is a small business debtor as defined in 11 U.S.C. § 101(51D). <input checked="" type="checkbox"/> Debtor is not a small business debtor as defined in 11 U.S.C. § 101(51D). <p>Check if:</p> <input type="checkbox"/> Debtor's aggregate noncontingent liquidated debts owed to non-insiders or affiliates are less than \$2,190,000. <p>-----</p> <p>Check all applicable boxes:</p> <input type="checkbox"/> A plan is being filed with this petition <input type="checkbox"/> Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b). |
| <p>Statistical/Administrative Information</p> <input checked="" type="checkbox"/> Debtor estimates that funds will be available for distribution to unsecured creditors. <input type="checkbox"/> Debtor estimates that, after any exempt property is excluded and administrative expenses paid, there will be no funds available for distribution to unsecured creditors. | | THIS SPACE IS FOR COURT USE ONLY |
| <p>Estimated Number of Creditors</p> <input checked="" type="checkbox"/> 1-49 <input type="checkbox"/> 50-99 <input type="checkbox"/> 100-199 <input type="checkbox"/> 200-999 <input type="checkbox"/> 1,000-5,000 <input type="checkbox"/> 5,001-10,000 <input type="checkbox"/> 10,001-25,000 <input type="checkbox"/> 25,001-50,000 <input type="checkbox"/> 50,001-100,000 <input type="checkbox"/> Over 100,000 | | |
| <p>Estimated Assets</p> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion | | |
| <p>Estimated Liabilities</p> <input type="checkbox"/> \$0 to \$50,000 <input type="checkbox"/> \$50,001 to \$100,000 <input type="checkbox"/> \$100,001 to \$500,000 <input type="checkbox"/> \$500,001 to \$1 million <input checked="" type="checkbox"/> \$1,000,001 to \$10 million <input type="checkbox"/> \$10,000,001 to \$50 million <input type="checkbox"/> \$50,000,001 to \$100 million <input type="checkbox"/> \$100,000,001 to \$500 million <input type="checkbox"/> \$500,000,001 to \$1 billion <input type="checkbox"/> More than \$1 billion | | |

| | |
|---|--|
| Voluntary Petition <i>(This page must be completed and filed in every case)</i> | Name of Debtor(s): M.A.R. REALTY CORP. |
|---|--|

Prior Bankruptcy Case Filed Within Last 8 Years (If more than two, attach additional sheet)

| | | |
|-----------------------------------|--------------|-------------|
| Location Where Filed: None | Case Number: | Date Filed: |
| Location Where Filed: | Case Number: | Date Filed: |

Pending Bankruptcy Case Filed by any Spouse, Partner or Affiliate of this Debtor (If more than one, attach additional sheet)

| | | |
|--------------------------------|---------------|-------------|
| Name of Debtor: None | Case Number: | Date Filed: |
| District: | Relationship: | Judge: |

| | |
|---|---|
| <p align="center">Exhibit A</p> (To be completed if debtor is required to file periodic reports (e.g., forms 10K and 10Q) with the Securities and Exchange Commission pursuant to Section 13 or 15(d) of the Securities Exchange Act of 1934 and is requesting relief under chapter 11.) <input type="checkbox"/> Exhibit A is attached and made a part of this petition. | <p align="center">Exhibit B</p> (To be completed if debtor is an individual whose debts are primarily consumer debts.) I, the attorney for the petitioner named in the foregoing petition, declare that I have informed the petitioner that [he or she] may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each such chapter. I further certify that I delivered to the debtor the notice required by § 342(b) of the Bankruptcy Code. X _____ Signature of Attorney for Debtor(s) Date |
|---|---|

Exhibit C

Does the debtor own or have possession of any property that poses or is alleged to pose a threat of imminent and identifiable harm to public health or safety?

Yes, and Exhibit C is attached and made a part of this petition.
 No

Exhibit D

(To be completed by every individual debtor. If a joint petition is filed, each spouse must complete and attach a separate Exhibit D.)

Exhibit D completed and signed by the debtor is attached and made a part of this petition.

If this is a joint petition:

Exhibit D also completed and signed by the joint debtor is attached a made a part of this petition.

Information Regarding the Debtor - Venue
(Check any applicable box.)

Debtor has been domiciled or has had a residence, principal place of business, or principal assets in this District for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other District.

There is a bankruptcy case concerning debtor's affiliate, general partner, or partnership pending in this District.

Debtor is a debtor in a foreign proceeding and has its principal place of business or principal assets in the United States in this District, or has no principal place of business or assets in the United States but is a defendant in an action or proceeding [in a federal or state court] in this District, or the interests of the parties will be served in regard to the relief sought in this District.

Certification by a Debtor Who Resides as a Tenant of Residential Property
(Check all applicable boxes.)

Landlord has a judgment against the debtor for possession of debtor's residence. (If box checked, complete the following.)

(Name of landlord or lessor that obtained judgment)

(Address of landlord or lessor)

Debtor claims that under applicable nonbankruptcy law, there are circumstances under which the debtor would be permitted to cure the entire monetary default that gave rise to the judgment for possession, after the judgment for possession was entered, and

Debtor has included in this petition the deposit with the court of any rent that would become due during the 30-day period after the filing of the petition.

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

Voluntary Petition
 (This page must be completed and filed in every case)

Name of Debtor(s):
M.A.R. REALTY CORP.

Signatures

Signature(s) of Debtor(s) (Individual/Joint)

I declare under penalty of perjury that the information provided in this petition is true and correct.

[If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under Chapter 7] I am aware that I may proceed under chapter 7, 11, 12 or 13 of title 11, United State Code, understand the relief available under each such chapter, and choose to proceed under chapter 7.

[If no attorney represents me and no bankruptcy petition preparer signs the petition] I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X _____
 Signature of Debtor

X _____
 Signature of Joint Debtor

 Telephone Number (If not represented by attorney)

 Date

Signature of a Foreign Representative

I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition.

(Check only **one** box.)

I request relief in accordance with chapter 15 of title 11, United States Code. Certified copies of the documents required by 11 U.S.C. § 1515 are attached.

Pursuant to 11 U.S.C. § 1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.

X _____
 Signature of Foreign Representative

 Printed Name of Foreign Representative

 Date

Signature of Attorney*

X /s/ Isabel M Fullana
 Signature of Attorney for Debtor(s)

Isabel M Fullana 7955
 Printed Name of Attorney for Debtor(s)

Andres Garcia Arregui
 Firm Name

252 Ponce De Leon Ave Suite 1101
 Address

San Juan, PR 00910-2679

(787) 766-2530
 Telephone Number

November 21, 2013
 Date

*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.

Signature of Non-Attorney Petition Preparer

I declare under penalty of perjury that: 1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; 2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h) and 342(b); 3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section. Official Form 19 is attached.

 Printed Name and title, if any, of Bankruptcy Petition Preparer

 Social Security Number (If the bankruptcy petition preparer is not an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition preparer.) (Required by 11 U.S.C. § 110.)

 Address

X _____
 Signature of Bankruptcy Petition Preparer or officer, principal, responsible person, or partner whose social security number is provided above.

 Date

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:

Signature of Debtor (Corporation/Partnership)

I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition on behalf of the debtor.

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

X /s/ EDWIN RAMOS
 Signature of Authorized Individual

EDWIN RAMOS
 Printed Name of Authorized Individual

PRESIDENT
 Title of Authorized Individual

November 21, 2013
 Date

If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.
 A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both 11 U.S.C. § 110; 18 U.S.C. § 156.

IN RE M.A.R. REALTY CORP.

Case No. _____

Debtor(s)

VOLUNTARY PETITION
Continuation Sheet - Page 1 of 1

OCT-11-2013 14:59

From: 7877207031

Page: 1/1

RESOLUTION OF BOARD OF DIRECTORS OF
M.A.R. REALTY CORP.

WHEREAS, it appears that M.A.R. REALTY CORP., is unable to meet maturing obligations as they fall due in the usual course of business, and can no longer profitably continue in business, and

WHEREAS, numerous creditors have threatened to prosecute their claims against M.A.R. REALTY CORP., be it

RESOLVED, that, in all fairness to its creditors, this Board of Directors deems it advisable and for the best interest of M.A.R. REALTY CORP., to file a voluntary petition in bankruptcy, and

RESOLVED, that a special meeting of the stockholders of M.A.R. REALTY CORP., was held on October 10, 2013, for the purpose of considering and approving of the filing of a voluntary petition in bankruptcy, be it

RESOLVED, that the stockholders of M.A.R. REALTY CORP., do hereby assent to the filing of a voluntary petition in bankruptcy and do hereby authorize and direct the officers of the corporation to execute the required petitions and schedules and all other instruments necessary to carry this resolution into effect, and;

RESOLVED FURTHER that the President is hereby to employ a competent attorney to represent M.A.R. REALTY CORP. and the aforesaid bankruptcy proceeding.

I, Rosalynd Vazquez Davila, do hereby certify that I am the duly elected and qualified Secretary and the keeper of the records and corporate seal of M.A.R. REALTY CORP. a corporation organized and existing under the laws of the Commonwealth of Puerto Rico, and that the above is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors thereof, convened and held in accordance with law and the Bylaws of M.A.R. REALTY CORP. that such resolution is now in full force and effect.

IN WITNESS WHEREOF, I have affixed my name as Secretary and have caused the corporate seal of said M.A.R. REALTY CORP. to be hereunto affixed this 10 of October 2013.



Rosalynd Vazquez Davila

SECRETARY

Document Page 5 of 38
 United States Bankruptcy Court
 District of Puerto Rico

IN RE:

Case No. _____

M.A.R. REALTY CORP.

Chapter 11

Debtor(s)

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [or chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

| (1) Name of creditor and complete mailing address including zip code | (2) Name, telephone number and complete mailing address, including zip code, of employee, agent or department of creditor familiar with claim who may be contacted | (3) Nature of claim (trade debt, bank loan, government contract, etc.) | (4) Indicate if claim is contingent, unliquidated, disputed or subject to setoff | (5) Amount of claim (if secured also state value of security) |
|--|--|---|---|--|
| THE TILE OUTLET CORP PMB DEP.330 HC 1 BOX 29030 CAGUAS, PR 00725-8900 | | Bank loan | | 758,039.20 |
| EDWIN T. RAMOS PO BOX 16773 San Juan, PR 00908-6773 | | Trade debt | | 721,497.29 |
| BANCO POPULAR PO BOX 362708 SAN JUAN, PR 00936-2708 | (787) 759-7000 | Bank loan | | 1,716,733.00 Collateral: 1,350,000.00 Unsecured: 366,733.00 |
| CRIM/MUNICIPIO DE SAN JUAN PO BOX 195387 SAN JUAN, PR 00919-5387 | | | | 170,007.81 |
| DEPARTAMENTO DE HACIENDA EDIFICIO INTENDENTE RAMIREZ PISO 4 OFIC.404 SAN JUAN, PR | | | | 44,395.59 |
| CRIM/ MUNICIPIO DE HATILLO CENTRO GUB. EDIFICIOA SUITE 110 373 AVE. ROTARIOS, ARECI, PR 00612 | | | | 16,676.85 |
| CRIM/MUNICIPIO SAN JUAN PO BOX 195387 SAN JUAN, PR 00919-5387 | | Trade debt | | 11,280.44 |
| DEPARTAMENTO DE HACIENDA INDENTENDE RAMIEZ PISO 4 404 SAN JUAN, PR | | Trade debt | | 6,713.78 |
| CRIM/ MAYAGUEZ EDIFI. OFICIE PARK III SUITE 102 MAYAGUEZ, PR 00680-1507 | | | | 5,117.46 |
| CRIM/MUNICIPIO DE SAN JUAN PO BOX 195387 SAN JUAN, PR 00910-5387 | | | | 4,824.37 |
| CENTRO DE RECAUDACIONES INGRESOS MUNICIP MUNICIPIO DE CAGUAS CAGUAS, PR | | Trade debt | | 4,044.54 |
| CRIM/MUNICIPIO DE SAN JUAN PO BOX 195387 San Juan, PR 00919-5387 | | | | 3,937.70 |
| CRIM/CAGUAS PO BOX 4992 CAGUAS, PR 00726 | | | | 1,782.84 |

| | |
|--|----------|
| DEPARTAMENTO HACIENDA Edificio Intendente Ramirez Piso 4 Oficina404 San Juan, PR | 1,361.82 |
| MUNICIPIO DE MAYAGUEZ APARTADO 1851 MAYAGUEZ, PR 00681 | 1,274.00 |
| DEPARTAMENTO DE HACIENDA | 1,242.87 |
| DEPARTAMENTO DE HACIENDA | 1,200.00 |
| DEPARTAMENTO HACIENDA | 572.52 |

