

SCHEDULE 1

LEGAL DESCRIPTION OF CRUISE PORT FACILITY

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Section 1. Legal Demarcation of the San Juan Bay Zoned Port Area.

The demarcation of the San Juan Bay Zoned Port Area is shown in the map attached hereto as its first Annex and made a part hereof titled in the Spanish language “Mapa de Delimitación Zona Portuaria de la Bahía de San Juan” (*Demarcation of the Port Zone of the Bay of San Juan*), as approved by Puerto Rico Planning Board pursuant to its Resolution issued on the twenty-third (23rd) day of October, 2015, Case Number JP-2015-ZPSJ and by the Governor of the Commonwealth of Puerto Rico on the twenty-sixth (26th) day of January, 2016, Administrative Bulletin OE-2016-002 (**Figure 1**). In addition to the aforesaid official map, please refer to the map that follows, as its second Annex, titled “SAN JUAN BAY DEMARCATION & DREDGING DESIGNATED RESPONSIBILITY AREAS FOR PIERS 1, 3, 4, 11, 12, 13, 14, & PAN AMERICAN PIER LOCATED AT SAN JUAN HARBOR, MUNICIPALITY OF SAN JUAN, PUERTO RICO” dated September 30, 2020 prepared by Javier E. Bidot Associates, PSC, signed and sealed by Surveyor Javier E. Bidot Cruz, license number 12972, which shows the boundaries of the Port Zone of the Bay of San Juan and illustrates the Shipping Channels and the Authority’s dredging responsibility areas adjacent to the Cruise Piers within the Port Zone of the Bay of San Juan (**Figure 2**).

2

Execution Version

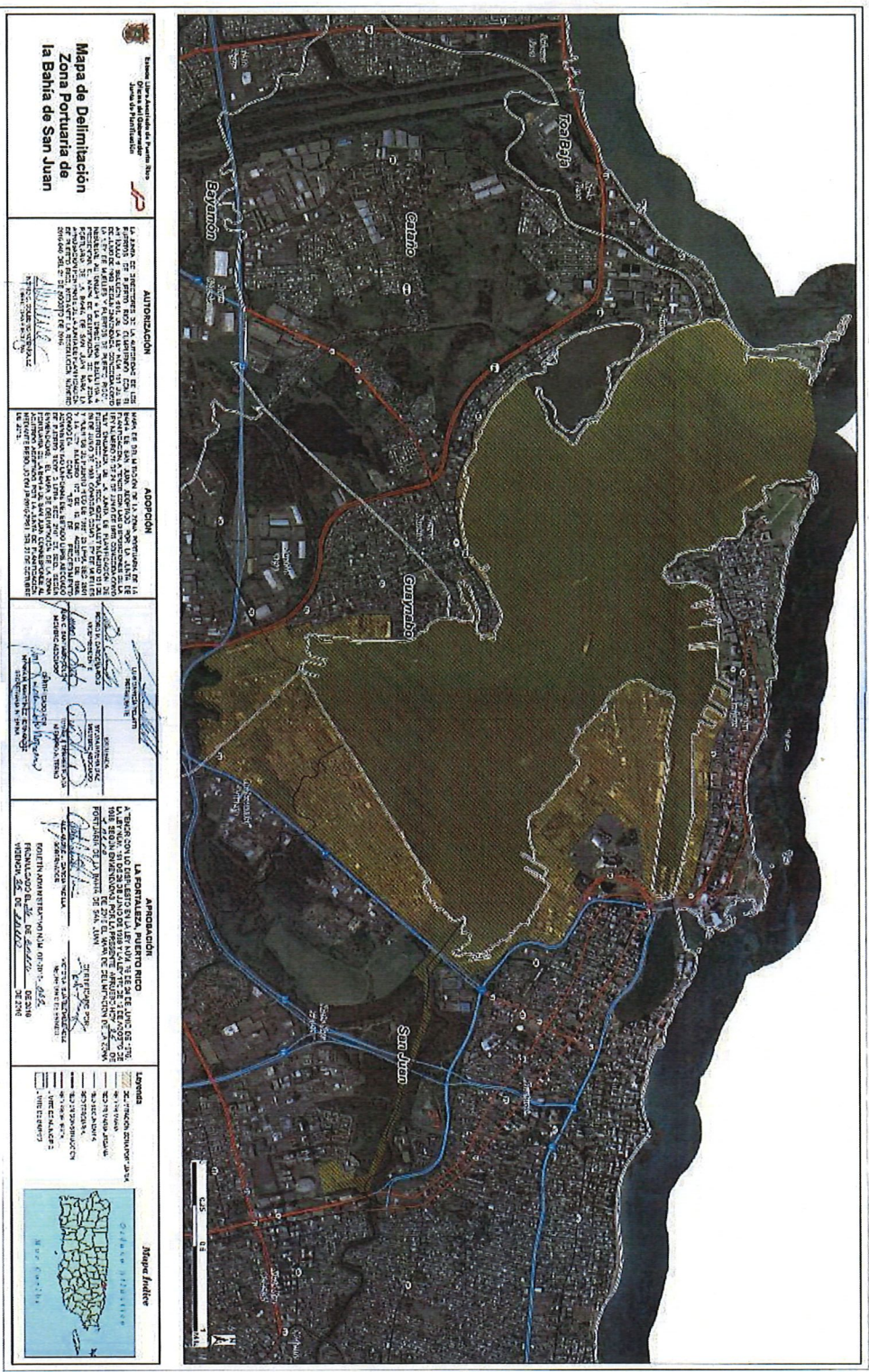


Figure 1: Mapa de Delimitación Zona Portuaria de la Bahía de San Juan (2016)

