



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: PR-SBIA-00010A

HEROS Number: 900000010492409

Start Date: 08/22/2025

State / Local Identifier:

Project Location: , Ponce, PR 00730

Additional Location Information:

The project is located at latitude 18.018217, longitude -66.612376 at the address given above. Tax ID Number: 389-032-056-67-000

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project entails the award of a SBIA grant to Ponce Neighborhood Housing Services, Inc., Inc. at Calle Mayor Cantera # 27, Ponce PR 00730. This project had a previous CENST environmental review (PR-SBIA-00010) for staffing, professional services, other operating, and non-affixed equipment for a project cost of \$482,580. (See attached CENST) The current location being reviewed (PR-SBIA-00010A) located at Calle Mayor Cantera # 27, Ponce, PR 00730, has had two exempt action reviews to acquire funds to pay for floodproofing design plans (\$6,700) and an appraisal (\$2,000). (See attached exempt action reviews). The current proposed activities include the purchase of the land and existing structure and interior improvements, specifically the removal of partitions and construction of new walls and cubicles, installation of doors, installation of electrical connections within the site for computer stations (new power line, new electrical panel, new outlets), plumbing upgrades including the installation of multi-purpose sinks. Additional activities include the installation of a new air conditioning system to replace the existing unit on the roof, the installation of rooftop solar panels, and the installation of a power generator on an existing concrete structure in the parking lot. A floodproofing will be installed to provide protection up to 6.0 feet and will include Flood Logs (stackable modular barriers) and/or Flood Panels (flood protection panels) at strategic points throughout the building, such as main doors, storefronts, and service entrances. These barriers are composed of compression-sealed aluminum plates, designed to be installed temporarily or permanently depending on site conditions. They will be integrated using "Flat Wall Plates" or "L Angle Wall Plates" anchors. No ground disturbance is anticipated from the undertaking. The remaining project funding is \$1,959,482. (See attached budget details)

Level of Environment Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5:

Funding Information

Grant Number	HUD Program	Program Name	
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,507,179,000.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,932,347,000.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$8,220,783,000.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$277,853,230.00

Estimated Total HUD Funded Amount: \$1,959,482.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$1,959,482.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

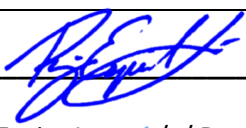
Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.	N/A	
Floodplain Management	A floodproofing will be installed to provide protection up to 6.0 feet and will include Flood Logs (stackable modular barriers) and/or Flood Panels (flood protection	N/A	

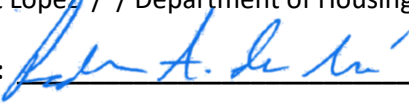
	panels) at strategic points throughout the building, such as main doors, storefronts, and service entrances. These barriers are composed of compression-sealed aluminum plates, designed to be installed temporarily or permanently depending on site conditions. They will be integrated using "Flat Wall Plates" or "L Angle Wall Plates" anchors.			
Historic Preservation	Conditioned that the solar panels remain not visible or minimally visible from the street to be consistent with the related Secretary of the Interior's standards, guidelines, and technical briefs.	N/A		

Determination:

☐	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
☒	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain "Authority to Use Grant Funds" (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
☐	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature:  Date: October 23, 2025

Name / Title/ Organization: Ricardo Espiet Lopez / / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature:  Date: 10/23/2025

Name/ Title: Pedro A. de León Rodríguez, MSEM/Permits and Environmental Compliance Specialist

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

**Environmental Review for Activity/Project that is
Categorically Excluded Subject to Section 58.5
Pursuant to 24 CFR 58.35(a)**

Project Information

Project Name: PR-SBIA-00010A

HEROS Number: 900000010492409

Start Date: 08/22/2025

Responsible Entity (RE): Department of Housing - Puerto Rico, P.O. Box 21365 San
Juan PR, 00928

State / Local Identifier:

RE Preparer: Ricardo Espiet Lopez

Certifying Office
r:

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Point of Contact: Justin Neely
Consultant (if applicable): HORNE LLP

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: , Ponce, PR 00730

Additional Location Information:

The project is located at latitude 18.018217, longitude -66.612376 at the address given above. Tax ID Number: 389-032-056-67-000

Direct Comments to: environmentcdbg@vivienda.pr.gov

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project entails the award of a SBIA grant to Ponce Neighborhood Housing Services, Inc., Inc. at Calle Mayor Cantera # 27, Ponce PR 00730. This project had a previous CENST environmental review (PR-SBIA-00010) for staffing, professional services, other operating, and non-affixed equipment for a project cost of \$ \$482,580. (See attached CENST) The current location being reviewed (PR-SBIA-00010A) located at Calle Mayor Cantera # 27, Ponce, PR 00730, has had two exempt action reviews to acquire funds to pay for floodproofing design plans (\$6,700) and an appraisal (\$2,000). (See attached exempt action reviews). The current proposed activities include the purchase of the land and existing structure and interior improvements, specifically the removal of partitions and construction of new walls and cubicles, installation of doors, installation of electrical connections within the site for computer stations (new power line, new electrical panel, new outlets), plumbing upgrades including the installation of multi-purpose sinks. Additional activities include the installation of a new air conditioning system to replace the existing unit on the roof, the installation of rooftop solar panels, and the installation of a power generator on an existing concrete structure in the parking lot. A floodproofing will be installed to provide protection up to 6.0 feet and will include Flood Logs (stackable modular barriers) and/or Flood Panels (flood protection panels) at strategic points throughout the building, such as main doors, storefronts, and service entrances. These barriers are composed of compression-sealed aluminum plates, designed to be installed temporarily or permanently depending on site conditions. They will be integrated using "Flat Wall Plates" or "L Angle Wall Plates" anchors. No ground disturbance is anticipated from the undertaking. The remaining project funding is \$1,959,482. (See attached budget details)