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, [the president *or* other officer *or* an authorized agent of the corporation][*or* a member *or* an authorized agent of the partnership] named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date: **November 21, 2013** Signature: **/s/ EDWIN RAMOS**

EDWIN RAMOS, PRESIDENT

(Print Name and Title)

Document Page 7 of 38
United States Bankruptcy Court
District of Puerto Rico

IN RE:

Case No. _____

M.A.R. REALTY CORP.

Chapter **11**

Debtor(s)

SUMMARY OF SCHEDULES

Indicate as to each schedule whether that schedule is attached and state the number of pages in each. Report the totals from Schedules A, B, D, E, F, I, and J in the boxes provided. Add the amounts from Schedules A and B to determine the total amount of the debtor's assets. Add the amounts of all claims from Schedules D, E, and F to determine the total amount of the debtor's liabilities. Individual debtors also must complete the "Statistical Summary of Certain Liabilities and Related Data" if they file a case under chapter 7, 11, or 13.

| NAME OF SCHEDULE | ATTACHED (YES/NO) | NUMBER OF SHEETS | ASSETS | LIABILITIES | OTHER |
|---|-------------------|------------------|-------------------------|-------------------------|-------|
| A - Real Property | Yes | 11 | \$ 9,360,000.00 | | |
| B - Personal Property | Yes | 3 | \$ 1,802,942.60 | | |
| C - Property Claimed as Exempt | Yes | 1 | | | |
| D - Creditors Holding Secured Claims | Yes | 1 | | \$ 8,386,984.00 | |
| E - Creditors Holding Unsecured Priority Claims (Total of Claims on Schedule E) | Yes | 2 | | \$ 16,014.95 | |
| F - Creditors Holding Unsecured Nonpriority Claims | Yes | 2 | | \$ 1,737,954.13 | |
| G - Executory Contracts and Unexpired Leases | Yes | 1 | | | |
| H - Codebtors | Yes | 1 | | | |
| I - Current Income of Individual Debtor(s) | No | | | | \$ |
| J - Current Expenditures of Individual Debtor(s) | No | | | | \$ |
| TOTAL | | 24 | \$ 11,162,942.60 | \$ 10,140,953.08 | |

IN RE M.A.R. REALTY CORP.

Debtor(s)

Case No.

(If known)

SCHEDULE A - REAL PROPERTY

Except as directed below, list all real property in which the debtor has any legal, equitable, or future interest, including all property owned as a cotenant, community property, or in which the debtor has a life estate. Include any property in which the debtor holds rights and powers exercisable for the debtor's own benefit. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor holds no interest in real property, write "None" under "Description and Location of Property."

Do not include interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If an entity claims to have a lien or hold a secured interest in any property, state the amount of the secured claim. See Schedule D. If no entity claims to hold a secured interest in the property, write "None" in the column labeled "Amount of Secured Claim."

If the debtor is an individual or if a joint petition is filed, state the amount of any exemption claimed in the property only in Schedule C - Property Claimed as Exempt.

| DESCRIPTION AND LOCATION OF PROPERTY | NATURE OF DEBTOR'S INTEREST IN PROPERTY | HUSBAND, WIFE, JOINT, OR COMMUNITY | CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION | AMOUNT OF SECURED CLAIM |
|--|---|------------------------------------|---|-------------------------|
| PARCEL OF LAND CARRETERA #1 KM 25 SECTOR INDUSTRIAL QUEBRADA ARENA SAN JUAN PR (ATTACHED LEGAL DESCRIPTION AND LIST OF LIENS EXHIBIT 1 | | C | 3,600,000.00 | 2,946,107.00 |
| PARCEL OF LAND LOCATED AT AVE. DE DIEGO #415 PUERTO NUEVO, SAN JUAN(LEGAL DESCRIPTION ATTACHED AS EXHBIT 2) | | C | 440,000.00 | 1,005,594.00 |
| PARCEL OF LAND LOCATED AT AVE. DE DIEGO #417 PUERTO NUEVO | | C | 375,000.00 | 1,005,594.00 |
| PARCEL OF LAND LOCATED AT AVE. DE DIEGO#413, PUERTO NUEVO | | C | 410,000.00 | 1,005,594.00 |
| PARCEL OF LAND LOCATED AT CALLE ZAFIRO 34 VISTA VERDE MAYAGUEZ | | C | 2,400,000.00 | 2,718,550.00 |
| PARCEL OF LAND LOCATED AT CARR #1 KM 29.1 BO RIO CAÑAS CAGUAS | | C | 785,000.00 | 2,718,550.00 |
| PARCEL OF LAND LOCATED AT CARR 32 KM 84.8 BO CARRIZALES HATILLO | | J | 1,350,000.00 | 1,716,733.00 |

TOTAL 9,360,000.00

(Report also on Summary of Schedules)

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 1 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS PLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrttitle@stewart.com

CASO: MAR REALTY INC. 201309534A

FINCA # 7122 inscrita al folio 177 del tomo 242 de Caguas. Registro de la Propiedad de Caguas. Sección I.

Finca inicialmente de 1.590.20 metros cuadrados y después de segregados 234.06 metros cuadrados su REMANENTE se lee:

DESCRIPCIÓN: URBANA: Predio de terreno radicado en el Barrio Rio Cañas del termino municipal de Caguas, Puerto Rico compuesto de 1,356.14 metros cuadrados, en lindes por el NORTE, a lo largo de 36.67 metros con faja de terreno de la finca principal de donde se segrega que la separa de un camino nuevo de la finca, por el SUR, a lo largo de 36.67 metros con Solar vendido a Adolfo Rodríguez, por el ESTE, a lo largo de 37.00 metros con la finca principal de la cual se segrega y por el OESTE, a lo largo de 37.00 metros con Carretera Central # 1 tramo que conduce de Caguas a Rio Piedras. Enclava casa.

ORIGEN: Se segrega de la finca # 6956, inscrita al folio 81 del tomo 237 Caguas.

PROPIETARIO REGISTRAL: Los esposos EDWIN TEOFILO RAMOS RODRIGUEZ y ROSALYND VAZQUEZ DAVILA, quienes adquieren por Compra a Galindez Velázquez, mayor de edad, casado con Miriam Flores de Velázquez, por precio de \$ 187,000.00. Según Escritura # 9 otorgada en San Juan, el 10 de septiembre de 1988 ante Jose A. Torres, inscrita al folio 183vlt del tomo 242 de Caguas, inscripción 8ª.

CARGAS Y GRAVAMENES

Por su procedencia: Arrendamiento a favor de Central Vannina Incorporado cedido a favor de Compañía Agrícola de Puerto Rico.

Por si:

HIPOTECA: \$ 250,000.00, con intereses al 10% anual, en garantía de un pagaré a favor del Portador, o a su orden, vencederó a la presentación. Según Escritura # 58 otorgada en Carolina, el 27 de mayo de 1992 ante Lisette Valle Ortiz, inscrita al folio 18 del tomo 1302 de Caguas, inscripción 9ª.

HIPOTECA: \$ 50,000.00, con intereses al 10% anual, en garantía de un pagaré a favor del Banco Bilbao Vizcaya Argentaria Puerto Rico, o a su orden, vencederó a la presentación. Según Escritura # 7 otorgada en San Juan, el 24 de enero de 1996 ante Ana T. Ruiz Comas, inscrita al folio 19 del tomo 1302 de Caguas, inscripción 10ª.

NOTICE

NOTA: NUESTRA RESPONSABILIDAD POR ERRORES, OMISIONES O NEGLIGENCIA COMIENZA EN EL PROCESO DE INVESTIGACION, RECOLECCION DE INFORMACION Y/O EN LA REDACCION DE ESTUDIOS DE TITULO ESTA LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO.

IN RE M.A.R. REALTY CORP.

Case No. _____

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 2 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS PLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrtitle@stewart.com

Finca # 7122 Caguas 2ª pág.

HIPOTECA: \$ 50,000.00, con intereses al 12% anual, en garantía de un pagaré a favor del Portador, o a su orden, vencadero a la presentación. Según Escritura # 260 otorgada en San Juan, el 26 de noviembre de 1996 ante Ernesto A. Meléndez Pérez, inscrita al folio 20 del tomo 1302 de Caguas, inscripción 11ª y última.

NOTICE

Documentos presentados inscritos bajo la ley número 216 del 27 de diciembre del 2010, conocida como la ley para agilizar el registro de la propiedad y su reglamento.

ASIENTO 530 DIARIO 1122. Presentada el 21 de febrero de 2006. Escritura # 50, otorgada en San Juan el 31 de enero de 2006 a te Gary E. Biaggi Silva, mediante la cual comparecen los titulares registrales y PERMUTAN la finca a cambio de acciones (129,870 por valor de \$1.44 cada una) a favor de MAR REALTY CORP., por valor de \$ 187,000.00 para este inmueble. Se acompaña Resolución Corporativa.

ASIENTO 532 DIARIO 1122. Presentada el 21 de febrero de 2006. Escritura # 52, otorgada en San Juan el 31 de enero de 2006 a te Gary E. Biaggi Silva, mediante la cual comparece MAR REALTY CORPORATION y constituye HIPOTECA por \$ 347,500.00, con intereses al 7.25% anual desde esta fecha y durante los siguientes 48 meses y durante periodos consecutivos de 36 meses sobre el "prime rate", en garantía de un pagaré a favor de Westernbank, o a su orden. Renunciando al término prescriptivo de 20 años y extendiéndose el vencimiento a 35 años contados desde la fecha de este documento en el Registro de la Propiedad.

ASIENTO 460 DIARIO 1124. Presentada el 1 de mayo de 2006. Escritura # 46, otorgada en San Juan el 31 de enero de 2006 a te Gary E. Biaggi Silva, mediante la cual comparece el nuevo titular y MODIFICA la Hipoteca por \$ 250,000.00 en cuanto a su interés el que será al 7.25% anual desde esta fecha y durante los siguientes 48 meses y durante periodos consecutivos de 36 meses sobre el "prime rate y su nuevo vencimiento en 35 años.