Execution Version

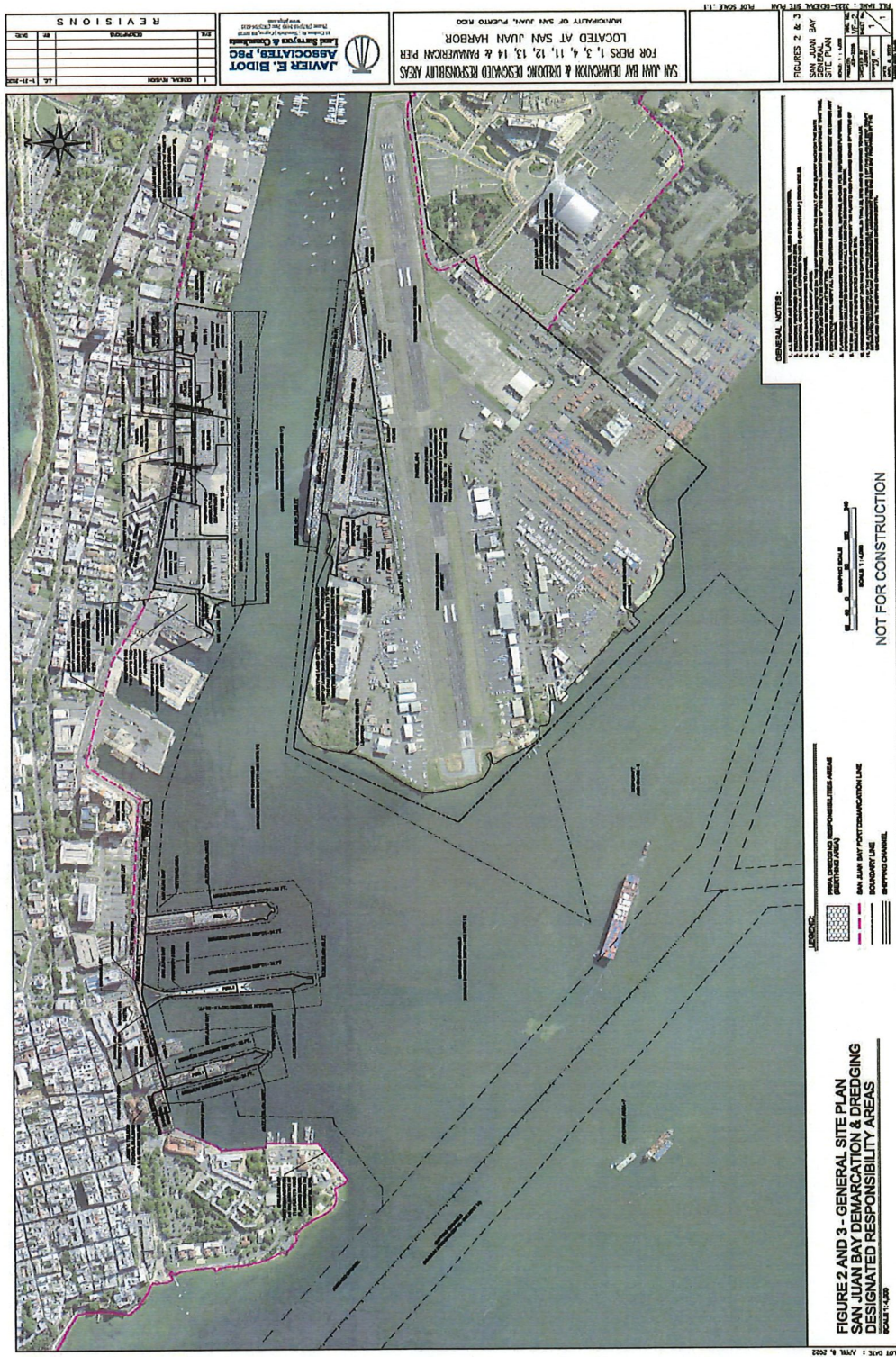


Figure 2: San Juan Bay General Site Plan

Section 2. San Juan Bay Shipping Channels

The Shipping Channels are illustrated in the drawing attached hereto and made a part hereof entitled "SAN JUAN BAY DEMARCATION & DREDGING DESIGNATED RESPONSIBILITY AREAS FOR PIERS 1, 3, 4, 11, 12, 13, 14, & PAN AMERICAN PIER LOCATED AT SAN JUAN HARBOR, MUNICIPALITY OF SAN JUAN, PUERTO RICO" (Figure 3) dated September 30, 2020 prepared by Javier E. Bidot Associates, PSC, signed and sealed by Surveyor Javier E. Bidot Cruz, license number 12972 (the "Shipping Channel Demarcation Map") (**Figure 3**).

Execution Version

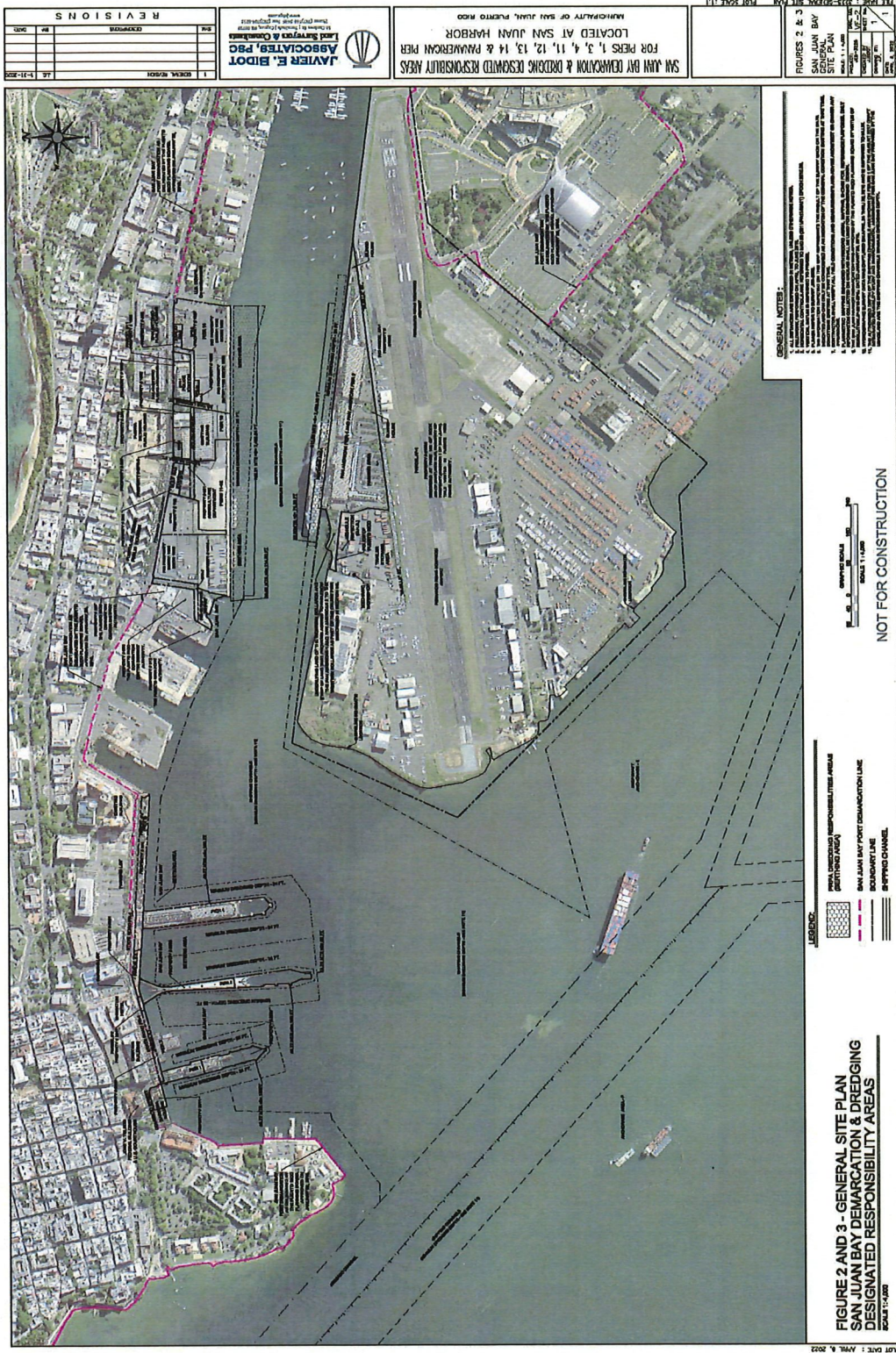


Figure 3: San Juan Bay General Site Plan

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Section 3. Cruise Port Facility

The Cruise Port Facility means the piers and wharves designated as (i) Pier 1, Pier 3 and Pier 4 as shown in that certain survey entitled "CONCESSION PLAN FOR PIERS 1, 3 & 4, LOCATED AT SAN JUAN HARBOR MUNICIPALITY OF SAN JUAN, PUERTO RICO" dated September 30, 2020 prepared by Javier E. Bidot Associates, PSC, signed and sealed by Surveyor Javier E. Bidot Cruz, license number 12,972 (**Figures 4 & 5**); (ii) subject to the provisions of this Agreement regarding removal or addition of the same, Pier 11, Pier 12, Pier 13 and Pier 14 illustrated in that certain survey entitled "CONCESSION PARCEL AREA DETERMINATION SURVEY, FOR PIERS 11, 12, 13 & 14 LOCATED AT SAN JUAN HARBOR MUNICIPALITY OF SAN JUAN, PUERTO RICO" dated September 30, 2020 prepared by Javier E. Bidot Associates, PSC, signed and sealed by Surveyor Javier E. Bidot Cruz, license number 12,972 (**Figures 6, 6-A, 7 & 7-A**); and (iii) the Pan American Pier 1 and Pan American Pier 2 shown in that certain survey entitled "CONCESSION PLAN FOR THE PAN AMERICAN PIERS LOCATED AT SAN JUAN HARBOR" dated on the eight (8th) day of April, two thousand twenty-two (2022) prepared by Javier E. Bidot Associates, PSC, signed and sealed by Surveyor Javier E. Bidot Cruz, license number 12,972 (**Figure 8**).