Maps, photographs, and other documentation of project location and description:[PR-SBIA-00010A Site Map.pdf](#)[PR-SBIA-00010A Budget Details.xlsx](#)[PR-SBIA-00010 CENST_ERR.pdf](#)[PR-SBIA-00010A Exempt Action 2 CENST_ERR.pdf](#)[PR-SBIA-00010A CENST_Exempt Action_ERR.pdf](#)[PR-SBIA-00010A EFOR.docx](#)**Level of Environmental Review Determination:**

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at 58.5:

Determination:

	This categorically excluded activity/project converts to EXEMPT per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; Funds may be committed and drawn down after certification of this part for this (now) EXEMPT project; OR
✓	This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, publish NOI/RROF and obtain “Authority to Use Grant Funds” (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
	This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Approval Documents:[00010A-SIG-PAGE.pdf](#)

7015.15 certified by Certifying Officer
on:

7015.16 certified by Authorizing Officer
on:

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,507,179,000.00
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B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$277,853,230.00

Estimated Total HUD Funded, \$1,959,482.00
Assisted or Insured Amount:

Estimated Total Project Cost: \$1,959,482.00

Compliance with 24 CFR §50.4, §58.5 and §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4, §58.5, and §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Hazards Clear Zones and Accident Potential Zones; 24 CFR Part 51 Subpart D	☐ Yes ☒ No	The nearest airport RPZ/CZ is approximately 10,255.2 feet away. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☒ No	This project is not located in a CBRS Unit. It is 18,371.4 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of	☒ Yes ☐ No	Flood Map Number 72000C1665J, effective on 11/18/2009: The structure

1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]		or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.5		
Air Quality Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	☐ Yes ☒ No	Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.
Coastal Zone Management Act Coastal Zone Management Act, sections 307(c) & (d)	☐ Yes ☒ No	This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 3,991.6 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.
Contamination and Toxic Substances 24 CFR 50.3(i) & 58.5(i)(2)]	☐ Yes ☒ No	Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible

		or impracticable. The project is in compliance with contamination and toxic substances requirements.
Endangered Species Act Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	☐ Yes ☒ No	This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.
Explosive and Flammable Hazards Above-Ground Tanks)[24 CFR Part 51 Subpart C	☐ Yes ☒ No	Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	☐ Yes ☒ No	This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	☐ Yes ☒ No	This project is located in the floodplain. The 8-Step or 5-Step Process is required. With the 8-Step or 5-Step Process the project will be in compliance with Executive Orders 11988. PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Ponce; therefore, PFIRM information was not available for the area and therefore not considered in the review.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	☐ Yes ☒ No	(ca. 1994) Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: Other. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	☐ Yes ☒ No	Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in

		compliance with HUD's Noise regulation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	☐ Yes ☒ No	Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	☐ Yes ☒ No	Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.
Wild and Scenic Rivers Act Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	☐ Yes ☒ No	This project is not within proximity of a NWSRS river. The project is located 297,255.1 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.
HUD HOUSING ENVIRONMENTAL STANDARDS		
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	☐ Yes ☒ No	No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-

conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.	N/A		
Floodplain Management	A floodproofing will be installed to provide protection up to 6.0 feet and will include Flood Logs (stackable modular barriers) and/or Flood Panels (flood protection panels) at strategic points throughout the building, such as main doors, storefronts, and service entrances. These barriers are composed of compression-sealed aluminum plates, designed to be installed temporarily or permanently depending on site conditions. They will be integrated using "Flat Wall Plates" or "L Angle Wall Plates" anchors.	N/A		

Historic Preservation	Conditioned that the solar panels remain not visible or minimally visible from the street to be consistent with the related Secretary of the Interior's standards, guidelines, and technical briefs.	N/A		
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Project Mitigation Plan

Buyer must purchase flood insurance because the grant exceeds \$5,000 and the site is located in a Special Flood Hazard Area. A floodproofing will be installed to provide protection up to 6.0 feet and will include Flood Logs (stackable modular barriers) and/or Flood Panels (flood protection panels) at strategic points throughout the building, such as main doors, storefronts, and service entrances. These barriers are composed of compression-sealed aluminum plates, designed to be installed temporarily or permanently depending on site conditions. They will be integrated using "Flat Wall Plates" or "L Angle Wall Plates" anchors. Also, a Floodproofing Certificate will be required before construction begins. Conditioned that the solar panels remain not visible or minimally visible from the street to be consistent with the related Secretary of the Interior's standards, guidelines, and technical briefs.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities**Airport Hazards**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?