ASIENTO 461 DIARIO 1124. Presentada el 1 de mayo de 2006. Escritura # 47, otorgada en San Juan el 31 de enero de 2006 a te Gary E. Biaggi Silva, mediante la cual comparece el nuevo titular y MODIFICA la Hipoteca por \$ 50,000.00 a favor del Banco Bilbao Vizcaya de Puerto Rico en cuanto a su interés el que será al 7.25% anual desde esta fecha y durante los siguientes 48 meses y durante periodos consecutivos de 36 meses sobre el "prime rate y su nuevo vencimiento en 35 años.

NOTA: NUESTRA RESPONSABILIDAD POR ERRORES, OMBUSIONES O NEGLIGENCIA COMIENZA EN EL PROCESO DE INVESTIGACION, REDACCION DE INFORMACION Y/O EN LA REDACCION DE ESTUDIOS DE TITULO LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO.

IN RE M.A.R. REALTY CORP.

Case No. _____

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 3 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS PLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrtitle@stewart.com

Finca # 7122 Caguas 3ª pág.

NOTICE

ASIENTO 462 DIARIO 1124. Presentada el 1 de mayo de 2006. Escritura # 48, otorgada en San Juan el 31 de enero de 2006 a te Gary E. Biaggi Silva, mediante la cual comparece el nuevo titular y MODIFICA la Hipoteca por \$ 50,000.00 a favor del Portador en cuanto a su interés el que será al 7.25% anual desde esta fecha y durante los siguientes 48 meses y durante periodos consecutivos de 36 meses sobre el "prime rate y su nuevo vencimiento en 35 años.

REVISADOS: Registro de Contribuciones, Embargos Federales, Sentencias y Bitácora en el Nuevo Sistema Electrónico, ley 12 de enero de 2010 y Sistema Ágora. POR TANTO NO SOMOS RESPONSABLES POR OMISIONES Y ERRORES DE BITACORA.

San Juan, 15 de agosto de 2013.
RCHG

“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 ESTA LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO.

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 4 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS PLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrtitle@stewart.com

CLIENTE: ROSALYND VAZQUEZ 201309534
SOLICITADO POR: ROSALYND VAZQUEZ
NOMBRE DE CASO: M.A.R. REALTY CORP.
NUMERO DE CASO: N/A

NOTICE

FINCA: No.22927 inscrita al folio 221 del tomo 821 de Río Piedras Sur, Registro de la Propiedad, Sección 4ta. de San Juan.

DESCRIPCION:

URBANA: Predio de terreno radicado en el Barrio Quebrada Arenas del término municipal de Río Piedras, hoy San Juan, compuesta de 7,869.13 metros cuadrados, equivalentes a 2.0021 cuerdas. En linderos por el Norte, en una alineación de 102.30 metros, con el Solar No.8 del plano de inscripción; por el Sur, en una alineación de 77.67 metros, con el Solar No.5 del plano de inscripción; por el Este, en 2 alineaciones distintas que suman 85.64 metros y un arco de 9.42 metros, con la Calle No.1; y por el Oeste, en 4 alineaciones distintas que suman 85.80 metros, con camino municipal. Afecta a servidumbre a favor de la Autoridad de Energía Eléctrica de Puerto Rico.

TRACTO REGISTRAL: Se forma por agrupación de las fincas Nos. 22402 y 22403, inscritas a los folios 109 y 13 del tomo 810 de Río Piedras Sur.

DOMINIO:

CONSTA INSCRITA a favor de M.A.R. REALTY, CORP., quien adquirió por título de compraventa de Federal Industries Inc., por precio de \$3,000,000.00, según la Escritura No.19, otorgada en San Juan, el 14 de junio de 2007, ante Freddie Berrios Pérez, inscrita al folio 221 del tomo 821 de Río Piedras Sur, finca No.22927, inscripción 3era.

GRAVAMENES

- 1.- Por su procedencia está afecta a.:
 - a.- Servidumbre a favor de la Autoridad de Energía Eléctrica
 - b.- Servidumbre a favor de la Puerto Rico Telephone Co.
 - c.- Servidumbre Pluvial a favor del Municipio de San Juan
 - d.- HIPOTECA: Por la suma principal de \$299,145.00, en garantía de un pagaré a favor de Banco Popular de Puerto Rico, o a su orden, según la Escritura No.272, otorgada en San Juan, el 16 de julio de 1997, ante Rafael Maldonado Nicolai, inscrita en la finca 22402
 - e.- HIPOTECA: Por la suma principal de \$299,145.00, en garantía de un pagaré a favor de Banco Popular de Puerto Rico, o a su orden, según la Escritura No.273, otorgada en San Juan, el 16 de julio de 1997, ante Rafael Maldonado Nicolai, inscrita en la finca 22403.
 - f.- HIPOTECA: Por la suma principal de \$492,100.00, en garantía de un pagaré a favor de Marketing Development Corporation, o a su orden, según la Escritura No.65, otorgada en San Juan, el 16 de julio de 1997, ante Gilberto Alfaro Berrios, inscrita en las fincas 22402 y 22403.
 - g.- HIPOTECA: Por la suma principal de \$20,000.00, en garantía de un pagaré a favor de La Marketing Development Corporation, o a su orden, según la Escritura No.117, otorgada en San Juan, el 21 de noviembre de 2002, ante José A. Andreu Fuentes, inscrita en las fincas 22402 y 22403.
- 2.- HIPOTECA: Por la suma principal de \$447,000.00, con intereses al prime rate anual y vencimiento a la presentación, en garantía de un pagaré a favor de Banco Popular de Puerto Rico, o a su orden, y se interrumpe la prescripción liberatoria de las hipotecas por su procedencia, según la Escritura No.38, otorgada en San Juan, el 30 de mayo de 2003, ante Gustavo J. Umpierre Pontón, inscrita al folio 221 del tomo 821 de Río Piedras Sur, finca

"NUESTRA RESPONSABILIDAD POR ERRORES, OMISIONES O NEGLIGENCIA COMIENZA EN EL PROCESO DE INVESTIGACION, RECOLECCION DE INFORMACION Y FORN LA REDACCION DE ESTUDIOS DE TITULO LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO."

2014

5/14/14

IN RE M.A.R. REALTY CORP.

Case No. _____

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 5 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS PLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrtitle@stewart.com

No.22927, inscripción 2nda.

3.- HIPOTECA: Por la suma principal de \$1,507,110.00, con intereses al 12% anual y vencimiento a la presentación, en garantía de un pagaré a favor de Westernbank, o a su orden, según la Escritura No.22, otorgada en San Juan, el 14 de junio de 2007, ante Walter F. Alomar-Jiménez, inscrita al folio 221 del tomo 821 de Río Piedras Sur, finca No.22927, inscripción 4ta.

NOTICE

NOTA: Debido al sistema de bitácora electrónica utilizado en este Registro no podemos determinar que exista algún otro documento adicional relacionado con esta finca.

REVISADOS: Registros de embargos, sentencias, contribuciones federales, registro de gravámenes creado por la Ley 12 del 20 de enero de 2010 y la bitácora electrónica hasta el asiento 1495 del diario 477 de 15 de agosto de 2013.

AGOSTO 15, 2013.- LMH

NOTA: NUESTRA RESPONSABILIDAD POR ERRORES, OMISIONES O NEGLIGENCIA COMETIDA EN EL PROCESO DE INVESTIGACIÓN, RECOPIACION DE INFORMACION Y/O EN LA REDACCION DE ESTUDIOS DE TITULO ESTA LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO.

IN RE M.A.R. REALTY CORP.

Case No. _____

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 6 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS PLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrtitle@stewart.com

CONTINUACION
FINCA 31355 DE MAYAGUEZ
PÁGINA 2

NOTICE

Al Asiento 182 del Diario 728 se presento el 21 de febrero del 2006, la Escritura #51, sobre Hipoteca en Garantía de Pagare con Vigencia Extendida, otorgada en San Juan, el 31 de enero del 2006, ante el notario Gary E. Biaggi Silva por la cual comparecen M.A.R. Realty Corp., y constituye hipoteca a favor de Westernbank PR por \$1,129,000.00, con intereses al 7.25% anual durante esta fecha y durante los siguientes 48 meses y durante periodos consecutivos de 36 meses siguientes a razón del Prime Rate y vencimiento a la presentación.

Complementario: Resolucion Corporativa

Al Asiento 175 del Diario 729 se presento el 8 mayo del 2006, la Escritura #45, sobre Modificación de Pagare y de Hipoteca y Acta de Suspensión y/o Interrupción de Prescripción Liberatoria de Hipoteca, otorgada en San Juan, el 31 de enero del 2006, ante el notario Gary E. Biaggi Silva, por la cual M.A.R. Realty Corp y Westernbank PR modifican la hipoteca por \$\$1,031,000.00 a los siguientes extremos: Se modifica el tipo de interés para que el mismo sea al 7.25% anual durante los siguientes 48 meses y durante periodos consecutivos de 36 meses siguientes a razón del tipo fijo igual a la tasa preferencial (Prime rate). En caso de mora en el pago del principal o el interés en la obligación, las cantidades adeudadas devengaran intereses de mora a razón del tipo resultante al añadir 2 puntos porcentuales. Se extiende dicho gravamen hipotecario a 35 años a partir del otorgamiento de esta escritura.

Complementario: Copia del pagare; Acta Notarial #244, otorgada en Mayagüez, el 27 de abril del 2006, ante el mismo notario por la cual certifica haber realizado la anotación de acreditativa de la modificación de hipoteca al margen de la escritura.

NOTA: Debido al sistema de bitácora electrónica utilizado en este Registro no podemos determinar que exista algún otro documento adicional relacionado con esta finca.

REVISADOS: Registros de embargos, sentencias, contribuciones federales, CRIM, registro de gravámenes creado por la Ley 12 del 20 de enero de 2010 Tomo II hasta el folio 106 entrada 424 del 31 de julio de 2013 y la bitácora electrónica hasta el Asiento 15 del Diario 755 de Mayagüez, del 12 de agosto de 2013.

Hoy 15 de agosto del 2013.

INTDR/jfp/drv MV/mvr

NOTA: NUESTRA RESPONSABILIDAD POR ERRORES, OMISIONES O NEGLIGENCIA, COMIENZA EN EL PROCESO DE INVESTIGACION, RECOPIACION DE ENDEUDACION Y/O EN LA REDACCION DE ESTUDIOS DE TITULO ESTA LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO.

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 7 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS PLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrtitle@stewart.com

201309534B

CLIENTE: THE TILE OUTLET CORP./MAR REALTY CORP.
SOLICITADO POR: ROSALYND VÁZQUEZ DE RAMOS
NOMBRE DEL CASO: MAR REALTY CORP.
FINCA NUMERO: 31355 INSCRITA AL FOLIO 120 DEL TOMO 1500 DE MAYAGUEZ, REGISTRO DE MAYAGUEZ

DESCRIPCIÓN:

URBANA: Solar marcado con el número 4 del plano de inscripción con una cabida superficial de 1908.68 metros cuadrados. En lindes por el NORTE, con terrenos de la Sucesión de Francisco Sánchez Pesante; por el SUR, con solar número 11 de la manzana K propiedad de Vista Verde Gulf Center y con terrenos de la Parcela 10 de la manzana A (A-10); por el ESTE, con el derecho de paso de la carretera estatal número 2; y por el OESTE, con solar número 10 de la manzana A (A-10)

Enclava edificación de dos plantas, que se describe: Planta alta, fachada comercial en cristal y cemento, espacio techado con un área de 9614.00 pies cuadrados, escaleras hacia la planta baja, tres cubículos preparados para baños y/o cocina y escalera de emergencia hacia el techo. Planta Baja: Almacén techado con un área de 9614.00 pies cuadrados, puerta de salida hacia el patio, puertas corredizas en el lado Norte de éste, según consta de la Escritura 24 sobre acta de edificación otorgada en Guaynabo el 22 de agosto del 2002 ante el notario Luis Emilio Duchesne Jiménez e inscrita al folio 120 del Tomo 1500 de Mayagüez, inscripción 9ª. (12/680)

TRACTO: Es agrupación de las finas 31353 y 31354 de Mayagüez

DOMINIO: Consta inscrita a favor de los esposos Edwin Teófilo Ramos Rodríguez y Rosalind Vázquez Dávila, quienes adquieren esta finca por compra a Ángel Luis Rivera Reyes y Lydia Cuebas por precio de \$324,976.00 según consta de la Escritura 1 otorgada en Mayagüez el 2 de enero del 1998 ante el notario Eugenio Alemañy Fernández e inscrita al Tomo móvil 1392 de Mayagüez, inscripción 7ª.