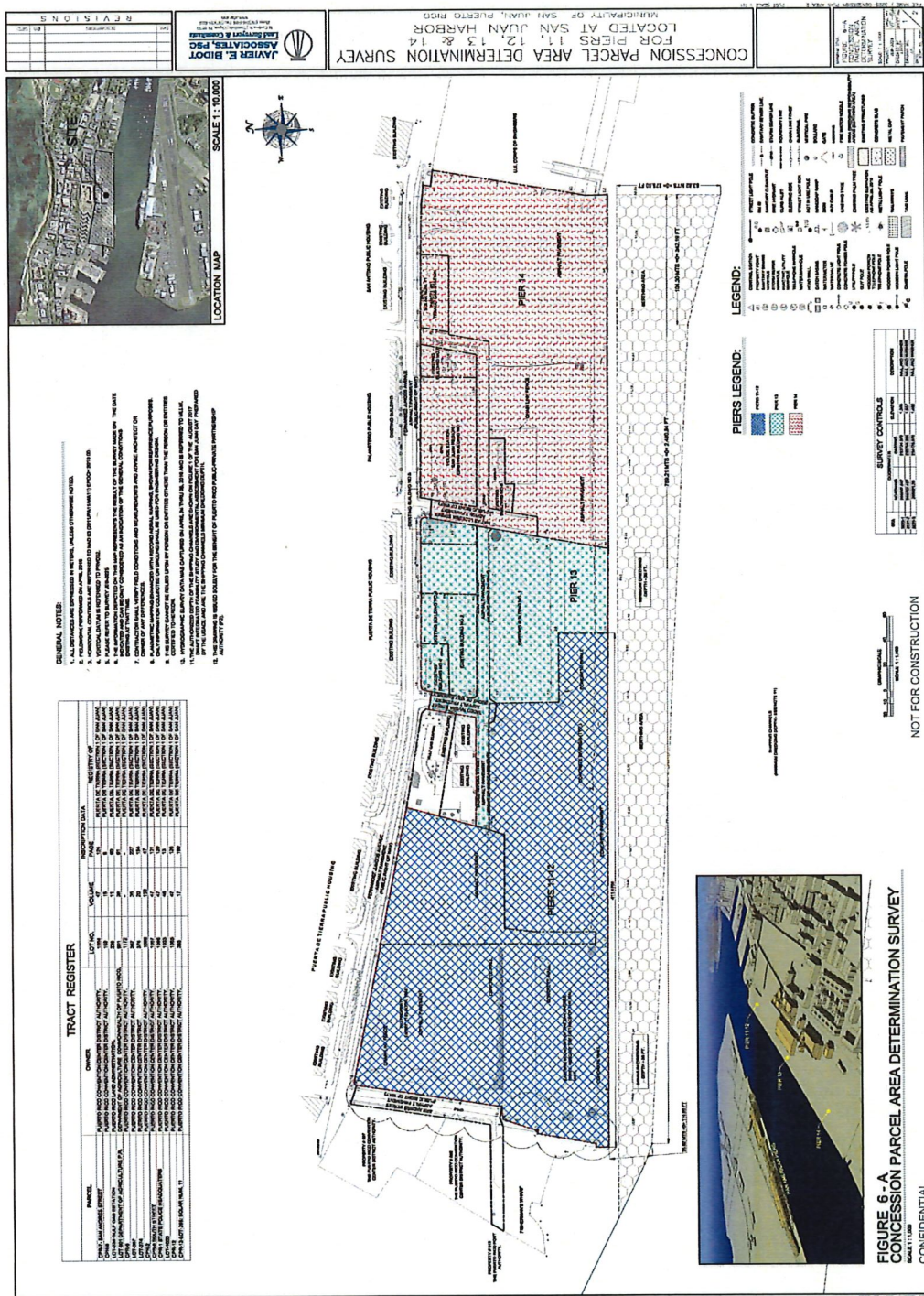
The Cruise Port Facility includes each of the named piers and wharves and the related upland and submerged lands depicted in each of the aforesaid plans, a copy of which is attached hereto and made a part hereof, including all terminals, buildings and structures (above and below grade) constructed thereon.

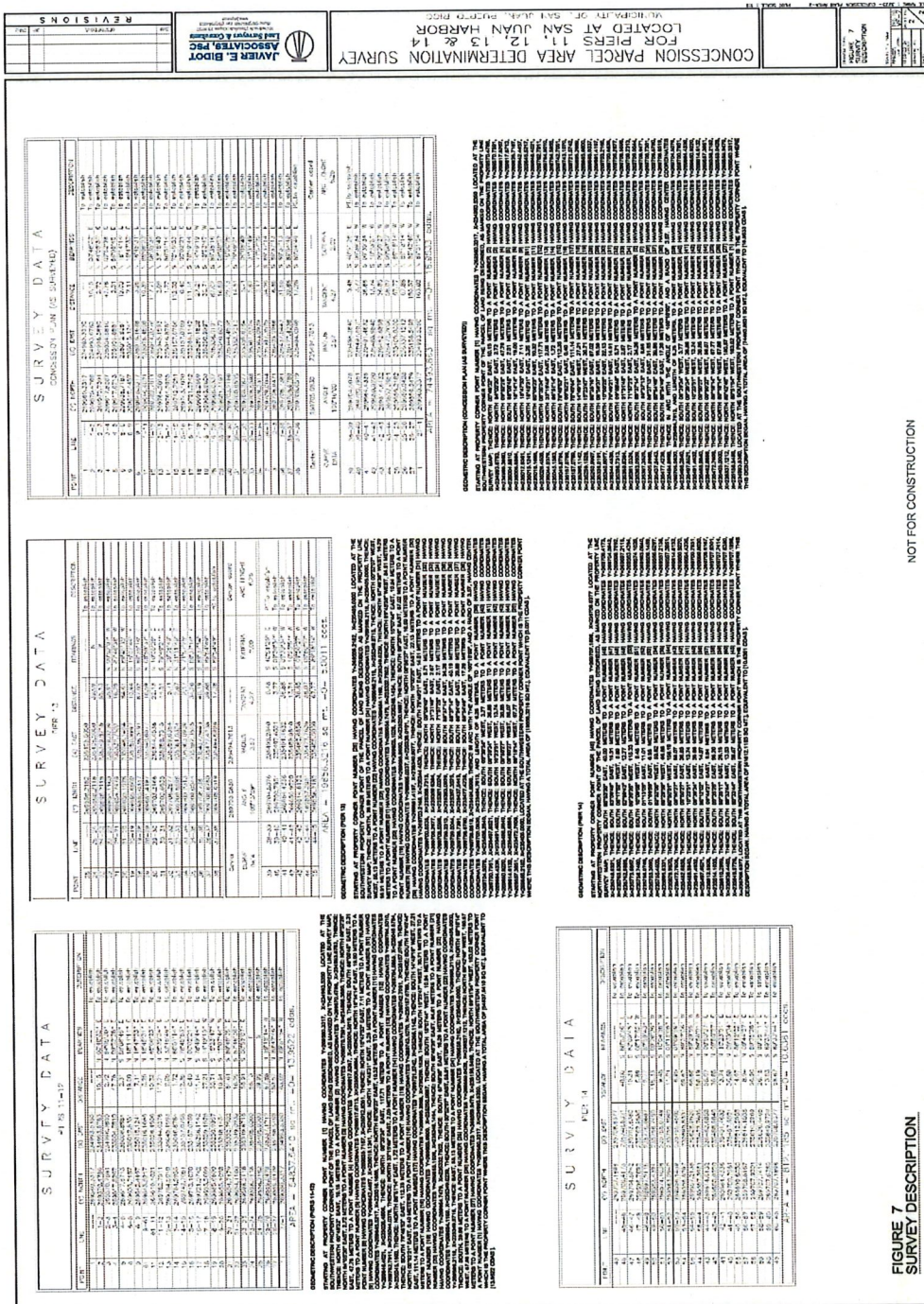
The Cruise Port Facility under Concession has several components that are defined in Schedule 15 as the "Walkways" and that are within the public realm.