✓ No

Based on the response, the review is in compliance with this section. Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below

Yes

Screen Summary**Compliance Determination**

The nearest airport RPZ/CZ is approximately 10,255.2 feet away. The project site is not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements.

Supporting documentation

[PR-SBIA-00010A Airports.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Screen Summary**Compliance Determination**

This project is not located in a CBRS Unit. It is 18,371.4 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[PR-SBIA-00010A CBRS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[PR-SBIA-00010A FIRM.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

✓ Yes

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

✓ Yes, the community is participating in the National Flood Insurance Program.

Based on the response, the review is in compliance with this section. Flood insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost or the maximum coverage limit, whichever is less.

Document and upload a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance below.

Yes, less than one year has passed since FEMA notification of Special Flood Hazards.

No. The community is not participating, or its participation has been suspended.

Screen Summary

Compliance Determination

Flood Map Number 72000C1665J, effective on 11/18/2009: The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

✓ Yes

No

Air Quality

General requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93

1. Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

Based on the project description, this project includes no activities that would require further evaluation under the Clean Air Act. The project is in compliance with the Clean Air Act.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

✓ No

Coastal Zone Management Act

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930

1. Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?

Yes

✓ No

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary**Compliance Determination**

This project is not located in or does not affect a Coastal Zone as defined in the state Coastal Management Plan. The project is located 3,991.6 feet from the coastal zone. The project is in compliance with the Coastal Zone Management Act.

Supporting documentation[PR-SBIA-00010A CZM.pdf](#)**Are formal compliance steps or mitigation required?**

Yes

✓ No

Contamination and Toxic Substances

General Requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.onecpd.info/environmental-review/site-contamination		

1. How was site contamination evaluated?* Select all that apply.

ASTM Phase I ESA

ASTM Phase II ESA

Remediation or clean-up plan

ASTM Vapor Encroachment Screening.

☒ None of the above

* HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site.

For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

2. Were any on-site or nearby toxic, hazardous, or radioactive substances* (excluding radon) found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)

Provide a map or other documentation of absence or presence of contamination** and explain evaluation of site contamination in the Screen Summary at the bottom of this screen.

☒ No

Explain:

Based on ECHO reports for the facilities, there is no impact for the intended use of this project. See attached table. The environmental field observation did not note any items of concern. See the attached environmental field observation report. A google earth review of the area shows no visible hazards. The past land use for the last 10-15 year is urban.

Yes

* This question covers the presence of radioactive substances excluding radon. Radon is addressed in the Radon Exempt Question.

** Utilize EPA's Enviromapper, NEPAAssist, or state/tribal databases to identify nearby dumps, junk yards, landfills, hazardous waste sites, and industrial sites, including EPA National Priorities List Sites (Superfund sites), CERCLA or state-equivalent sites, RCRA Corrective Action sites with release(s) or suspected release(s) requiring clean-up action and/or further investigation. Additional supporting documentation may include other inspections and reports.

3. Evaluate the building(s) for radon. Do all buildings meet any of the exemptions* from having to consider radon in the contamination analysis listed in CPD Notice [CPD-23-103](#)?

Yes

Explain:

✓ No

* Notes:

- Buildings with no enclosed areas having ground contact.
- Buildings containing crawlspaces, utility tunnels, or parking garages would not be exempt, however buildings built on piers would be exempt, provided that there is open air between the lowest floor of the building and the ground.
- Buildings that are not residential and will not be occupied for more than 4 hours per day.
- Buildings with existing radon mitigation systems - document radon levels are below 4 pCi/L with test results dated within two years of submitting the application for HUD assistance and document the system includes an ongoing maintenance plan that includes periodic testing to ensure the system continues to meet the current EPA recommended levels. If the project does not require an application, document test results dated within two years of the date the environmental review is certified. Refer to program office guidance to ensure compliance with program requirements.
- Buildings tested within five years of the submission of application for HUD assistance: test results document indoor radon levels are below current the EPA's recommended action

levels of 4.0 pCi/L. For buildings with test data older than five years, any new environmental review must include a consideration of radon using one of the methods in Section A below.

4. Is the proposed project new construction or substantial rehabilitation where testing will be conducted but cannot yet occur because building construction has not been completed?

Yes

Compliance with this section is conditioned on post-construction testing being conducted, followed by mitigation, if needed. Radon test results, along with any needed mitigation plan, must be uploaded to the mitigation section within this screen.

✓ No

5. Was radon testing or a scientific data review conducted that provided a radon concentration level in pCi/L?

Yes

✓ No

If no testing was conducted and a review of science-based data offered a lack of science-based data for the project site, then document and upload the steps taken to look for documented test results and science-based data as well as the basis for the conclusion that testing would be infeasible or impracticable.

Explain:

Radon testing is not feasible or practicable for this case, please see the attached Radon Memo.

File Upload:

[Radon Attachments.pdf](#)
[PR-SBIA-00010A Radon Memo.docx](#)

Based on the response, the review is in compliance with this section. Continue to the Screen Summary at the bottom of this screen.

Non-radon contamination was found in a previous question.

Screen Summary**Compliance Determination**

Site contamination was evaluated as follows: None of the above. On-site or nearby toxic, hazardous, or radioactive substances that could affect the health and safety of project occupants or conflict with the intended use of the property were not found. A review of science-based radon data offered a lack of data for the project site and radon testing was determined to be infeasible or impracticable. The project is in compliance with contamination and toxic substances requirements.