GRAVAMENES:

Por su procedencia: Afecta a servidumbres a favor de la Autoridad de Fuentes Fluviales, Autoridad de Acueductos y Alcantarillados, Municipio de Mayagüez y sujeta a condiciones restrictivas de uso y edificación

Por sí:

HIPOTECA en garantía de pagaré a favor del First Bank Puerto Rico por la suma principal de \$1,031,000.00, con intereses al 12% anual y vencimiento a la presentación. Constituida por la Escritura # 227 otorgada en San Juan el 8 de agosto del 2000 ante el notario Michel Rachid Piñero e inscrita al Tomo móvil 1392 de Mayagüez, inscripción 8ª.

DOCUMENTOS INSCRITOS BAJO LA LEY NUMERO 216 DEL 27 DE DICIEMBRE DEL 2010, conocida como la "Ley para Agilizar el Registro de la Propiedad" y su REGLAMENTO:

Al Asiento 180 del Diario 728 se presento el 21 de febrero del 2006, la Escritura #49, sobre Permuta de Inmuebles por Acciones, otorgada en San Juan, el 31 de enero del 2006, ante el notario Gary E. Biaggi Silva por la cual comparecen los dueños registrales y dan en permuta esta finca con un valor de \$1,350,976.00 a favor de M.A.R. Realty Corp., a cambio de 869,130 acciones en dicha compañía con un valor de \$1,350,976.00 correspondiendo \$319,976.00 al costo del terreno y \$1,031,000.00 al costo del edificio.

Complementario: Resolución Corporativa

NOTICE

PLUESTA RESPONSA BILIDA POR ERRORES, OMISIONES O NEGLIGENCIA COMETIDA EN EL PROCESO DE INVESTIGACION, RECOLECCION DE INFORMACION Y/O EN LA REDACCION DE ESTUDIOS DE TITULO LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO.

IN RE M.A.R. REALTY CORP.

Case No. _____

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 8 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS PLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrtitle@stewart.com

2013-09534 C

CLIENTE: THE TITLE OUTLET CORP.

SOLICITADO POR: ROSALYND RAMOS

CASO: MAR REALTY CORP.

FINCA: **17036** INSCRITA EN SU INSCRIPCIÓN 1RA AL FOLIO 270 DEL TOMO 260 Y AL FOLIO 130 DEL TOMO 361 DE HATILLO, REGISTRO DE ARECIBO II, INSCRIPCIÓN 13A Y ÚLTIMA

DESCRIPCION: *Según inscripción 11ª*

RUSTUICA: Parcela de terreno radicada en el Barrio Carrizales del término municipal de Hatillo, Puerto Rico, con una cabida de 3975.8031 metros cuadrados. Por el NORTE, en 59.93 metros con el remanente de la finca principal de la cual se segrega, propiedad de El Compay Auto Parts Corp.; SUR, en 61.64 metros con carretera #2 que conduce de Arecibo a Hatillo; ESTE, en 62.75 metros con Diego Deliz Díaz; OESTE, en dos distancias de 24.76 y 39.75 metros, con calle dedicada a uso público.

TRACTO: Se forma por segregación de la finca 4330 inscrita al Folio 238 del Tomo 122 de Hatillo.

DOMINIO:

Inscrita a favor de *MAR Realty Corp.* quien adquirió la totalidad de esta finca por compra a Héctor Estarella Román y Nayda O'Neill Avezuela por precio de \$1,500,000.00 según consta de escritura #311 otorgada en San Juan el 27 de noviembre de 2000 ante el notario José Oscar San Miguel, inscrita al Folio 130 del Tomo 361 de Hatillo, inscripción 1 la. (71/226).

GRAVÁMENES: Por su procedencia: Se encuentra libre de cargas.

Por Sí:

HIPOTECA en garantía de pagaré a favor del BBVA por la suma de \$1,350,000.00 con intereses al 12% y vencimiento a la presentación. Constituida por la Escritura #103 otorgada en San Juan el 27 de noviembre de 2000 ante el notario Diana L. Ojeda Castro, inscrita al Folio 130 del Tomo 361 de Hatillo, inscripción 12ª. (72/226). Inscrita el 9 de enero de 2001.

DOCUMENTOS INSCRITOS BAJO LA LEY NÚMERO 216 DEL 27 DE DICIEMBRE DE 2010, conocida como la "Ley para Agilizar el Registro de la Propiedad" y su REGLAMENTO:

Al Asiento 362 del Diario 300 se presentó el 23 de septiembre de 2005 escritura #431 de Modificación de Hipoteca otorgada en Guaynabo el 22 de julio de 2004 ante el notario Francisco J. Biaggi Landrón en la cual comparece Westernbank Puerto Rico y MAR REAlty Corp. para MODIFICAR la hipoteca por \$1,350,000.00: La misma tendrá un interés al 6% o al 1% sobre el Prime Rate y se extiende 35 años. *Acompaña acta Notarial #304 del 31 de agosto de 2005.*

DEBIDO AL SISTEMA DE BITACORA ELECTRONICA UTILIZADO EN ESTA SECCION, NO PODEMOS PRECISAR QUE EXISTA ALGUN DOCUMENTO ADICIONAL RELACIONADO CON ESTA FINCA.

REVISADO: Libro de Sentencias, Embargos Federales, Embargos Estatales, Libro #1 del Registro de Gravámenes creado por la LEY 12 del 20 de enero del 2010 y Bitácora hasta el Asiento 469 del Diario 324 del 14 de agosto de 2013. Hoy 15 de agosto de 2013.

INTGL/gl

NOTICE

NOTA: RESPONSABILIDAD POR ERRORES, OMISIONES O NEGLIGENCIA COMETIDA EN EL PROCESO DE INVESTIGACION, RECOLECCION DE INFORMACION Y/O EN LA REDACCION DE ESTUDIOS DE TITULO ESTA LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO.

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 9 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS PLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrtitle@stewart.com

CLIENTE: ROSALYND VAZQUEZ 201309534D
SOLICITADO POR: ROSALYND VAZQUEZ
NOMBRE DE CASO: M.A.R. REALTY CORP.
NUMERO DE CASO: N/A

NOTICE

FINCA: No. 4953 inscrita al folio 126 del tomo 1032 de Monacillos, Registro de la Propiedad, Sección Tercera de San Juan.

DESCRIPCION

URBANA: SOLAR de forma rectangular que mide 12.00 metros de frente por 21.00 metros de fondo marcado con el No. 33 de la Manzana "BM" de la URBANIZACION PUERTO NUEVO, propiedad de la Everlasting Development Corporation, que radica en el Barrio Monacillos de Río Piedras, Puerto Rico, con un area superficial de 252.00 metros cuadrados En linderos por el Norte, Sur, Este, y Oeste con terrenos propiedad de la Everlasting Development Corporation y dando frente al Oeste con la Calle denominada Main Street de la Urbanizacion.

Enclava una casa para fines residenciales.

TRACTO REGISTRAL:

Se segrega de la finca No.2554, inscrita al folio 235 del tomo 239 de Río Piedras.

DOMINIO:

CONSTA INSCRITA a favor de M.A.R REALTY CORP., quien lo adquirio por titulo de compraventa de Gustavo Alfonso Lugo y Carmen Elena Rojas Cordova por el precio de \$410,000.00, mediante la escritura No. 1 otorgada en San Juan el 22 de junio de 2006 ante Beatrice Cautiño Antongiorgi, inscrita al folio 126 del tomo 1032 de Monacillos, finca No. 4953 inscripción 12da.

GRAVAMENES

- 1.- Por su procedencia está afecta a:
 - a. Condicion de Transito.
- 2.- **CONDICIONES RESTRICTIVAS;** Extensamente relacionadas en la finca No. 2597 inscrita al folio 1 del tomo 245 de Río Piedras Norte.
- 3.- **HIPOTECA:** Por la suma principal de \$348,000.00 en garantía de un pagare a favor de Westernbank Puerto Rico, o a su orden, con intereses al 8.25% anual y vencimiento a la presentación, constituida por la escritura No.478 otorgada en San Juan el 29 de septiembre de 2006 ante Esther Rebeca Luzon Colon, inscrita al folio 126 del tomo 1032 de Monacillos, finca No. 4953 inscripción 13a.

NOTA: Debido al sistema de bitácora electrónica utilizado en este Registro no podemos determinar que exista algún otro documento adicional relacionado con esta finca.

REVISADOS: Registros de embargos, sentencias, contribuciones federales, registro de gravámenes creado por la Ley 12 del 20 de enero de 2010 y la bitácora electrónica hasta el asiento 71 del diario 689 de 14 de agosto de 2013.

AGOSTO 15, 2013.- LMH

NUESTRA RESPONSABILIDAD POR ERRORES, OMISIONES O NEGLIGENCIA, COMETIDA EN EL PROCESO DE INVESTIGACION, RECOPLACION DE INFORMACION Y/O EN LA REDACCION DEL ESTUDIO ESTA LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TITULO.

Debtor(s)

SCHEDULE A - REAL PROPERTY
Continuation Sheet - Page 10 of 10

SAN JUAN ABSTRACT COMPANY, INC., a Stewart Company

MCS FLAZA, OFFICE 809
255 PONCE DE LEON AVENUE
HATO REY, PUERTO RICO 00917

TELEPHONE: (787) 274-1200
FAX: (787) 753-5081
FAX: (787) 759-8055
hrtitle@stewart.com

CLIENTE: ROSALYND VAZQUEZ **201309534F**
SOLICITADO POR: ROSALYND VAZQUEZ
NOMBRE DE CASO: M.A.R. REALTY CORP.
NUMERO DE CASO: N/A

NOTICE

FINCA: No.4952 inscrita al folio 16 del tomo 1048 de Monacillos, Registro de la Propiedad, Sección Tercera de San Juan.

DESCRIPCION

URBANA: SOLAR de forma rectangular que mide 12.00 metros de frente por 21.00 metros de fondo marcado con el No.32 de la Manzana "BM" de la URBANIZACION PUERTO NUEVO, propiedad de la Everlasting Development Corporation, radicada en el Barrio Monacillos de Río Piedras, Puerto Rico, con un area superficial de 252.00 metros cuadrados. En linderos por el Norte, Sur, Este, y Oeste con terrenos propiedad de la Everlasting Development Corporation y dando frente al Oeste con la Calle denominada Main Street de la Urbanización.

Enclava una casa para fines residenciales.