The Walkways consist of (1) the public walkways along the waterfront and adjacent taxi lanes from Pier 1 through Pier 4, as shown in the attached plans; (2) the lateral areas from the terminal in Piers 11-12 toward the Fernández Juncos Avenue abutting the San Andrés Street as shown in the 30% Design, (3) the sidewalks and pedestrian entranceways of Pan American Pier 1 and Pan American Pier 2, as shown in the attached plans, and (4) the public walkways and entrance ways of the Phase Two Projects on locations to be proposed by the Concession Company and approved by the Authority. The Walkways shall be open to the public and shall, to the extent allowed under applicable Law and consistent with reasonable security and operational considerations, provide space to bona fide Puerto Rican culture artisans, Persons providing Guest and Transportation Services, and Persons utilizing or seeking access to Exclusive Information Centers and Public Information Centers, including passengers and crew of Cruise Line Vessels and Other Shipping Lines. The Walkways shall not have a fence or other barrier or obstruction that separates any Walkway from a public road, sidewalk or other pathway that abuts the Walkway and shall be accessible to all pedestrians and other visitors, even if such pedestrians and other visitors are not Cruise Line or Other Shipping Lines passengers or crew. The portion of the Walkways abutting Pier 2, and the rights of the Concession Company to such portion, are subject to easements, rights of way and other servitudes of any Person using Pier 2 that are required for access to Pier 2 and the conduct of any operations located at Pier 2.









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6	60	60	60	60	60	60
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10	100	100	100	100	100	100

PORT	DATE	175 T-177	175 T-178	175 T-179	175 T-180	175 T-181	175 T-182	175 T-183	175 T-184	175 T-185	175 T-186	175 T-187	175 T-188	175 T-189	175 T-190	175 T-191	175 T-192	175 T-193	175 T-194	175 T-195	175 T-196	175 T-197	175 T-198	175 T-199	175 T-200	175 T-201	175 T-202	175 T-203	175 T-204	175 T-205	175 T-206	175 T-207	175 T-208	175 T-209	175 T-210	175 T-211	175 T-212	175 T-213	175 T-214	175 T-215	175 T-216	175 T-217	175 T-218	175 T-219	175 T-220	175 T-221	175 T-222	175 T-223	175 T-224	175 T-225	175 T-226	175 T-227	175 T-228	175 T-229	175 T-230	175 T-231	175 T-232	175 T-233	175 T-234	175 T-235	175 T-236	175 T-237	175 T-238	175 T-239	175 T-240	175 T-241	175 T-242	175 T-243	175 T-244	175 T-245	175 T-246	175 T-247	175 T-248	175 T-249	175 T-250	175 T-251	175 T-252	175 T-253	175 T-254	175 T-255	175 T-256	175 T-257	175 T-258	175 T-259	175 T-260	175 T-261	175 T-262	175 T-263	175 T-264	175 T-265	175 T-266	175 T-267	175 T-268	175 T-269	175 T-270	175 T-271	175 T-272	175 T-273	175 T-274	175 T-275	175 T-276	175 T-277	175 T-278	175 T-279	175 T-280	175 T-281	175 T-282	175 T-283	175 T-284	175 T-285	175 T-286	175 T-287	175 T-288	175 T-289	175 T-290	175 T-291	175 T-292	175 T-293	175 T-294	175 T-295	175 T-296	175 T-297	175 T-298	175 T-299	175 T-300	175 T-301	175 T-302	175 T-303	175 T-304	175 T-305	175 T-306	175 T-307	175 T-308	175 T-309	175 T-310	175 T-311	175 T-312	175 T-313	175 T-314	175 T-315	175 T-316	175 T-317	175 T-318	175 T-319	175 T-320	175 T-321	175 T-322	175 T-323	175 T-324	175 T-325	175 T-326	175 T-327	175 T-328	175 T-329	175 T-330	175 T-331	175 T-332	175 T-333	175 T-334	175 T-335	175 T-336	175 T-337	175 T-338	175 T-339	175 T-340	175 T-341	175 T-342	175 T-343	175 T-344	175 T-345	175 T-346	175 T-347	175 T-348	175 T-349	175 T-350	175 T-351	175 T-352	175 T-353	175 T-354	175 T-355	175 T-356	175 T-357	175 T-358	175 T-359	175 T-360	175 T-361	175 T-362	175 T-363	175 T-364	175 T-365	175 T-366	175 T-367	175 T-368	175 T-369	175 T-370	175 T-371	175 T-372	175 T-373	175 T-374	175 T-375	175 T-376	175 T-377	175 T-378	175 T-379	175 T-380	175 T-381	175 T-382	175 T-383	175 T-384	175 T-385	175 T-386	175 T-387	175 T-388	175 T-389	175 T-390	175 T-391	175 T-392	175 T-393	175 T-394	175 T-395	175 T-396	175 T-397	175 T-398	175 T-399	175 T-400	175 T-401	175 T-402	175 T-403	175 T-404	175 T-405	175 T-406	175 T-407	175 T-408	175 T-409	175 T-410	175 T-411	175 T-412	175 T-413	175 T-414	175 T-415	175 T-416	175 T-417	175 T-418	175 T-419	175 T-420	175 T-421	175 T-422	175 T-423	175 T-424	175 T-425	175 T-426	175 T-427	175 T-428	175 T-429	175 T-430	175 T-431	175 T-432	175 T-433	175 T-434	175 T-435	175 T-436	175 T-437	175 T-438	175 T-439	175 T-440	175 T-441	175 T-442	175 T-443	175 T-444	175 T-445	175 T-446	175 T-447	175 T-448	175 T-449	175 T-450	175 T-451	175 T-452	175 T-453	175 T-454	175 T-455	175 T-456	175 T-457	175 T-458	175 T-459	175 T-460	175 T-461	175 T-462	175 T-463	175 T-464	175 T-465	175 T-466	175 T-467
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10/28	10	10	10	10	10	10
10/29	10	10	10	10	10	10
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10/31	10	10	10	10	10	10

FIGURE 7-A
SURVEY DESCRIPTION
CONFIDENTIAL

NOT FOR CONSTRUCTION

Figure 7-A: Concession Parcel Area Determination Survey / Survey Description

Section 4. Affected Property

The Affected Property is and only is the paved vehicular street known as “Muelle Street” as illustrated in that certain survey titled “SURVEY OF THE AFFECTED PROPERTY FOR PAN AMERICAN PIERS LOCATED AT SAN JUAN HARBOR MUNICIPALITY OF SAN JUAN, PUERTO RICO” dated September 30, 2020 prepared by Javier E. Bidot Associates PSC, signed and sealed by Surveyor Javier E. Bidot Cruz, license number 13,972 (a copy of which is attached hereto) (**Figure 9**), which abuts to the Pan American Pier 1 and Pan American Pier 2 and runs east parallel to the San Antonio Channel and then south connecting to the Billian Street. The underlying land of the Muelle Street is within the boundaries of the AP-1 Parcel owned in fee by the Authority, which is recorded in the Commonwealth Registry of Property at page 185 of volume 368 of Santurce Sur, property number 21,635.