Supporting documentation

[PR-SBIA-00010A Toxics\(1\).pdf](#)

[PR-SBIA-00010A Toxics Table.pdf](#)

[PR-SBIA-00010A EFOR\(1\).docx](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Endangered Species

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 <i>et seq.</i>); particularly section 7 (16 USC 1536).	50 CFR Part 402

1. Does the project involve any activities that have the potential to affect species or habitats?

No, the project will have No Effect due to the nature of the activities involved in the project.

- ✓ No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office

Explain your determination:

This project clears via criteria 14, 26, and 27 of the USFWS Blanket Clearance Letter. See attached USFWS Blanket Clearance Letter and Self-Certification Form.

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Yes, the activities involved in the project have the potential to affect species and/or habitats.

Screen Summary

Compliance Determination

This project will have No Effect on listed species based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office. This project is in compliance with the Endangered Species Act.

Supporting documentation

[PR-SBIA-00010A USFWS Self-Certification Form.pdf](#)
[USFWS End Species Blanket Clearance Letter_2025.docx](#)
[PR-SBIA-00010A Wetlands.pdf](#)
[PR-SBIA-00010A Site Photos.docx](#)
[PR-SBIA-00010A Site Map\(1\).pdf](#)
[PR-SBIA-00010A IPaC.pdf](#)
[PR-SBIA-00010A Endangered Species.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Explosive and Flammable Hazards

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C

1. Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?

☒ No

Yes

2. Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?

☒ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with explosive and flammable hazard requirements.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

☒ No

Farmlands Protection

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658

1. Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?

Yes

✓ No

If your project includes new construction, acquisition of undeveloped land or conversion, explain how you determined that agricultural land would not be converted:

Based on the response, the review is in compliance with this section. Document and upload all documents used to make your determination below.

Screen Summary**Compliance Determination**

This project does not include any activities that could potentially convert agricultural land to a non-agricultural use. The project is in compliance with the Farmland Protection Policy Act.

Supporting documentation

[PR-SBIA-00010A Farmlands.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Floodplain Management

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988 * Executive Order 13690 * 42 USC 4001-4128 * 42 USC 5154a * only applies to screen 2047 and not 2046	24 CFR 55

1. Does this project meet an exemption at 24 CFR 55.12 from compliance with HUD's floodplain management regulations in Part 55?

Yes

(a) HUD-assisted activities described in 24 CFR 58.34 and 58.35(b).

(b) HUD-assisted activities described in 24 CFR 50.19, except as otherwise indicated in § 50.19.

(c) The approval of financial assistance for restoring and preserving the natural and beneficial functions and values of floodplains and wetlands, including through acquisition of such floodplain and wetland property, where a permanent covenant or comparable restriction is place on the property's continued use for flood control, wetland protection, open space, or park land, but only if:

(1) The property is cleared of all existing buildings and walled structures; and

(2) The property is cleared of related improvements except those which:

(i) Are directly related to flood control, wetland protection, open space, or park land (including playgrounds and recreation areas);

(ii) Do not modify existing wetland areas or involve fill, paving, or other ground disturbance beyond minimal trails or paths; and

(iii) Are designed to be compatible with the beneficial floodplain or wetland function of the property.

(d) An action involving a repossession, receivership, foreclosure, or similar acquisition of property to protect or enforce HUD's financial interests under previously approved loans, grants, mortgage insurance, or other HUD assistance.

(e) Policy-level actions described at 24 CFR 50.16 that do not involve site-based decisions.

(f) A minor amendment to a previously approved action with no additional adverse impact on or from a floodplain or wetland.

(g) HUD's or the responsible entity's approval of a project site, an incidental portion of which is situated in the FFRMS floodplain (not including the floodway, LiMWA, or coastal high hazard area) but only if: (1) The proposed project site does not include any existing or proposed buildings or improvements that modify or occupy the FFRMS floodplain except de minimis improvements such as recreation areas and trails; and (2) the proposed project will not result in any new construction in or modifications of a wetland .

(h) Issuance or use of Housing Vouchers, or other forms of rental subsidy where HUD, the awarding community, or the public housing agency that administers the contract awards rental subsidies that are not project-based (i.e., do not involve site-specific subsidies).

(i) Special projects directed to the removal of material and architectural barriers that restrict the mobility of and accessibility to elderly and persons with disabilities.

Describe:

✓ No

2. Does the project include a Critical Action? Examples of Critical Actions include projects involving hospitals, fire and police stations, nursing homes, hazardous chemical storage, storage of valuable records, and utility plants.

Yes

Describe:

✓ No

3. Determine the extent of the FFRMS floodplain and provide mapping documentation in support of that determination

The extent of the FFRMS floodplain can be determined using a Climate Informed Science Approach (CISA), 0.2 percent flood approach (0.2 PFA), or freeboard value approach (FVA). For projects in areas without available CISA data or without FEMA Flood Insurance Rate Maps (FIRMs), Flood Insurance Studies (FISs) or Advisory Base Flood Elevations (ABFEs), use the best available information¹ to determine flood elevation. Include documentation and an explanation of why this is the best available information² for the site. Note that newly constructed and substantially improved³ structures must be elevated to the FFRMS floodplain regardless of the approach chosen to determine the floodplain.