TRACTO REGISTRAL:

Se segrega de la finca No.2554, inscrita al folio 235 del tomo 239 de Río Piedras.

DOMINIO:

CONSTA INSCRITA a favor de M.A.R. REALTY, CORP. quien lo adquirio por titulo de compraventa de Gustavo Alfonso Lugo y esposa Carmen Elena Rojas Cordova por el precio de \$410,000.00, mediante la escritura No. 4 otorgada en Guaynabo el 29 de septiembre de 2006 ante Beatrice A. Cautiño Antongiorgi, inscrita al folio 16 del tomo 1048 de Monacillos, finca No. 4952 inscripción 12a.

GRAVAMENES

- 1.- Por su procedencia está afecta a:
 - a. Condicion de Transito.
- 2.- **CONDICIONES RESTRICTIVAS;** Extensamente relacionadas en la finca No. 2597 inscrita al folio 1 del tomo 245 de Río Piedras Norte.
- 3.- **HIPOTECA:** Por la suma principal de \$374,000.00 en garantía de un pagare a favor de Westernbank Puerto Rico, o a su orden, con intereses al 8.25% anual y vencimiento a la presentación, constituida por la escritura No.477 otorgada en San Juan el 29 de septiembre de 2006 ante Esther Rebeca Luzon Colon, inscrita al folio 16 del tomo 1048 de Monacillos, finca No. 4952 inscripción 13a.

NOTA: Debido al sistema de bitácora electrónica utilizado en este Registro no podemos determinar que exista algún otro documento adicional relacionado con esta finca.

REVISADOS: Registros de embargos, sentencias, contribuciones federales, registro de gravámenes creado por la Ley 12 del 20 de enero de 2010 y la bitácora electrónica hasta el asiento 71 del diario 689 de 14 de agosto de 2013.

AGOSTO 15, 2013.- LMH

*NUESTRA RESPONSABILIDAD POR ERRORES, OMISIONES O INEFICIENCIAS, COMETIDAS EN EL PROCESO DE INVESTIGACIÓN, RECORRELACIÓN DE INFORMACIÓN Y/O EN LA REDACCIÓN DE ESTUDIOS DE TÍTULO ESTÁ LIMITADA A LA CANTIDAD PAGADA POR EL ESTUDIO DE TÍTULO.

IN RE M.A.R. REALTY CORP.

Debtor(s)

Case No.

(If known)

SCHEDULE B - PERSONAL PROPERTY

Except as directed below, list all personal property of the debtor of whatever kind. If the debtor has no property in one or more of the categories, place an "x" in the appropriate position in the column labeled "None." If additional space is needed in any category, attach a separate sheet properly identified with the case name, case number, and the number of the category. If the debtor is married, state whether the husband, wife, both, or the marital community own the property by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the debtor is an individual or a joint petition is filed, state the amount of any exemptions claimed only in Schedule C - Property Claimed as Exempt.

Do not list interests in executory contracts and unexpired leases on this schedule. List them in Schedule G - Executory Contracts and Unexpired Leases.

If the property is being held for the debtor by someone else, state that person's name and address under "Description and Location of Property." If the property is being held for a minor child, simply state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

| TYPE OF PROPERTY | N O N E | DESCRIPTION AND LOCATION OF PROPERTY | H U S B A N D, W I F E, J O I N T, O R C O M M U N I T Y | CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION |
|---|------------------|--|--|--|
| 1. Cash on hand. | X | | | |
| 2. Checking, savings or other financial accounts, certificates of deposit or shares in banks, savings and loan, thrift, building and loan, and homestead associations, or credit unions, brokerage houses, or cooperatives. | | BANCO POPULAR 131-400843 (FELXICUENTA DE nEGOCIOS BANCO POPULAR ACCOUNT 131-400614(FLEXICUENTA DE NEGOCIOS) SAN PATRICIO BRANCH CHECKING ACCOUNT AT BANCO BILBAO VIZCAYA 0021-1360406005(DUENTA EMPRESARIAL) A LOS PASEOS BRANCH | | 2,092.16 5,111.64 |
| 3. Security deposits with public utilities, telephone companies, landlords, and others. | | AAA SECURITY DEPOSIT(LOCAL QUEBRADA ARENA DEPOSIT AEE(LOCAL QUEBRADA ARENA) | | 27.85 200.00 500.00 |
| 4. Household goods and furnishings, include audio, video, and computer equipment. | X | | | |
| 5. Books, pictures and other art objects, antiques, stamp, coin, record, tape, compact disc, and other collections or collectibles. | X | | | |
| 6. Wearing apparel. | X | | | |
| 7. Furs and jewelry. | X | | | |
| 8. Firearms and sports, photographic, and other hobby equipment. | X | | | |
| 9. Interest in insurance policies. Name insurance company of each policy and itemize surrender or refund value of each. | X | | | |
| 10. Annuities. Itemize and name each issue. | X | | | |
| 11. Interests in an education IRA as defined in 26 U.S.C. § 530(b)(1) or under a qualified State tuition plan as defined in 26 U.S.C. § 529(b)(1). Give particulars. (File separately the record(s) of any such interest(s). 11 U.S.C. § 521(c).) | X | | | |
| 12. Interests in IRA, ERISA, Keogh, or other pension or profit sharing plans. Give particulars. | X | | | |
| 13. Stock and interests in incorporated and unincorporated businesses. Itemize. | X | | | |
| 14. Interests in partnerships or joint ventures. Itemize. | X | | | |

IN RE M.A.R. REALTY CORP. Debtor(s) Case No. (If known)

**SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)**

| TYPE OF PROPERTY | N O N E | DESCRIPTION AND LOCATION OF PROPERTY | HUSBAND, WIFE, JOINT, OR COMMUNITY | CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION |
|---|------------------|--------------------------------------|---------------------------------------|--|
| 15. Government and corporate bonds and other negotiable and non-negotiable instruments. | X | | | |
| 16. Accounts receivable. | | AZULEJOS Y CERMICA INC | | 1,795,010.95 |
| 17. Alimony, maintenance, support, and property settlements in which the debtor is or may be entitled. Give particulars. | X | | | |
| 18. Other liquidated debts owed to debtor including tax refunds. Give particulars. | X | | | |
| 19. Equitable or future interest, life estates, and rights or powers exercisable for the benefit of the debtor other than those listed in Schedule A - Real Property. | X | | | |
| 20. Contingent and noncontingent interests in estate of a decedent, death benefit plan, life insurance policy, or trust. | X | | | |
| 21. Other contingent and unliquidated claims of every nature, including tax refunds, counterclaims of the debtor, and rights to setoff claims. Give estimated value of each. | X | | | |
| 22. Patents, copyrights, and other intellectual property. Give particulars. | X | | | |
| 23. Licenses, franchises, and other general intangibles. Give particulars. | X | | | |
| 24. Customer lists or other compilations containing personally identifiable information (as defined in 11 U.S.C. § 101(41A)) provided to the debtor by individuals in connection with obtaining a product or service from the debtor primarily for personal, family, or household purposes. | X | | | |
| 25. Automobiles, trucks, trailers, and other vehicles and accessories. | X | | | |
| 26. Boats, motors, and accessories. | X | | | |
| 27. Aircraft and accessories. | X | | | |
| 28. Office equipment, furnishings, and supplies. | X | | | |
| 29. Machinery, fixtures, equipment, and supplies used in business. | X | | | |
| 30. Inventory. | X | | | |
| 31. Animals. | X | | | |
| 32. Crops - growing or harvested. Give particulars. | X | | | |

B6B (Official Form 6B) (12/07) - Cont.

IN RE M.A.R. REALTY CORP. Debtor(s) Case No. (If known)

**SCHEDULE B - PERSONAL PROPERTY
(Continuation Sheet)**

| TYPE OF PROPERTY | N O N E | DESCRIPTION AND LOCATION OF PROPERTY | HUSBAND, WIFE, JOINT, OR COMMUNITY | CURRENT VALUE OF DEBTOR'S INTEREST IN PROPERTY WITHOUT DEDUCTING ANY SECURED CLAIM OR EXEMPTION |
|--|------------------|--------------------------------------|---------------------------------------|--|
| 33. Farming equipment and implements. | X | | | |
| 34. Farm supplies, chemicals, and feed. | X | | | |
| 35. Other personal property of any kind not already listed. Itemize. | X | | | |
| TOTAL | | | | 1,802,942.60 |

© 1993-2008 EZ-Filing, Inc. [1-800-998-2424] - Forms Software Only

0 continuation sheets attached

(Include amounts from any continuation sheets attached. Report total also on Summary of Schedules.)

IN RE M.A.R. REALTY CORP.

Debtor(s)

Case No.

(If known)

SCHEDULE C - PROPERTY CLAIMED AS EXEMPT

Debtor elects the exemptions to which debtor is entitled under:
(Check one box)

Check if debtor claims a homestead exemption that exceeds \$136,875.

- 11 U.S.C. § 522(b)(2)
- 11 U.S.C. § 522(b)(3)

| DESCRIPTION OF PROPERTY | SPECIFY LAW PROVIDING EACH EXEMPTION | VALUE OF CLAIMED EXEMPTION | CURRENT VALUE OF PROPERTY WITHOUT DEDUCTING EXEMPTIONS |
|-------------------------|--------------------------------------|----------------------------|--|
| Not Applicable | | | |

IN RE M.A.R. REALTY CORP.

Debtor(s)

Case No.

(If known)

SCHEDULE D - CREDITORS HOLDING SECURED CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number of all entities holding claims secured by property of the debtor as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. List creditors holding all types of secured interests such as judgment liens, garnishments, statutory liens, mortgages, deeds of trust, and other security interests.

List creditors in alphabetical order to the extent practicable. If a minor child is the creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). If all secured creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H – Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Total the columns labeled "Amount of Claim Without Deducting Value of Collateral" and "Unsecured Portion, if Any" in the boxes labeled "Total(s)" on the last sheet of the completed schedule. Report the total from the column labeled "Amount of Claim Without Deducting Value of Collateral" also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report the total from the column labeled "Unsecured Portion, if Any" on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding secured claims to report on this Schedule D.

| CREDITOR'S NAME AND MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. <i>(See Instructions Above.)</i> | CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY | DATE CLAIM WAS INCURRED, NATURE OF LIEN, AND DESCRIPTION AND VALUE OF PROPERTY SUBJECT TO LIEN | CONTINGENT | UNLIQUIDATED | DISPUTED | AMOUNT OF CLAIM WITHOUT DEDUCTING VALUE OF COLLATERAL | UNSECURED PORTION, IF ANY |
|--|---|--|------------|--------------|----------|---|---------------------------|
| | | | | | | | |
| ACCOUNT NO. BANCO POPULAR PO BOX 362708 SAN JUAN, PR 00936-2708 | X | BANCO POPULAR LOAN # 9001 VALUE \$ 3,000,000.00 | | | | 2,946,107.00 | |
| ACCOUNT NO. BANCO POPULAR PO BOX 362708 SAN JUAN, PR 00936-2708 | | BANCO POPULAR LOAN #9002 LOAN DATE 2004 VALUE \$ 1,350,000.00 | | | | 1,716,733.00 | 366,733.00 |
| ACCOUNT NO. BANCO POPULAR PO BOX 362708 SAN JUAN, PR 00936-2708 | | LOAN #9003 DATE OF LOAN 2006 VALUE \$ 3,185,000.00 | | | | 2,718,550.00 | |
| ACCOUNT NO. BANCO POPULAR PO BOX 362708 SAN JUAN, PR 00936-2708 | | LOAN # 9004 DATE OF LOAN 2006 VALUE \$ 1,225,000.00 | | | | 1,005,594.00 | |

0 continuation sheets attached

Subtotal (Total of this page) \$ **8,386,984.00** \$ **366,733.00**

Total (Use only on last page) \$ **8,386,984.00** \$ **366,733.00**

(Report also on Summary of Schedules.)