The legal description of the Affected Property is as follows:

URBAN: Parcel of land of irregular shape located at the Isla Grande Sector of the Municipality of San Juan, Puerto Rico, identified as “Affected Property” in the Inscription Plan titled “SURVEY OF THE AFFECTED PROPERTY FOR PANAMERICAN PIERS LOCATED AT SAN JUAN HARBOR MUNICIPALITY OF SAN JUAN, PUERTO RICO,” dated on the thirtieth (30th) day of September, two thousand twenty (2020), prepared by Javier E. Bidot Associates, PSC, Land Surveyors & Consultants, and certified by Surveyor Javier E. Bidot Cruz, License Number Twelve Thousand Nine Hundred Seventy-two (12,972), with a superficial area of Fifteen Thousand Three Hundred Forty-eight Point Six Thousand Three Hundred Forty-eight Square Meters (15,348.6348 sq. mts.), equivalent to Three Point Nine Thousand Fifty-one *Cuerdas* (3.9051 cdas.), bounding on the **North**, (i) in seven (7) continuous linear segments with a total distance of one thousand eighty-three point thirty-six meters (1,083.36 m.), in part with Parcel A P Hyphen One (AP-1) and in another part with the Pan American Cruise Ship Terminal; bounding on the **Northeast**, (i) in an arc with a distance of forty-five point ninety-four meters (45.94 m.), with Parcel A P Hyphen One (AP-1); bounding on the **East**, (i) in an arc with a distance of twelve point ninety-seven meters (12.97 m.), with Parcel A P Hyphen One (AP-1), and (ii) in two (2) continuous linear segments with a total distance of fifty-two point thirty-one meters (52.31 m.) with Parcel A P Hyphen One (AP-1); bounding on the **Southeast**, (i) in a linear segment with a total distance of four point ninety-five meters (4.95 m.) with Parcel A P Hyphen One (AP-1); bounding on the **South**, (i) in four (4) continuous linear segments with a total distance of one thousand sixty-nine point sixty-nine meters (1,069.69 m.), with the Fernando Ribas Dominicci Airport, and (ii) in a linear segment with a distance of fourteen point eighty-four meters (14.84 m.), with the Billián Street; bounding on the **Southwest**, (i) in an arc with a distance of twenty-five point seventy-eight meters (25.78 m.) with the Fernando Ribas Dominicci Airport; bounding on the **West**, (i) in a linear segment with a distance of twelve point twenty-six meters (12.26 m.), with the Muelle Street; (ii) in a linear segment with a distance of fifty-four point thirty-seven meters (54.37 m.), with the Fernando Ribas Dominicci Airport, and (iii) in another linear segment with a distance of fifteen point seventy-one meters (15.71 m.) with the Billián Street; and bounding in the **Northwest**, (i) in an arc with a distance of eleven point twenty-four meters (11.24 m.), with the Fernando Ribas Dominicci Airport

Section 5. Legal Description of Cruise Piers

A. PIER 1

Pier 1 is comprised of the following two (2) recorded properties:

- A. Property Number 3087 recorded at page 183 of volume 118 of San Juan, Registry of Property of Puerto Rico, First Section of San Juan

Described in the Registry of Property of Puerto Rico in the Spanish language as follows:

“URBANA: Muelle y embarcadero, conocido como Muelle Número Uno (1), en la costa Norte de la Bahía de San Juan, al final de Calle Tanca, con un área de Cuarenta Mil Pies Cuadrados (40,000 p.c.), con armadura de acero, paredes de hierro corrugado y techo en parte de asbesto cemento y parte de madera, cubierta con cartón de techar. Tiene piso de concreto reforzado, de siete (7) pulgadas de ancho sobre vigas de acero, reforzado en concreto, descansando parte en cilindros de hierro, rellenos de concreto reforzado y en parte en pilotes de concreto. El muelle en sus lados Norte, Sur, esto es su ancho, mide sesentinueve pies siete pulgadas y cuatrocientos cuarenta y ocho pies en los lados Este y Oeste, esto es a su largo y en su lado Norte, esto es donde descansa la orilla Norte de la bahía, tiene dos (2) pisos, ambos usados para oficina. El resto del edificio es usado como espacio para carga.”

- B. Property Number 3090 recorded at page 126 of volume 119 of San Juan, Registry of Property of Puerto Rico, First Section of San Juan.

Described in the Registry of Property of Puerto Rico in the Spanish language as follows:

“URBANA: Parcela de terreno radicada en el Barrio Marina del Municipio de San Juan, colindando por el Norte, con la Calle Marginal; por el Sur, con la Bahía de San Juan, Muelle Número Uno (1) propiedad de la New York and Porto Rico Steamship Company y Muelle Número Dos (2) propiedad de la Insular Dock Company; por el Este, con más terrenos de la Junta de Puerto de San Juan; y por el Oeste, con la darsina de los botes. Tiene una cabida de Mil Ochocientos Cincuenta y Dos Punto Seiscientos Setenta Metros Cuadrados (1,852.670 m.c.), equivalentes a dieciocho (18) áreas, cincuenta y dos (52) centiareas y diecisiete (17) centesimas de otra, equivalente a Cero Punto Cuatro Mil Setecientas Catorce Cuerdas (0.4714 cds.)”.

B. PIER 3

Pier 3 is comprised of the following two (2) recorded properties:

A. Property Number 3,035, recorded at page 126 of volume 101 of San Juan, Registry of Property of Puerto Rico, First Section of San Juan

"Parcela de terreno sumergido en las aguas de la Bahía de San Juan, radicada en el sitio La Carbonera, del Barrio La Marina de este término municipal. Mide ciento veinte (120) pies de ancho por quinientos veinte (520) pies de largo y su área es de sesenta y dos mil cuatrocientos (62,400) pies cuadrados equivalentes a cinco mil setecientos noventa y siete puntos diez (5,797.10) metros cuadrados, siendo sus colindancias, por el Norte, con la línea de muelles Bulkhead Line establecida por el Departamento de Guerra; y por el Este, Sur y Oeste, con unos terrenos sumergidos de la Bahía de San Juan.

Sobre dicha parcela se ha construido un sistema de muelle con todos sus accesorios y dependencias, conocido como Muelle #3 de dos (2) pisos, edificado sobre esta finca y otra finca (3041 al folio 191 tomo 103) constituyendo una sola propiedad, con dicha finca 3041 donde se constituye acceso a dicho muelle. Se describe el Muelle de la siguiente forma:

Pier three (3) is a territory pier. It measures three hundred seventy-seven and one half feet, equivalent to one hundred fifteen and one tenth meters on the West side, three hundred and ninety feet equivalents to one hundred twenty-one meters on the East and one hundred twenty-feet equivalent to thirty-six and fifty-eight hundredths meters in width, making a total of forty-six thousand four hundred and forty square feet equivalents to four thousand three hundred and thirty five square meters of floor area, of which twenty-nine thousand three hundred seventy feet equivalents to two thousand three hundred seven hundred thirty square meters are covered, the balance seventeen thousand seventy square feet equivalents to one thousand six hundred five square meters uncovered. This uncovered area is used as unloading platforms, one on each side fifteen- and one-half feet, equivalents to four and seventy-two hundredth meters, in width each with a railroad track running along its whole lengths, connecting to the tracks of the American Railroad Company. The floor consists of a seven-inch reinforced concrete slave and reinforced concrete beams resting in reinforced concrete piles, driven to hand ground. Five hundred and twelve concrete piles spaced at seven- and one-half feet in North South direction and fifteen feet in opposite direction support the structure and live load. These piles are eighteen inches at top, fourteen inches at the end and vary in lengths from forty feet at the North to seventy-five feet in the South end. The walls enclosing the covered area on the main floor is of reinforced concrete with sliding doors of steel and galvanized iron. A reinforce concrete column twenty-four inches by fifteen inches every twenty feet with ribs intermediate and panels four inches thick from the walls about mentioned. The distance out to out walls is eighty-nine feet and clear height to underneath of the second story floor is twenty feet on each side and at twenty-four feet from the wall runs a row of steel columns, twenty feet apart serving as support for the upset deck and roof of second story. A railroad track in the center of this covered area connected to the line of the American Railroad Company has been installed. The second story or upper desk measure three hundred twenty-three feet equivalents to ninety-eight and forty-seven hundredth meters on the