Select one of the following three options:

CISA for non-critical actions. If using a local tool, data, or resources, ensure that the FFRMS elevation is higher than would have been determined using the 0.2 PFA or the FVA.

- ✓ 0.2-PFA. Where FEMA has defined the 0.2-percent-annual-chance floodplain, the FFRMS floodplain is the area that FEMA has designated as within the 0.2-percent-annual-chance floodplain.

FVA. If neither CISA nor 0.2-PFA is available, for non-critical actions, the FFRMS floodplain is the area that results from adding two feet to the base flood elevation as established by the effective FIRM or FIS or — if available — a FEMA-provided preliminary or pending FIRM or FIS or advisory base flood elevations, whether regulatory or informational in nature. However, an interim or preliminary FEMA map cannot be used if it is lower than the current FIRM or FIS.

¹ Sources which merit investigation include the files and studies of other federal agencies, such as the U. S. Army Corps of Engineers, the Tennessee Valley Authority, the Soil Conservation Service and the U. S. Geological Survey. These agencies have prepared flood hazard studies for several thousand localities and, through their technical assistance programs, hydrologic studies, soil surveys, and other investigations have collected or developed other floodplain information for numerous sites and areas. States and communities are also sources of information on past flood 'experiences within their boundaries and are particularly knowledgeable about areas subject to high-risk flood hazards such as alluvial fans, high velocity flows, mudflows and mudslides, ice jams, subsidence and liquefaction.

² If you are using best available information, select the FVA option below and provide supporting documentation in the screen summary. Contact your [local environmental officer](#) with additional compliance questions.

³ Substantial improvement means any repair or improvement of a structure which costs at least 50 percent of the market value of the structure before repair or improvement or results in an increase of more than 20 percent of the number of dwelling units. The full definition can be found at [24 CFR 55.2\(b\)\(12\)](#).

5. Does your project occur in the FFRMS floodplain?

☒ Yes

No

6. Is your project located in any of the floodplain categories below?

Select all that apply:

Floodway.

Do the floodway exemptions at 55.8 or 55.21 apply?

Yes

No

Coastal High Hazard Area (V Zone) or Limit of Moderate Wave Action (LiMWA).

Yes

No

☒ None of the above.

7. Does the 8-Step Process apply? Select one of the following options:

8-Step Process is inapplicable per 55.13.

(a) HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging, or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway, coastal high hazard area, or LiMWA;

(b) Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(12);

(c) HUD or a recipient's actions involving the disposition of individual

HUD or recipient held, one- to four-family properties;

(d) HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573), where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance;

(e) The approval of financial assistance to lease units within an existing structure located within the floodplain, but only if;

(1) The structure is located outside the floodway or coastal high hazard area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24); and

(2) The project is not a critical action; and.

(3) The entire structure is or will be fully insured or insured to the maximum extent available under the NFIP for at least the term of the lease.

(f) Special projects for the purpose of improving efficiency of utilities or installing renewable energy that involve the repair, rehabilitation, modernization, weatherization, or improvement of existing structures or infrastructure, do not meet the thresholds for “substantial improvement” under § 55.2(b)(12), and do not include the installation of equipment below the FFRMS floodplain elevation;

5-Step Process is applicable per 55.14.

(a) HUD actions involving the disposition of HUD-acquired multifamily housing projects or “bulk sales” of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).

(b) HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.

(c) HUD's or the recipient's actions under any HUD program involving

the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10), and the footprint of the structure and paved areas is not increased by more than 20 percent.

(d) HUD’s (or the recipient’s) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for “substantial improvement” under § 55.2(b)(10) and that the footprint of the structure and paved areas is not increased by more than 20 percent.

(e) HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, or replacement of existing nonstructural improvements including streets, curbs and gutters, where any increase of the total impervious surface area of the facility is de minimis. This provision does not include critical actions, levee systems, chemical storage facilities (including any tanks), wastewater facilities, or sewer lagoons.

✓ 8-Step Process applies.

8. Mitigation

For the project to comply with this section, all adverse impacts must be mitigated. Explain in detail the measures that must be implemented to mitigate the impact or effect, including the timeline for implementation. Note: newly constructed and substantially improved structures within the FFRMS floodplain must be elevated to the FFRMS floodplain elevation or floodproofed, if applicable.

Explain:

A floodproofing will be installed to provide protection up to 6.0 feet and will include Flood Logs (stackable modular barriers) and/or Flood Panels (flood protection panels) at

strategic points throughout the building, such as main doors, storefronts, and service entrances. These barriers are composed of compression-sealed aluminum plates, designed to be installed temporarily or permanently depending on site conditions. They will be integrated using "Flat Wall Plates" or "L Angle Wall Plates" anchors.

Which of the following if any mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process?

Buyout and demolition or other supported clearance of floodplain structures.

Insurance purchased in excess of statutory requirement th eunder the Flood Disaster Protection Act of 1973.

Permeable surfaces.

Natural landscape enhancements that maintain or restore natural hydrology.

Planting or restoring native plant species.

Bioswales.

Stormwater capture and reuse.

Green or vegetative roofs with drainage provisions.