(If applicable, report also on Statistical Summary of Certain Liabilities and Related Data.)

IN RE M.A.R. REALTY CORP.

Debtor(s)

Case No.

(If known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS

A complete list of claims entitled to priority, listed separately by type of priority, is to be set forth on the sheets provided. Only holders of unsecured claims entitled to priority should be listed in this schedule. In the boxes provided on the attached sheets, state the name, mailing address, including zip code, and last four digits of the account number, if any, of all entities holding priority claims against the debtor or the property of the debtor, as of the date of the filing of the petition. Use a separate continuation sheet for each type of priority and label each with the type of priority.

The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H-Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community." If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of claims listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all claims listed on this Schedule E in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules.

Report the total of amounts entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Report the total of amounts not entitled to priority listed on each sheet in the box labeled "Subtotals" on each sheet. Report the total of all amounts not entitled to priority listed on this Schedule E in the box labeled "Totals" on the last sheet of the completed schedule. Individual debtors with primarily consumer debts report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured priority claims to report on this Schedule E.

TYPES OF PRIORITY CLAIMS (Check the appropriate box(es) below if claims in that category are listed on the attached sheets)

- Domestic Support Obligations
Extensions of credit in an involuntary case
Wages, salaries, and commissions
Contributions to employee benefit plans
Certain farmers and fishermen
Deposits by individuals
Taxes and Certain Other Debts Owed to Governmental Units
Commitments to Maintain the Capital of an Insured Depository Institution
Claims for Death or Personal Injury While Debtor Was Intoxicated

* Amounts are subject to adjustment on April 1, 2010, and every three years thereafter with respect to cases commenced on or after the date of adjustment.

IN RE M.A.R. REALTY CORP. Debtor(s) Case No. (If known)

SCHEDULE E - CREDITORS HOLDING UNSECURED PRIORITY CLAIMS
(Continuation Sheet)

Taxes and Other Certain Debts Owed to Governmental Units

(Type of Priority for Claims Listed on This Sheet)

| CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE AND ACCOUNT NUMBER. <i>(See Instructions above.)</i> | CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY | DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM | CONTINGENT | UNLIQUIDATED | DISPUTED | AMOUNT OF CLAIM | AMOUNT ENTITLED TO PRIORITY | AMOUNT NOT ENTITLED TO PRIORITY, IF ANY |
|---|---|--|------------|--------------|----------|-----------------------|--------------------------------------|--|
| | | | | | | | | |
| ACCOUNT NO. CENTRO DE RECAUDACIONES INGRESOS MUNICIP MUNICIPIO DE CAGUAS CAGUAS, PR | | PERSONAL PROPERTY TAX 2011 \$ 139.14 2012 \$3252.21 2013 \$ 653.19 | | | | 4,044.54 | 653.19 | 3,391.35 |
| ACCOUNT NO. CRIM/MUNICIPIO DE SAN JUAN PO BOX 195387 San Juan, PR 00919-5387 | | real propert taxes AVE. DE DIEGO #417 2011 \$1,141.36 2012 1141.36 2013 1141.36 2014 513.62 | | | | 3,937.70 | 513.62 | 3,424.08 |
| ACCOUNT NO. 8001 CRIM/MUNICIPIO DE SAN JUAN PO BOX 195387 SAN JUAN, PR 00910-5387 | | PROPERTY LOCATED AD #413 DE DIEGO AVE 2011 \$1398.37 2012 1398.37 2013 1398.31 2014 629.26 | | | | 4,824.37 | 2,027.57 | 2,796.80 |
| ACCOUNT NO. 8001 DEPARTAMENTO HACIENDA Edificio Intendente Ramirez Piso 4 Oficina404 San Juan, PR | | Real Property Ave de Diego #417 2010 470.22 2010-09 453.94 2011-03 437.66 | | | | 1,361.82 | 1,361.82 | |
| ACCOUNT NO. DEPARTAMENTO HACIENDA | | CONTIRBUCION SOBRE INGRESOS RETENIDA SERVICIOS PROFESIONALES 2009 | | | | 572.52 | 572.52 | |
| ACCOUNT NO. MUNICIPIO DE MAYAGUEZ APARTADO 1851 MAYAGUEZ, PR 00681 | | PATENTE 2012 | | | | 1,274.00 | 1,274.00 | |

| | | | | |
|--|-----------------------------------|--------------|-------------|-------------|
| Sheet no. <u>1</u> of <u>1</u> continuation sheets attached to Schedule of Creditors Holding Unsecured Priority Claims | Subtotal (Totals of this page) | \$ 16,014.95 | \$ 6,402.72 | \$ 9,612.23 |
| (Use only on last page of the completed Schedule E. Report also on the Summary of Schedules.) | Total | \$ 16,014.95 | | |
| (Use only on last page of the completed Schedule E. If applicable, report also on the Statistical Summary of Certain Liabilities and Related Data.) | Total | | \$ 6,402.72 | \$ 9,612.23 |

IN RE M.A.R. REALTY CORP. Debtor(s) _____ Case No. _____ (If known)

SCHEDULE F - CREDITORS HOLDING UNSECURED NONPRIORITY CLAIMS

State the name, mailing address, including zip code, and last four digits of any account number, of all entities holding unsecured claims without priority against the debtor or the property of the debtor, as of the date of filing of the petition. The complete account number of any account the debtor has with the creditor is useful to the trustee and the creditor and may be provided if the debtor chooses to do so. If a minor child is a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m). Do not include claims listed in Schedules D and E. If all creditors will not fit on this page, use the continuation sheet provided.

If any entity other than a spouse in a joint case may be jointly liable on a claim, place an "X" in the column labeled "Codebtor," include the entity on the appropriate schedule of creditors, and complete Schedule H - Codebtors. If a joint petition is filed, state whether the husband, wife, both of them, or the marital community may be liable on each claim by placing an "H," "W," "J," or "C" in the column labeled "Husband, Wife, Joint, or Community."

If the claim is contingent, place an "X" in the column labeled "Contingent." If the claim is unliquidated, place an "X" in the column labeled "Unliquidated." If the claim is disputed, place an "X" in the column labeled "Disputed." (You may need to place an "X" in more than one of these three columns.)

Report the total of all claims listed on this schedule in the box labeled "Total" on the last sheet of the completed schedule. Report this total also on the Summary of Schedules and, if the debtor is an individual with primarily consumer debts, report this total also on the Statistical Summary of Certain Liabilities and Related Data.

Check this box if debtor has no creditors holding unsecured nonpriority claims to report on this Schedule F.

| CREDITOR'S NAME, MAILING ADDRESS INCLUDING ZIP CODE, AND ACCOUNT NUMBER. (See Instructions Above.) | CODEBTOR HUSBAND, WIFE, JOINT, OR COMMUNITY | DATE CLAIM WAS INCURRED AND CONSIDERATION FOR CLAIM. IF CLAIM IS SUBJECT TO SETOFF, SO STATE | CONTINGENT | UNLIQUIDATED | DISPUTED | AMOUNT OF CLAIM |
|---|---|--|------------|--------------|----------|-------------------|
| | | | | | | |
| ACCOUNT NO. CRIM/ MAYAGUEZ EDIFI. OFICIE PARK III SUITE 102 MAYAGUEZ, PR 00680-1507 | | REAL PROPERTY TAXES 2011 \$ 1,483.32 2012 1,483.32 2013 1,483.32 2014 667.50 | | | | 5,117.46 |
| ACCOUNT NO. 5000 CRIM/ MUNICIPIO DE HATILLO CENTRO GUB. EDIFICIOA SUITE 110 373 AVE. ROTARIOS, ARECI, PR 00612 | | CONTRIBUCION SOBRE LA PROPEIDAD INMUEBLE 2009 \$501.94 2012 4027.43 2010 2280.29 2013 4027.43 2011 4027.43 2014 1,812.33 | | | | 16,676.85 |
| ACCOUNT NO. 6001 CRIM/CAGUAS PO BOX 4992 CAGUAS, PR 00726 | | CONTRIBUCION SOBRE PROPIEDAD CAGUAS 2014 | | | | 1,782.84 |
| ACCOUNT NO. 8000 CRIM/MUNICIPIO DE SAN JUAN PO BOX 195387 SAN JUAN, PR 00919-5387 | | REAL PROPERTY TAXES SOLAR #6 QUEBRADA ARENA 2009 2726.31 2010 34725.34 2012 35142.66 2011 37883.50 2013 32394.22 2014 26135.48 | | | | 170,007.81 |

1 continuation sheets attached

Subtotal (Total of this page) \$ **193,584.96**

Total (Use only on last page of the completed Schedule F. Report also on the Summary of Schedules and, if applicable, on the Statistical Summary of Certain Liabilities and Related Data.) \$ _____

B6G (Official Form 6G) (12/07)

IN RE M.A.R. REALTY CORP. Debtor(s) Case No. _____ (If known)

SCHEDULE G - EXECUTORY CONTRACTS AND UNEXPIRED LEASES

Describe all executory contracts of any nature and all unexpired leases of real or personal property. Include any timeshare interests. State nature of debtor's interest in contract, i.e., "Purchaser," "Agent," etc. State whether debtor is the lessor or lessee of a lease. Provide the names and complete mailing addresses of all other parties to each lease or contract described. If a minor child is a party to one of the leases or contracts, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no executory contracts or unexpired leases.

| NAME AND MAILING ADDRESS, INCLUDING ZIP CODE OF OTHER PARTIES TO LEASE OR CONTRACT | DESCRIPTION OF CONTRACT OR LEASE AND NATURE OF DEBTOR'S INTEREST. STATE WHETHER LEASE IS FOR NONRESIDENTIAL REAL PROPERTY. STATE CONTRACT NUMBER OF ANY GOVERNMENT CONTRACT. |
|---|--|
| <p>THE TILE OUTLET CORP. PMB DEP.330HC 1 BOX 29030 CAGUAS, PR 00725-8900</p> | <p>LEASE AGREEMENT ON PROPERTY LOCATED AT CARR # 29.1 BO. RIO CAÑAS CAGUAS</p> |
| <p>THE TILE OUTLET CORP. PMB DEP.330HC 1 BOX 29030 CAGUAS, PR 00725-8900</p> | <p>LEASE AGREEMENT PROPERTY LOCATED AT CARR # 2 KM 84.8 BO CARRIZALES HATILLO PR</p> |
| <p>AZULEJOS & CERAMICA PO BOX 29846 SAN JUAN, PR 00929-0846</p> | <p>LEASE AGREEMENT PROPERTY LOCATED AT CARR #1 KM.25.0 SECTOR INDUSTRIAL QUEBRDA ARENA, SAN JUAN</p> |
| <p>ANDERSON FINANCIAL SERVICE OF PR LLC 3340 Preston Road SUite 500 Alpharetta, GA 30005</p> | <p>LEASE AGREEMENTPROPERTY LOCATEA AT CARR # 3 KM 84.8 BO CARRIZALEZ HATILLO PR</p> |

IN RE M.A.R. REALTY CORP.