West side, three hundred and thirty-seven feet equivalents to one hundred two and seventy-four hundredths meters on the East and eighty nine feet equivalents to twenty-seven and thirteen hundredths meters in width making a total of twenty-nine thousand three hundred seventy square feet equivalents to two thousand seven hundred thirty square meters on floor are of width fifteen thousand one hundred ten square feet equivalents to one thousand four hundred four square meters are covered, the balance fourteen thousand two hundred sixty square feet equivalents to one thousand three hundred twenty-six square meters uncovered. The floor of the uncovered portion or walk is built of reinforced concrete on steel beams and resting on girders spaced every twenty feet. The girders and twenty inches fifty-six pounds per foot and twenty-four feet long and the beams or joists are eight inches seventeen and one-half pounds per foot and twenty feet long laid thirty inches on centers a two inches galvanized pipes railing surrounds this walk. The floor on the covered portion consists of a one inch and half tongue and grooved wooden floor milled to a wooden piece 3x3 attached to the beams by bolts. This beams or joist rest on steel girders twenty-eight inches one hundred twelve pounds per foot and forty feet long spaced twenty feet center. The joists are seven inches fifteen and three tenth pounds per foot twenty feet long laid thirty inches on center. The siding of this covered portion or shed is of galvanized iron with seven doors of galvanized iron, also on each side. The roof consists of parabolic steel trusses spaced twenty feet on centers, there is a sheathing of one-inch tongue and grooved pitch pine and over this sheathing four ply roofing paper gutters of galvanized iron on each side to take care of drainage. *Según consta de la Escritura #32 otorgada el 8 de agosto de 1930 ante la Notario Público Julio Suárez Garriga.*

B. Property Number 3041, recorded at page 191 of volume 103 of San Juan, Registry of Property, First Section of San Juan.

Described in the Registry of Property of Puerto Rico in the Spanish language as follows:

"URBANA: Porción de malecón que radica en el sitio de la Carbonera, Barrio de la Marina, San Juan compuesto de ciento veinte (120) pies de largo por treinta y tres (33) pies tres (3) pulgadas de fondo o sea todo lo ancho del malecón de que se segrega. Colinda por el Norte, con finca del Pueblo de Puerto Rico; por el Sur y Este, con la Bahía; y por el Oeste, con el muelle de la New York and Puerto Rico Steamship Company, con una cabida de trescientos cuarenta y cinco metros y sesenta y un centímetros cuadrados (345.61 m.c.).

Se ha construido un sistema de muelles con todos sus accesiones y dependencias, conocido muelle número 3, de dos (2) pisos, edificado sobre esta finca y otra finca (finca 3035, Tomo 101, San Juan, Folio 132) constituyendo una sola propiedad con dicha finca número 3035, donde está el cuerpo principal del muelle y esta finca constituye acceso a dicho muelle, valorado en Doscientos Veinticinco Mil Dólares (\$225,000.00)."

C. PIER 4

Submerged lands and improvements of Pier 4 to be recorded under Articles 193 & 194 of the Real Property Registry Act of Puerto Rico, Act No. 210 of December 8, 2015.



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D. PIERS 11-12

URBAN: Parcel of land of irregular shape located in the Puerta de Tierra Sector in the Municipality of San Juan, identified as Piers Eleven Hyphen Twelve (11-12) in the inscription plan titled "CONCESSION PARCEL AREA DETERMINATION SURVEY FOR PIERS ELEVEN (11), TWELVE (12), THIRTEEN (13) & FOURTEEN (14) LOCATED AT SAN JUAN HARBOR MUNICIPALITY OF SAN JUAN, PUERTO RICO" dated on the thirtieth (30th) day of September, two thousand twenty (2020), prepared by Javier E. Bidot Associates, PSC, Land Surveyors & Consultants, and certified by Surveyor Javier E. Bidot, license number Twelve Thousand Nine Hundred Seventy-two (12,972), with a superficial area of Fifty-four Thousand Eight Hundred Thirty-seven Point Five Thousand Four Hundred Ten Square Meters (54,837.5410 sq. mts.), equivalent to Thirteen Point Nine Thousand Five Hundred Twenty-two *Cuerdas* (13.9522 cdas.), bounding on the **North**, (i) in a linear segment with a distance of two point seventy-two meters (2.72 m.), with the Fisherman's Wharf; (ii) in a linear segment with a distance of two point thirty-one meters (2.31 m.), with the Fisherman's Wharf; (iii) in a linear segment with a distance of ten point thirty-two meters (10.329.58 m.), with the San Andrés Street, also known as Parcel C P R Hyphen Seven (CPR-7); (iv) in three (3) continuous linear segments with a total distance of one hundred fourteen point four seven meters (114.47 m.), with the Fernández Juncos Avenue; (v) in a linear segment with a distance of one hundred eleven point fourteen meters (111.14 m.), with the Fernández Juncos Avenue; (vi) in two (2) continuous linear segments with a total distance of one hundred point nine meters (100.9 m.), with the South Street; and (vii) in a linear segment with a distance of fifty-five point thirteen meters (55.13 m.), with Pier Thirteen (13); bounding on the **East**, (i) in three (3) continuous linear segments with a total distance of sixty-eight point eighty-six (68.86 m.), with Property Number 238, Property Number 901 and with the South Street; (ii) in a linear segment with a distance of fifty-five point ninety-one meters (55.91 m.), with Pier Thirteen (13); and (iii) in a linear segment with a distance of thirty-nine point ninety-nine meters (39.99 m.), with Pier Thirteen (13); bounding on the **South**, (i) in three (3) continuous linear segments with a total distance of four hundred eleven point forty-seven meters (411.47 m.) with the San Antonio Channel and the San Juan Bay; bounding on the **West**, (i) in a linear segment with a distance of ten point fifteen meters (10.15 m.), with the San Juan Bay; (ii) in a linear segment with a distance of forty-seven point seventy-eight meters (47.78 m.), with the Fisherman's Wharf; (iii) in a linear segment with a distance of nineteen point zero meters (19.0 m.), with the Fisherman's Wharf; (iv) in a linear segment with a distance of seven point eleven meters (7.11 m.), with the Fisherman's Wharf; (v) in a linear segment with a distance of three point twenty-five Meters (3.25 m.), with the Fisherman's Wharf; (vi) in a linear segment with a distance of one hundred seventeen point seventy-one meters (117.71 m.), with the San Andrés Street, also known as Parcel C P R Hyphen Seven (CPR-7) and (vii) in another linear segment with a distance of two point zero five meters (2.05 m.).