Natural Resources Conservation Service conservation easements or similar easements.

✓ Floodproofing of structures as allowable (e.g. non-residential floors) .

Elevating structures (including freeboard above the required base flood elevations) .

Levee or structural protection from flooding.

Channelizing or redefining the floodway or floodplain through a Letter of Map Revision (LOMR).

Screen Summary

Compliance Determination

This project is located in the floodplain. The 8-Step or 5-Step Process is required. With the 8-Step or 5-Step Process the project will be in compliance with Executive Orders 11988. PFIRMs in Puerto Rico were only developed for certain sections of the municipalities of Carolina, Canovanas, Loiza, San Juan and Trujillo Alto. The proposed project is located in the municipality of Ponce; therefore, PFIRM information was not available for the area and therefore not considered in the review.

Supporting documentation

[PR-SBIA-00010A_Step 2_Post Mail Comments Certification.pdf](#)
[PR-SBIA-00010A_Step 2_Email Comments Validation Letter.pdf](#)
[PR-SBIA-00010A_8-Step Process.docx](#)
[Early Notice_Notification to Agencies Evidence_PR-SBIA-00010A.pdf](#)
[REPORTE DE TASACION MAYOR CANTERA - Appraisal.pdf](#)
[PR-SBIA-00010A_Construction Estimate_v2.xlsx](#)
[PROPUESTA DE FLOODPROOFING 3 25.pdf](#)
[Early Notice_El Vocero_PR-SBIA-00010A.pdf](#)
[Carta_Recomendacion_Floodproofing_PNHS Rev 2_S\(2\).pdf](#)
[PR-SBIA-00010A ABFE.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Historic Preservation

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties" https://www.govinfo.gov/content/pkg/CFR-2012-title36-vol3/pdf/CFR-2012-title36-vol3-part800.pdf

Threshold

Is Section 106 review required for your project?

No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)

No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].

- ✓ Yes, because the project includes activities with potential to cause effects (direct or indirect).

Step 1 – Initiate Consultation

Select all consulting parties below (check all that apply):

- ✓ State Historic Preservation Offer (SHPO) Completed

Indian Tribes, including Tribal Historic Preservation Officers (THPOs) or Native Hawaiian Organizations (NHOs)

Other Consulting Parties

Describe the process of selecting consulting parties and initiating consultation here:

Only SHPO was consulted as No Adverse Effect was determined and no Tribal Lands were identified.

Document and upload all correspondence, notices and notes (including comments and objections received below).

Was the Section 106 Lender Delegation Memo used for Section 106 consultation?

Yes

No

Step 2 – Identify and Evaluate Historic Properties

1. Define the Area of Potential Effect (APE), either by entering the address(es) or uploading a map depicting the APE below:

In the chart below, list historic properties identified and evaluated in the APE. Every historic property that may be affected by the project should be included in the chart.

Upload the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination below.

Address / Location / District	National Register Status	SHPO Concurrence	Sensitive Information
----------------------------------	-----------------------------	------------------	--------------------------

Additional Notes:

No Historic Properties present within the APE

2. Was a survey of historic buildings and/or archeological sites done as part of the project?

Yes

✓ No

Step 3 –Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as

per guidance on direct and indirect effects.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

No Historic Properties Affected

✓ No Adverse Effect

Based on the response, the review is in compliance with this section.

Document reason for finding:

Based on the results of historic property identification efforts, while the project is within the Ponce Historic Zone/Traditional Urban Center, the subject property itself was constructed circa 1994 and is a non-contributing resource. The majority of the project activities will occur inside the building. The exterior work includes the in-kind replacement of an existing air conditioner on the roof and the installation of a new generator inside an existing concrete structure; therefore, there will be no visual impact to the Ponce Traditional Urban Center. Installation of solar panels on the roof will be minimally visible. For this reason, the Program has determined that a determination of No Adverse Effect is appropriate. f

Does the No Adverse Effect finding contain conditions?

✓ Yes (check all that apply)

Avoidance

Modification of project

✓ Other

Describe conditions here:

Conditioned that the solar panels remain not visible or minimally visible from the street to be consistent with the related Secretary of the Interior's standards, guidelines, and technical briefs.

No

Adverse Effect

Screen Summary**Compliance Determination**

(ca. 1994) Based on Section 106 consultation the project will have No Adverse Effect on historic properties. Conditions: Other. Upon satisfactory implementation of the conditions, which should be monitored, the project is in compliance with Section 106.

Supporting documentation

[PR-SBIA-00010A SHPO Consultation Package.pdf](#)

[PR-SBIA-00010A Historic.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Noise Abatement and Control

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B

1. What activities does your project involve? Check all that apply:

New construction for residential use

Rehabilitation of an existing residential property

A research demonstration project which does not result in new construction or reconstruction

An interstate land sales registration

Any timely emergency assistance under disaster assistance provision or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster

☒ None of the above

Screen Summary

Compliance Determination

Based on the project description, this project includes no activities that would require further evaluation under HUD's noise regulation. The project is in compliance with HUD's Noise regulation.

Supporting documentation

Are formal compliance steps or mitigation required?

Yes

☒ No

Sole Source Aquifers

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149

1. Does the project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?

✓ Yes

Based on the response, the review is in compliance with this section.