Debtor(s)

Case No.

(If known)

SCHEDULE H - CODEBTORS

Provide the information requested concerning any person or entity, other than a spouse in a joint case, that is also liable on any debts listed by the debtor in the schedules of creditors. Include all guarantors and co-signers. If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within the eight-year period immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state, commonwealth, or territory. Include all names used by the nondebtor spouse during the eight years immediately preceding the commencement of this case. If a minor child is a codebtor or a creditor, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See, 11 U.S.C. §112 and Fed. R. Bankr. P. 1007(m).

Check this box if debtor has no codebtors.

| NAME AND ADDRESS OF CODEBTOR | NAME AND ADDRESS OF CREDITOR |
|---|--|
| AZULEJOS & CERAMICA PO BOX 298846 SAN JUAN, PR 00929-0846 EDWIN T. RAMOS PO BOX 16773 San Juan, PR 00908-6773 ROSALYND VAZQUEZ CONDOMINIO SAN GERONIMO 860 ASHFORD AVE APT 10-A SAN JUAN, PR 00907 THE TILE OUTLET CORP. | BANCO POPULAR PO BOX 362708 SAN JUAN, PR 00936-2708 BANCO POPULAR PO BOX 362708 SAN JUAN, PR 00936-2708 BANCO POPULAR PO BOX 362708 SAN JUAN, PR 00936-2708 BANCO POPULAR PO BOX 362708 SAN JUAN, PR 00936-2708 |

IN RE M.A.R. REALTY CORP. Debtor(s) Case No. _____ (If known)

DECLARATION CONCERNING DEBTOR'S SCHEDULES

DECLARATION UNDER PENALTY OF PERJURY BY INDIVIDUAL DEBTOR

I declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of _____ sheets, and that they are true and correct to the best of my knowledge, information, and belief.

Date: _____ Signature: _____ Debtor

Date: _____ Signature: _____ (Joint Debtor, if any)

[If joint case, both spouses must sign.]

DECLARATION AND SIGNATURE OF NON-ATTORNEY BANKRUPTCY PETITION PREPARER (See 11 U.S.C. § 110)

I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b), 110(h), and 342 (b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services chargeable by bankruptcy petition preparers, I have given the debtor notice of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required by that section.

Printed or Typed Name and Title, if any, of Bankruptcy Petition Preparer _____ Social Security No. (Required by 11 U.S.C. § 110.)
If the bankruptcy petition preparer is not an individual, state the name, title (if any), address, and social security number of the officer, principal, responsible person, or partner who signs the document.

Address _____

Signature of Bankruptcy Petition Preparer _____ Date _____

Names and Social Security numbers of all other individuals who prepared or assisted in preparing this document, unless the bankruptcy petition preparer is not an individual:

If more than one person prepared this document, attach additional signed sheets conforming to the appropriate Official Form for each person.

A bankruptcy petition preparer's failure to comply with the provision of title 11 and the Federal Rules of Bankruptcy Procedure may result in fines or imprisonment or both. 11 U.S.C. § 110; 18 U.S.C. § 156.

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the **PRESIDENT** _____ (the president or other officer or an authorized agent of the corporation or a member or an authorized agent of the partnership) of the **M.A.R. REALTY CORP.** _____

(corporation or partnership) named as debtor in this case, declare under penalty of perjury that I have read the foregoing summary and schedules, consisting of 25 sheets (*total shown on summary page plus 1*), and that they are true and correct to the best of my knowledge, information, and belief.

Date: **November 21, 2013** Signature: **/s/ EDWIN RAMOS**

EDWIN RAMOS _____ (Print or type name of individual signing on behalf of debtor)

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

Document Page 31 of 38
United States Bankruptcy Court
District of Puerto Rico

IN RE:

Case No. _____

M.A.R. REALTY CORP.

Chapter 11

Debtor(s)

STATEMENT OF FINANCIAL AFFAIRS

This statement is to be completed by every debtor. Spouses filing a joint petition may file a single statement on which the information for both spouses is combined. If the case is filed under chapter 12 or chapter 13, a married debtor must furnish information for both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.

Questions 1 - 18 are to be completed by all debtors. Debtors that are or have been in business, as defined below, also must complete Questions 19 - 25. If the answer to an applicable question is "None," mark the box labeled "None." If additional space is needed for the answer to any question, use and attach a separate sheet properly identified with the case name, case number (if known), and the number of the question.

DEFINITIONS

"In business." A debtor is "in business" for the purpose of this form if the debtor is a corporation or partnership. An individual debtor is "in business" for the purpose of this form if the debtor is or has been, within six years immediately preceding the filing of this bankruptcy case, any of the following: an officer, director, managing executive, or owner of 5 percent or more of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership; a sole proprietor or self-employed full-time or part-time.

"Insider." The term "insider" includes but is not limited to: relatives of the debtor; general partners of the debtor and their relatives; corporations of which the debtor is an officer, director, or person in control; officers, directors, and any owner of 5 percent or more of the voting or equity securities of a corporate debtor and their relatives; affiliates of the debtor and insiders of such affiliates; any managing agent of the debtor. 11 U.S.C. § 101.

1. Income from employment or operation of business

None State the gross amount of income the debtor has received from employment, trade, or profession, or from operation of the debtor's business, including part-time activities either as an employee or in independent trade or business, from the beginning of this calendar year to the date this case was commenced. State also the gross amounts received during the two years immediately preceding this calendar year. (A debtor that maintains, or has maintained, financial records on the basis of a fiscal rather than a calendar year may report fiscal year income. Identify the beginning and ending dates of the debtor's fiscal year.) If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income of both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

Table with 2 columns: AMOUNT, SOURCE. Rows: 207,433.00 RENTAL INCOME 2011; 0.00 RENTAL INCOME 2012; 16,000.00 RENTAL INCOME UP TO FILING

2. Income other than from employment or operation of business

None State the amount of income received by the debtor other than from employment, trade, profession, operation of the debtor's business during the two years immediately preceding the commencement of this case. Give particulars. If a joint petition is filed, state income for each spouse separately. (Married debtors filing under chapter 12 or chapter 13 must state income for each spouse whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

3. Payments to creditors

Complete a. or b., as appropriate, and c.

a. Individual or joint debtor(s) with primarily consumer debts: List all payments on loans, installment purchases of goods or services, and other debts to any creditor made within 90 days immediately preceding the commencement of this case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$600. Indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

None b. Debtor whose debts are not primarily consumer debts: List each payment or other transfer to any creditor made within **90 days** immediately preceding the commencement of the case unless the aggregate value of all property that constitutes or is affected by such transfer is less than \$5,475. If the debtor is an individual, indicate with an asterisk (*) any payments that were made to a creditor on account of a domestic support obligation or as part of an alternative repayment schedule under a plan by an approved nonprofit budgeting and credit counseling agency. (Married debtors filing under chapter 12 or chapter 13 must include payments and other transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

None c. All debtors: List all payments made within **one year** immediately preceding the commencement of this case to or for the benefit of creditors who are or were insiders. (Married debtors filing under chapter 12 or chapter 13 must include payments by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

4. Suits and administrative proceedings, executions, garnishments and attachments

None a. List all suits and administrative proceedings to which the debtor is or was a party within **one year** immediately preceding the filing of this bankruptcy case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

| CAPTION OF SUIT AND CASE NUMBER | NATURE OF PROCEEDING | COURT OR AGENCY AND LOCATION | STATUS OR DISPOSITION |
|---|--|------------------------------|------------------------------|
| BANCO POPULAR V. MAR REALTY, CERAMICAS & AZULEJOS, THE TILE OURLTLET CORP ELT ALS | COLLECTION OF MONIES AND FORECLOSURE OF MORTGAGE | SUPERIOR COURT SAN JUAN | PENDING ANSWER TO COMPLAINT. |

None b. Describe all property that has been attached, garnished or seized under any legal or equitable process within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

5. Repossessions, foreclosures and returns

None List all property that has been repossessed by a creditor, sold at a foreclosure sale, transferred through a deed in lieu of foreclosure or returned to the seller, within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

6. Assignments and receiverships

None a. Describe any assignment of property for the benefit of creditors made within **120 days** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include any assignment by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and joint petition is not filed.)

None b. List all property which has been in the hands of a custodian, receiver, or court-appointed official within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning property of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

7. Gifts

None List all gifts or charitable contributions made within **one year** immediately preceding the commencement of this case except ordinary and usual gifts to family members aggregating less than \$200 in value per individual family member and charitable contributions aggregating less than \$100 per recipient. (Married debtors filing under chapter 12 or chapter 13 must include gifts or contributions by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

8. Losses

None List all losses from fire, theft, other casualty or gambling within **one year** immediately preceding the commencement of this case **or since the commencement of this case**. (Married debtors filing under chapter 12 or chapter 13 must include losses by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

9. Payments related to debt counseling or bankruptcy

None List all payments made or property transferred by or on behalf of the debtor to any persons, including attorneys, for consultation concerning debt consolidation, relief under bankruptcy law or preparation of a petition in bankruptcy within **one year** immediately preceding the commencement of this case.

| NAME AND ADDRESS OF PAYEE | DATE OF PAYMENT, NAME OF PAYOR IF OTHER THAN DEBTOR | AMOUNT OF MONEY OR DESCRIPTION AND VALUE OF PROPERTY |
|--|---|--|
| GARCIA-ARREGUI & FULLANA PSC PO BOX 11579 SAN JUAN, PR 00910 | | 12,000.00 |

10. Other transfers

None a. List all other property, other than property transferred in the ordinary course of the business or financial affairs of the debtor, transferred either absolutely or as security within **two years** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include transfers by either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

None b. List all property transferred by the debtor within **ten years** immediately preceding the commencement of this case to a self-settled trust or similar device of which the debtor is a beneficiary.

11. Closed financial accounts

None List all financial accounts and instruments held in the name of the debtor or for the benefit of the debtor which were closed, sold, or otherwise transferred within **one year** immediately preceding the commencement of this case. Include checking, savings, or other financial accounts, certificates of deposit, or other instruments; shares and share accounts held in banks, credit unions, pension funds, cooperatives, associations, brokerage houses and other financial institutions. (Married debtors filing under chapter 12 or chapter 13 must include information concerning accounts or instruments held by or for either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

12. Safe deposit boxes

None List each safe deposit or other box or depository in which the debtor has or had securities, cash, or other valuables within **one year** immediately preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include boxes or depositories of either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

13. Setoffs

None List all setoffs made by any creditor, including a bank, against a debt or deposit of the debtor within **90 days** preceding the commencement of this case. (Married debtors filing under chapter 12 or chapter 13 must include information concerning either or both spouses whether or not a joint petition is filed, unless the spouses are separated and a joint petition is not filed.)

14. Property held for another person

None List all property owned by another person that the debtor holds or controls.

15. Prior address of debtor

None If debtor has moved within **three years** immediately preceding the commencement of this case, list all premises which the debtor occupied during that period and vacated prior to the commencement of this case. If a joint petition is filed, report also any separate address of either spouse.

16. Spouses and Former Spouses

None If the debtor resides or resided in a community property state, commonwealth, or territory (including Alaska, Arizona, California, Idaho, Louisiana, Nevada, New Mexico, Puerto Rico, Texas, Washington, or Wisconsin) within **eight years** immediately preceding the commencement of the case, identify the name of the debtor's spouse and of any former spouse who resides or resided with the debtor in the community property state.