E. PIER 13

URBAN: Parcel of land of irregular shape located in the Puerta de Tierra Sector in the Municipality of San Juan, identified as Pier Thirteen (13) in the inscription plan titled "CONCESSION PARCEL AREA DETERMINATION SURVEY FOR PIERS ELEVEN (11), TWELVE (12), THIRTEEN (13) & FOURTEEN (14) LOCATED AT SAN JUAN HARBOR

MUNICIPALITY OF SAN JUAN, PUERTO RICO" dated on the thirtieth (30th) day of September, two thousand twenty (2020), prepared by Javier E. Bidot Associates, PSC, Land Surveyors & Consultants, and certified by Surveyor Javier E. Bidot Cruz, license number Twelve Thousand Nine Hundred Seventy-two (12,972), with a superficial area of Nineteen Thousand Six Hundred Fifty-six Point Three Thousand Two Hundred Sixteen Square Meters (19,656.3216 sq. mts.), equivalent to Five Point Zero Zero Eleven *Cuerdas* (5.0011 cdas.), bounding on the **North**, (i) in a linear segment with a distance of Eighty-seven Point Zero Two Meters (87.02 m.), with Property Number Nine Hundred One (901); (ii) in a linear segment with a distance of fourteen point fifty-one meters (14.51 m.), with the Tadeo Rivera Street; and (iii) in five (5) continuous linear segments with a total distance of one hundred thirty-three point seventy-eight meters (133.78 m.), with the Fernández Juncos Avenue; bounding on the **East**, (i) in five (5) continuous linear segments with a total distance of one hundred forty-nine point thirty-one meters (149.31 m.), with Pier Fourteen (14); bounding on the **South**, (i) in a linear segment with a distance of fifty-five point thirteen meters (55.13 m.), with Piers Eleven (11) and Twelve (12); (ii) in two (2) continuous linear segment with a total distance of one hundred point nine meters (100.9 m.) with Piers Eleven (11) and Twelve (12); and (iii) in a linear segment with a distance of sixty-seven point seventy-seven meters (67.77 m.), with the San Antonio Channel; bounding on the **West**, (i) in a linear segment with a distance of thirty-nine point ninety-nine meters (39.99 m.), with Piers Eleven (11) and Twelve (12); (ii) in a linear segment with a distance of fifty-five point ninety-one meters (55.91 m.), with Piers Eleven (11) and Twelve (12); (iii) in a linear segment with a distance of ten point ninety-four meters (10.94 m.), with Piers Eleven (11) and Twelve (12); (iv) in two (2) continuous linear segments with a total distance of thirty-eight point seventy-two meters (38.72 m.), with Property Number Nine Hundred One (901) and Property Number Two Hundred Thirty-eight (238); and (v) in a linear segment with a distance of five point seventy-one meters (5.71 m.) with the Tadeo Rivera Street; and bounding in the **Northwest**, (i) in a linear segment with a distance of two point sixty-seven meters (2.67 m.), with the intersection of the Tadeo Rivera Street and the Fernández Juncos Avenue.

Pier 13 shall be encumbered to create a right of way easement to prevent a land lock of Property Number 901, recorded in the Commonwealth Registry of Property at page 61 of volume 39 of Puerta de Tierra, affecting an easement area that shall cover the entire portion of the Tadeo Street located South of the Fernández Juncos Avenue and thence, West to the South Street which portion of the South Street abuts with the South boundary of Property Number 901. This easement shall afford the vehicular and pedestrian ingress and egress from Property Number 901 to the Fernández Juncos Avenue.

F. PIER 14

URBAN: Parcel of land of irregular shape located in the Puerta de Tierra Sector in the Municipality of San Juan, identified as Pier Fourteen (14) Parcel in the inscription plan titled "CONCESSION PARCEL AREA DETERMINATION SURVEY FOR PIERS ELEVEN (11), TWELVE (12), THIRTEEN (13) & FOURTEEN (14) LOCATED AT SAN JUAN HARBOR MUNICIPALITY OF SAN JUAN, PUERTO RICO" dated on the thirtieth (30th) day of September, two thousand

twenty (2020), prepared by Javier E. Bidot Associates, PSC, Land Surveyors & Consultants, and certified by Surveyor Javier E. Bidot, license number Twelve Thousand Nine Hundred Seventy-two (12,972), with a superficial area of Forty-one Thousand Eight Hundred Twelve Point One Thousand One Hundred Eighty-five Square Meters (41,812.1185 sq. mts.), equivalent to Ten Point Six Thousand Three Hundred Eighty-one *Cuerdas* (10.6381 cdas.), bounding on the **North**, (i) in six (6) continuous linear segments with a total distance of two hundred forty-nine point eighty-six meter (249.86 m.), all with the Fernández Juncos Avenue; (ii) in a linear segment with a distance of twelve point seventy-seven meters (12.77), with the Fernández Juncos Avenue; and (iii) in a linear segment with a distance of fourteen point ninety-seven (14.97), with the Matías Ledesma Street; bounding on the **East**, (i) in a linear segment with a distance of five point eighty-nine meters (5.89 m.), with the Fernández Junco Avenue; and in (ii) four (4) continuous linear segments with a total distance of one hundred forty-two point seventy-seven meters (142.77 m.), in part with the US Corp. of Engineers and in another part with the San Juan Bay; bounding on the **South**, (i) in three (3) continuous linear segments with a total distance of two hundred eighty-two point sixty-nine meters (282.69 m.), with the San Juan Bay; and bounding on the **West**, (i) in four (4) continuous linear segments with a total distance of one hundred forty-five point fifty-four meters (145.54 m.), with Pier Thirteen (13); and (ii) in a linear segment with a distance of eight point ninety-four meters (8.94 m.), with the Matías Ledesma Street.

G. Pan American Pier 1 and Pan American Pier 2

URBAN: Parcel of land of irregular shape located in the Isla Grande Sector of the Municipality of San Juan, identified as the Pan American Pier 1 and Pan American Pier 2 and the Underlying Land of the Western Bollards in the inscription plan titled "CONCESSION PLAN FOR THE PAN AMERICAN PIERS LOCATED AT SAN JUAN HARBOR" dated on the eighth (8th) day of April, two thousand twenty-two (2022), prepared by Javier E. Bidot Associates, PSC, Land Surveyors & Consultants, and certified by Surveyor Javier E. Bidot, license number Twelve Thousand Nine Hundred Seventy-two (12,972), with a superficial area of Sixty Seven Thousand Eight Hundred Seventy-nine Point Seven Thousand Five Hundred One Square Meters (67,879.7501 sq. mts.), equivalent to Seventeen Point Two Thousand Seven Hundred Five Cuerdas (17.2705 cdas.), bounding on the **North**, in one (1) continuous linear segment with a total distance of seven hundred eleven point forty-two meters (711.42 m.) with the San Antonio Channel and eight (8) discontinuous linear segments with a total distance of one hundred fifty-two point eighty-one meters (152.81 m.) ; bounding on the **West**, in four (4) continuous linear segments with a total distance of one hundred eighty-one point ninety-three meters (181.93 m.) with Property Number 21,635, commonly known as Parcel AP-1; and on the **South**, in six (6) continuous linear segments with a total distance of seven hundred sixteen point ninety-six meters (716.96 m.), all with the Muelle Street.

Pan American Pier 1 and Pan American Pier 2 area shall include the underlying land of the western bollards and the strip of land that provides access to and from the Pan American Pier 1 and Pan American Pier 2, as part of the Concession.

Section 6. Description of Dredging Zones and Maximum and Minimum Dredged Depth.

The Dredging Zones of the San Juan Bay are comprised of the following two (2) areas: (i) The Shipping Channels; and (ii) The PRPA Dredging Responsibilities Areas Subject to the Approval of the USACE (Berthing Area). The Shipping Channels extend from the navigation maritime channels of the Bay of San Juan (The Anegado Channel, The Cruise Ship Basin, The San Antonio Approach Channel and The San Antonio Channel) to the PRPA Dredging Responsibilities Areas Subject to the Approval of the USACE (Berthing Area), which abut the corresponding Cruise Piers (**Figures 10, 11 & 12**).