No

Screen Summary**Compliance Determination**

Based on the project description, the project consists of activities that are unlikely to have an adverse impact on groundwater resources. According to EPA, there are no sole source aquifers in Puerto Rico. The project is in compliance with Sole Source Aquifer requirements.

Supporting documentation

[PR-SBIA-00010A Sole Source Aquifers.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wetlands Protection

General requirements	Legislation	Regulation
Executive Order 11990 discourages direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.

1. Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance? The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order

✓ No

Based on the response, the review is in compliance with this section.

Yes

Screen Summary**Compliance Determination**

Based on the project description this project includes no activities that would require further evaluation under this section. The project is in compliance with Executive Order 11990.

Supporting documentation

[PR-SBIA-00010A Wetlands\(1\).pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Wild and Scenic Rivers Act

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297

1. Is your project within proximity of a NWSRS river?

✓ No

Yes, the project is in proximity of a Designated Wild and Scenic River or Study Wild and Scenic River.

Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.

Screen Summary**Compliance Determination**

This project is not within proximity of a NWSRS river. The project is located 297,255.1 feet from the nearest Wild and Scenic River. The project is in compliance with the Wild and Scenic Rivers Act.

Supporting documentation

[PR-SBIA-00010A Wild and Scenic.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Environmental Justice

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?

Yes

✓ No

Based on the response, the review is in compliance with this section.

Screen Summary**Compliance Determination**

No adverse environmental impacts were identified in the project's total environmental review. The project is in compliance with Executive Order 12898. On January 21, 2025, President Donald Trump issued the Executive Order 14173 titled "Ending Illegal Discrimination and Restoring Merit-Based Opportunity", which revoked Executive Order 12898 and eliminated federal mandates requiring agencies to assess environmental justice impacts. Consequently, there is no longer a federal requirement to address environmental justice concerns in the environmental compliance review process.

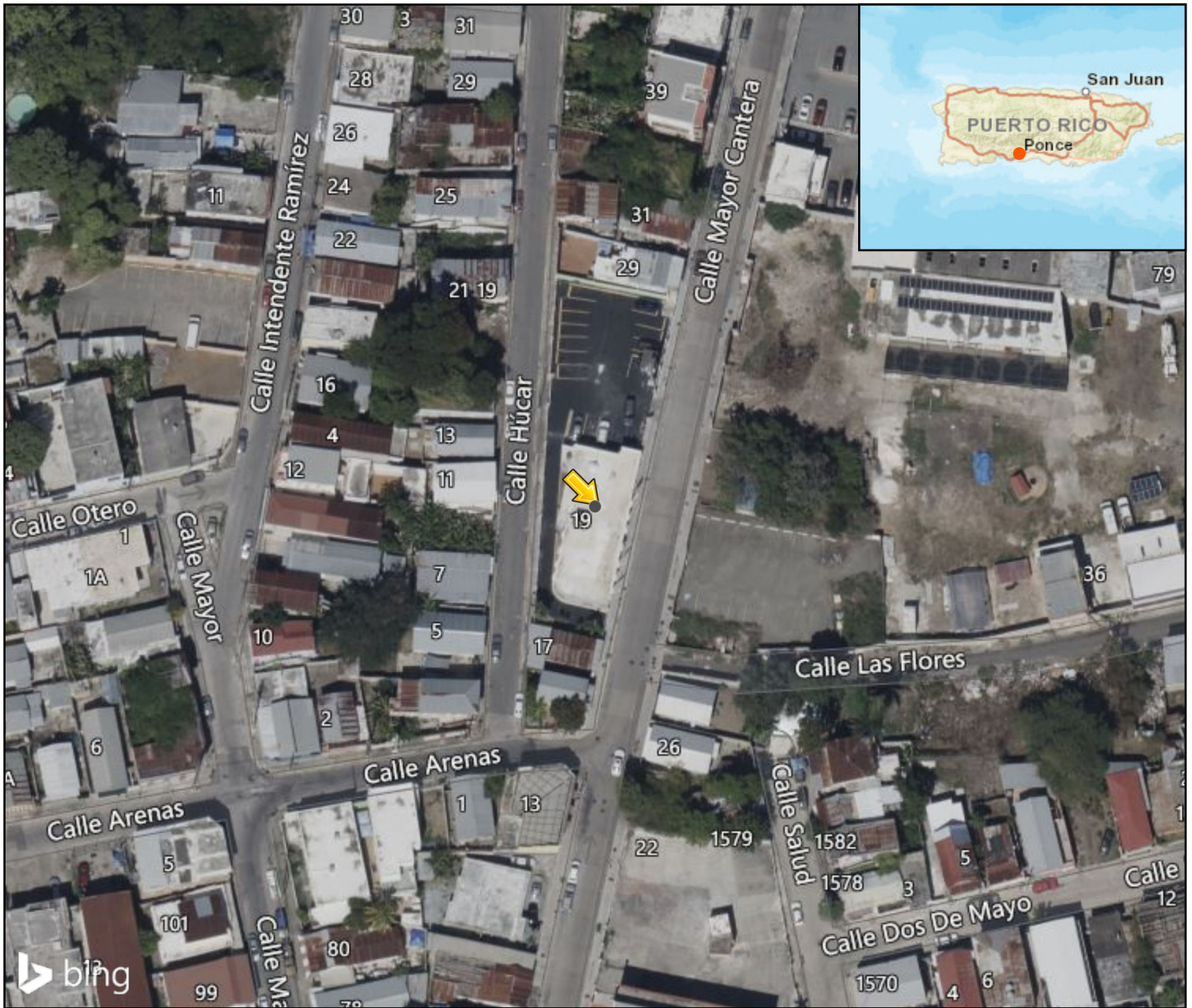
Supporting documentation

Are formal compliance steps or mitigation required?