17. Environmental Information

For the purpose of this question, the following definitions apply:

“Environmental Law” means any federal, state, or local statute or regulation regulating pollution, contamination, releases of hazardous or toxic substances, wastes or material into the air, land, soil, surface water, groundwater, or other medium, including, but not limited to, statutes or regulations regulating the cleanup of these substances, wastes or material.

“Site” means any location, facility, or property as defined under any Environmental Law, whether or not presently or formerly owned or operated by the debtor, including, but not limited to, disposal sites.

“Hazardous Material” means anything defined as a hazardous waste, hazardous substance, toxic substance, hazardous material, pollutant, or contaminant or similar term under an Environmental Law.

None a. List the name and address of every site for which the debtor has received notice in writing by a governmental unit that it may be liable or potentially liable under or in violation of an Environmental Law. Indicate the governmental unit, the date of the notice, and, if known, the Environmental Law.

None b. List the name and address of every site for which the debtor provided notice to a governmental unit of a release of Hazardous Material. Indicate the governmental unit to which the notice was sent and the date of the notice.

None c. List all judicial or administrative proceedings, including settlements or orders, under any Environmental Law with respect to which the debtor is or was a party. Indicate the name and address of the governmental unit that is or was a party to the proceeding, and the docket number.

18. Nature, location and name of business

None a. *If the debtor is an individual*, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was an officer, director, partner, or managing executive of a corporation, partner in a partnership, sole proprietor, or was self-employed in a trade, profession, or other activity either full- or part-time within **six years** immediately preceding the commencement of this case, or in which the debtor owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

If the debtor is a partnership, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities, within **six years** immediately preceding the commencement of this case.

If the debtor is a corporation, list the names, addresses, taxpayer identification numbers, nature of the businesses, and beginning and ending dates of all businesses in which the debtor was a partner or owned 5 percent or more of the voting or equity securities within **six years** immediately preceding the commencement of this case.

None b. Identify any business listed in response to subdivision a., above, that is "single asset real estate" as defined in 11 U.S.C. § 101.

The following questions are to be completed by every debtor that is a corporation or partnership and by any individual debtor who is or has been, within six years immediately preceding the commencement of this case, any of the following: an officer, director, managing executive, or owner of more than 5 percent of the voting or equity securities of a corporation; a partner, other than a limited partner, of a partnership, a sole proprietor, or self-employed in a trade, profession, or other activity, either full- or part-time.

(An individual or joint debtor should complete this portion of the statement only if the debtor is or has been in business, as defined above, within the six years immediately preceding the commencement of this case. A debtor who has not been in business within those six years should go directly to the signature page.)

19. Books, records and financial statements

None a. List all bookkeepers and accountants who within the **two years** immediately preceding the filing of this bankruptcy case kept or supervised the keeping of books of account and records of the debtor.

NAME AND ADDRESS DATES SERVICES RENDERED
ROSALYND VAZQUEZ SUPERVISE BOOK OF CORPORATION FOR THE LAST 6 YEARS
CONDOMINIO SAN GERONIMO 860 ASHFORD AVE
APT 10-A SAN JUAN, PR 00907

None b. List all firms or individuals who within the **two years** immediately preceding the filing of this bankruptcy case have audited the books of account and records, or prepared a financial statement of the debtor.

NAME AND ADDRESS DATES SERVICES RENDERED
AQUINO, DE CORDOVA ALFARO CPA
PO BOX 70262
SAN JUAN, PR 00936-8262

None c. List all firms or individuals who at the time of the commencement of this case were in possession of the books of account and records of the debtor. If any of the books of account and records are not available, explain.

NAME AND ADDRESS
ROSALYND VAZQUEZ
CONDOMINIO SAN GERONIMO 860 ASHFORD AVE
APT 10-A SAN JUAN, PR 00907

None d. List all financial institutions, creditors, and other parties, including mercantile and trade agencies, to whom a financial statement was issued within the **two years** immediately preceding the commencement of the case by the debtor.

NAME AND ADDRESS DATE ISSUED
BANCO POPULAR 2011, 2012
PO BOX 362708
SAN JUAN, PR 00936-2708

20. Inventories

None a. List the dates of the last two inventories taken of your property, the name of the person who supervised the taking of each inventory, and the dollar amount and basis of each inventory.

None b. List the name and address of the person having possession of the records of each of the two inventories reported in a., above.

21. Current Partners, Officers, Directors and Shareholders

None a. If the debtor is a partnership, list the nature and percentage of partnership interest of each member of the partnership.

None b. If the debtor is a corporation, list all officers and directors of the corporation, and each stockholder who directly or indirectly owns, controls, or holds 5 percent or more of the voting or equity securities of the corporation.

| NAME AND ADDRESS | TITLE | NATURE AND PERCENTAGE OF STOCK OWNERSHIP |
|---|------------------|--|
| EDWIN T. RAMOS PO BOX 16773 San Juan, PR 00908-6773 | President | 100% |
| ROSALYND VAZQUEZ CONDOMINIO SAN GERONIMO 860 ASHFORD AVE APT 10-A SAN JUAN, PR 00907 | secretary | |

22. Former partners, officers, directors and shareholders

None a. If the debtor is a partnership, list each member who withdrew from the partnership within **one year** immediately preceding the commencement of this case.

None b. If the debtor is a corporation, list all officers, or directors whose relationship with the corporation terminated within **one year** immediately preceding the commencement of this case.

23. Withdrawals from a partnership or distributions by a corporation

None If the debtor is a partnership or corporation, list all withdrawals or distributions credited or given to an insider, including compensation in any form, bonuses, loans, stock redemptions, options exercised and any other perquisite during **one year** immediately preceding the commencement of this case.

24. Tax Consolidation Group

None If the debtor is a corporation, list the name and federal taxpayer identification number of the parent corporation of any consolidated group for tax purposes of which the debtor has been a member at any time within **six years** immediately preceding the commencement of the case.

25. Pension Funds.

None If the debtor is not an individual, list the name and federal taxpayer identification number of any pension fund to which the debtor, as an employer, has been responsible for contributing at any time within **six years** immediately preceding the commencement of the case.

[If completed on behalf of a partnership or corporation]

I declare under penalty of perjury that I have read the answers contained in the foregoing statement of financial affairs and any attachments thereto and that they are true and correct to the best of my knowledge, information, and belief.

Date: **November 21, 2013** Signature: **/s/ EDWIN RAMOS**

EDWIN RAMOS, PRESIDENT

Print Name and Title

[An individual signing on behalf of a partnership or corporation must indicate position or relationship to debtor.]

0 continuation pages attached

Penalty for making a false statement: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. § 152 and 3571.

Document Page 36 of 38
United States Bankruptcy Court
District of Puerto Rico

IN RE:

Case No. _____

M.A.R. REALTY CORP.

Chapter 11

Debtor(s)

VERIFICATION OF CREDITOR MATRIX

The above named debtor(s) hereby verify(ies) that the attached matrix listing creditors is true to the best of my(our) knowledge.

Date: November 21, 2013

Signature: /s/ EDWIN RAMOS
EDWIN RAMOS, PRESIDENT

Debtor

Date: _____

Signature: _____

Joint Debtor, if any

M.A.R. REALTY CORP.
PO BOX 16773
SAN JUAN, PR 00908-6773

CRIM/MUNICIPIO DE SAN JUAN
PO BOX 195387
SAN JUAN, PR 00910-5387

Andres Garcia Arregui
252 Ponce De Leon Ave Suite 1101
San Juan, PR 00910-2679

CRIM/MUNICIPIO DE SAN JUAN
PO BOX 195387
SAN JUAN, PR 00919-5387

ANDERSON FINANCIAL SERVICE OF PR
LLC
3340 Preston Road SUite 500
Alpharetta, GA 30005

CRIM/MUNICIPIO SAN JUAN
PO BOX 195387
SAN JUAN, PR 00919-5387

AZULEJOS & CERAMICA
PO BOX 29846
SAN JUAN, PR 00929-0846

EDWIN T. RAMOS
PO BOX 16773
San Juan, PR 00908-6773

AZULEJOS & CERAMICA
PO BOX 298846
SAN JUAN, PR 00929-0846

MUNICIPIO DE MAYAGUEZ
APARTADO 1851
MAYAGUEZ, PR 00681

BANCO POPULAR
PO BOX 362708
SAN JUAN, PR 00936-2708

ROSALYND VAZQUEZ
CONDOMINIO SAN GERONIMO 860
ASHFORD AVE
APT 10-A SAN JUAN, PR 00907

CRIM/ MAYAGUEZ
EDIFI. OFICIE PARK III SUITE 102
MAYAGUEZ, PR 00680-1507

THE TILE OUTLET CORP
PMB DEP.330 HC 1 BOX 29030
CAGUAS, PR 00725-8900

CRIM/ MUNICIPIO DE HATILLO
CENTRO GUB. EDIFICIOA SUITE 110
373 AVE. ROTARIOS, ARECI, PR 00612

THE TILE OUTLET CORP.
PMB DEP.330HC 1 BOX 29030
CAGUAS, PR 00725-8900

CRIM/CAGUAS
PO BOX 4992
CAGUAS, PR 00726

CRIM/MUNICIPIO DE SAN JUAN
PO BOX 195387
San Juan, PR 00919-5387

IN RE:

Case No. _____

M.A.R. REALTY CORP.

Chapter 11

Debtor(s)

DISCLOSURE OF COMPENSATION OF ATTORNEY FOR DEBTOR

1. Pursuant to 11 U.S.C. § 329(a) and Bankruptcy Rule 2016(b), I certify that I am the attorney for the above-named debtor(s) and that compensation paid to me within one year before the filing of the petition in bankruptcy, or agreed to be paid to me, for services rendered or to be rendered on behalf of the debtor(s) in contemplation of or in connection with the bankruptcy case is as follows:

For legal services, I have agreed to accept \$ 12,000.00/hr
 Prior to the filing of this statement I have received \$ 12,000.00
 Balance Due \$ _____

2. The source of the compensation paid to me was: Debtor Other (specify):

3. The source of compensation to be paid to me is: Debtor Other (specify):

4. I have not agreed to share the above-disclosed compensation with any other person unless they are members and associates of my law firm.

I have agreed to share the above-disclosed compensation with a person or persons who are not members or associates of my law firm. A copy of the agreement, together with a list of the names of the people sharing in the compensation, is attached.

5. In return for the above-disclosed fee, I have agreed to render legal service for all aspects of the bankruptcy case, including:

- a. Analysis of the debtor's financial situation, and rendering advice to the debtor in determining whether to file a petition in bankruptcy;
- b. Preparation and filing of any petition, schedules, statement of affairs and plan which may be required;
- c. Representation of the debtor at the meeting of creditors and confirmation hearing, and any adjourned hearings thereof;
- d. ~~Representation of the debtor in adversary proceedings and other contested bankruptcy matters;~~
- e. [Other provisions as needed]

Partners rate \$250.00, Associates \$150.00, Paralegals 90.00

6. By agreement with the debtor(s), the above disclosed fee does not include the following services:
appearance before local courts or agencies

© 1993-2008 EZ-Filing, Inc. [1-800-998-2424] - Forms Software Only

CERTIFICATION

I certify that the foregoing is a complete statement of any agreement or arrangement for payment to me for representation of the debtor(s) in this bankruptcy proceeding.

November 21, 2013

Date

/s/ Isabel M Fullana

Signature of Attorney

Andres Garcia Arregui

Name of Law Firm