Execution Version

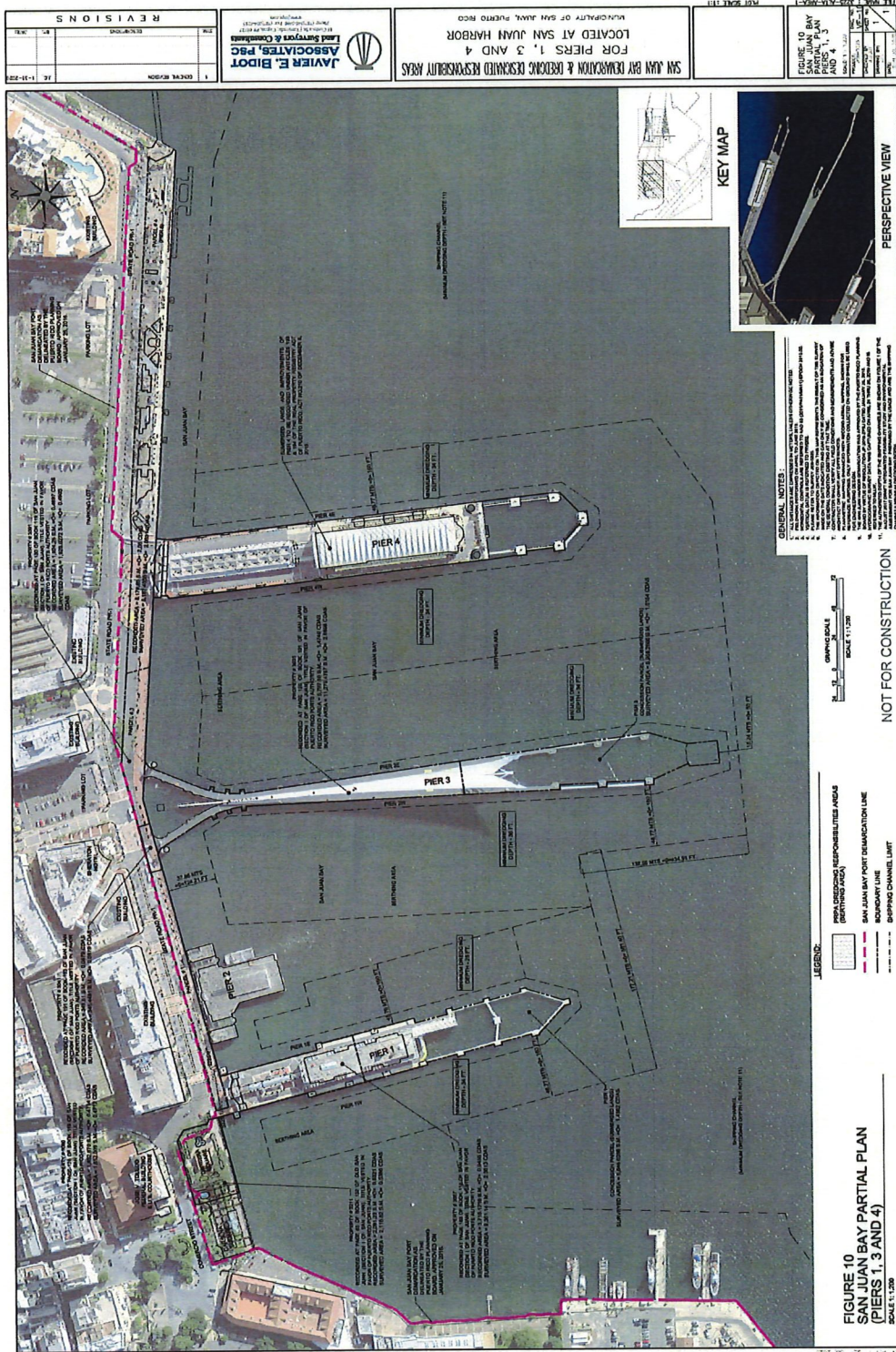


Figure 10: San Juan Bay Partial Plan (Piers 1, 3 and 4)

Figure 11: San Juan Bay Partial Plan (Piers 11, 12, 13 and 14)

Section 7. Pier 15 Perimeter

Figure 13 represents the perimeter for Pier 15. The red lines represent the areas where vessels are allowed to dock on Pier 15. This figure is meant for illustration purposes only and to serve as a general reference to show the location of Pier 15.



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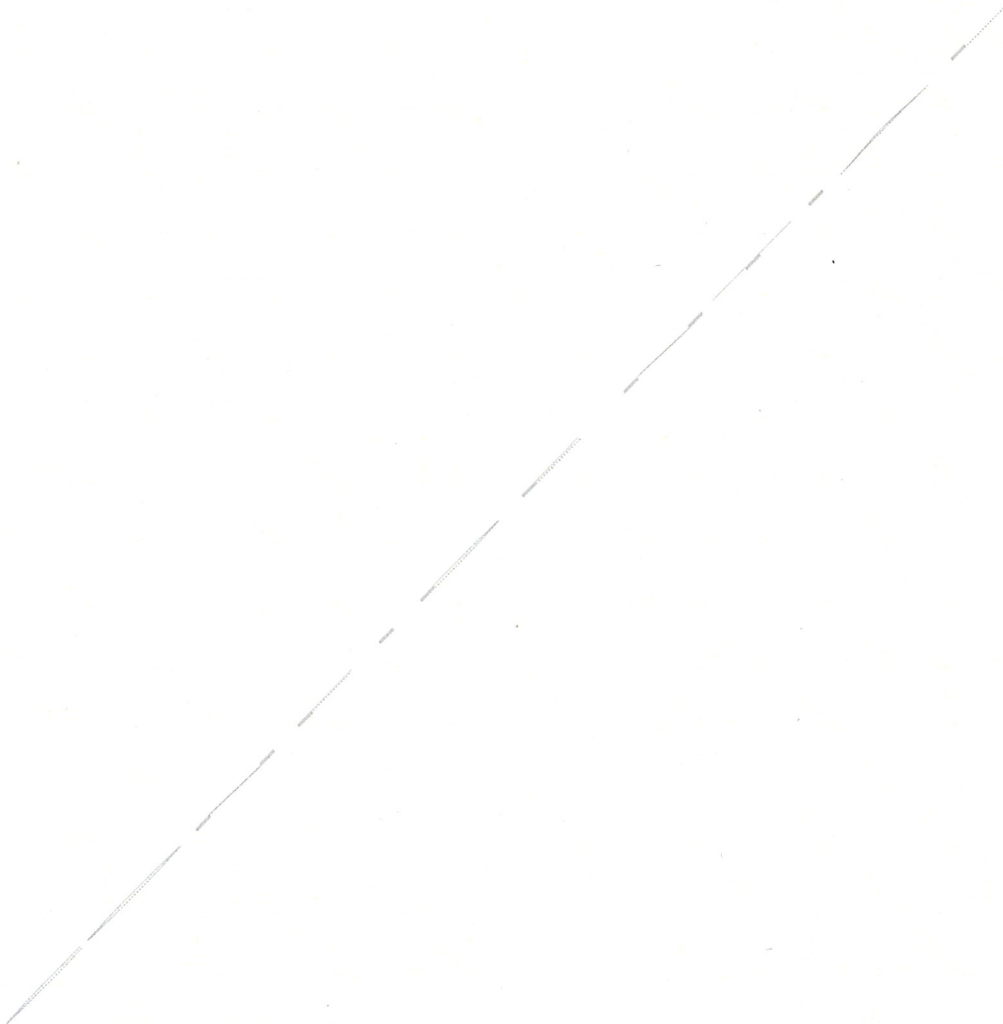


Figure 13: Pier 15 Reference

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Section 8. San Juan Bay Piers and Wharves

Figure 14 illustrates the Piers and Wharves in the San Juan Bay that are either owned by the Authority or under its exclusive control. This figure is meant for illustration purposes only and to serve as a general reference to show the location of each pier in the San Juan Bay.



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Figure 14: Authority's Piers and Wharves in the San Juan Bay

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