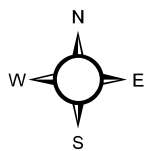
Yes

✓ No

PR-SBIA-00010A Site Map



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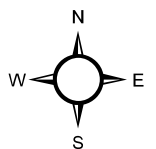
PR-SBIA-00010A ABFE



Legend

- A
- AO
- 0.2% Annual Chance Flood Zone
- Zone/BFE Boundary
- Advisory Base Flood Elevation

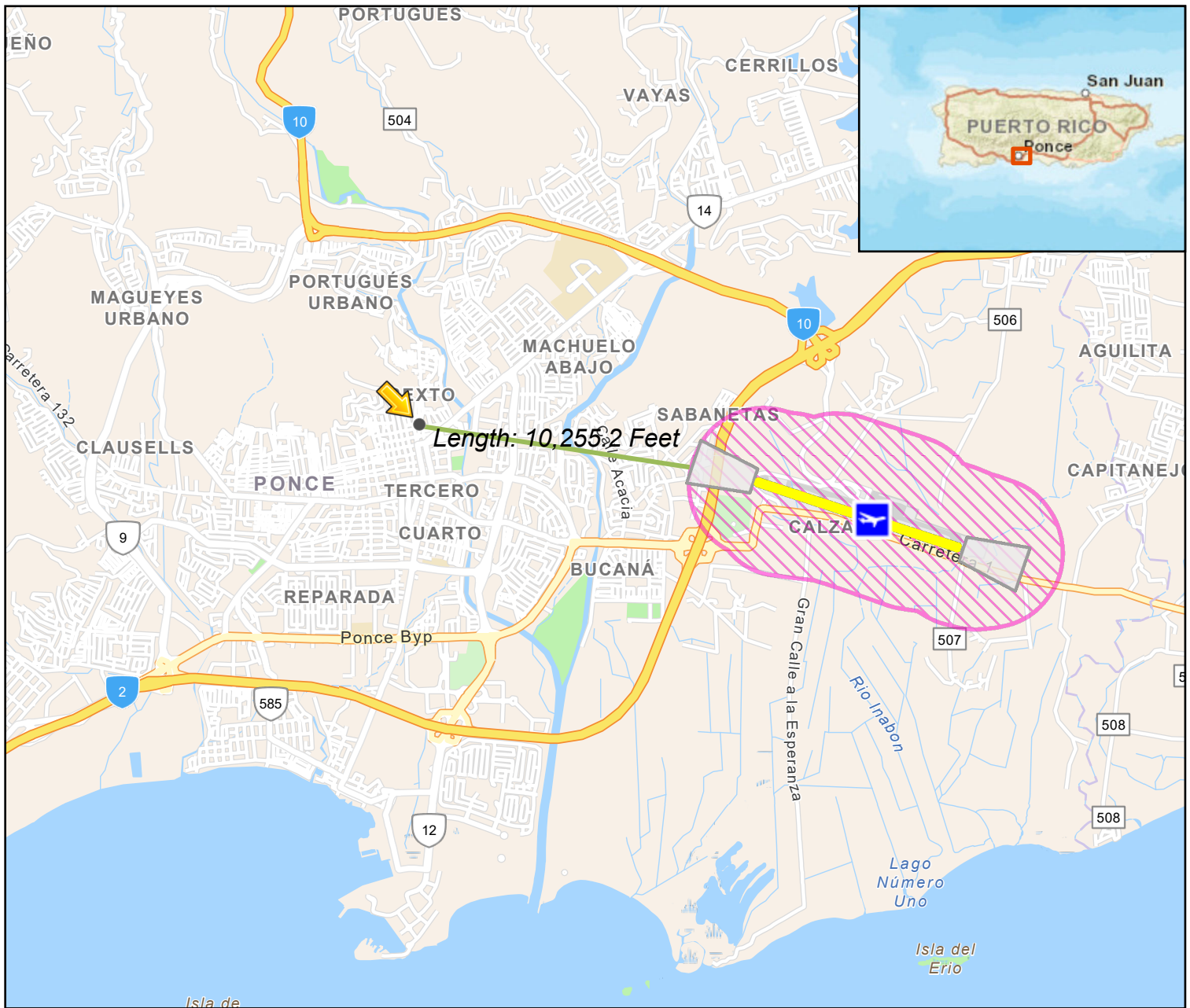
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FEMA Map Service

ABFE 1PCT

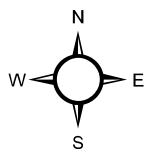
PR-SBIA-00010A Airports



Legend

-  Civilian Airports 2,500ft Buffer
-  Runway Protection Zones
-  Major

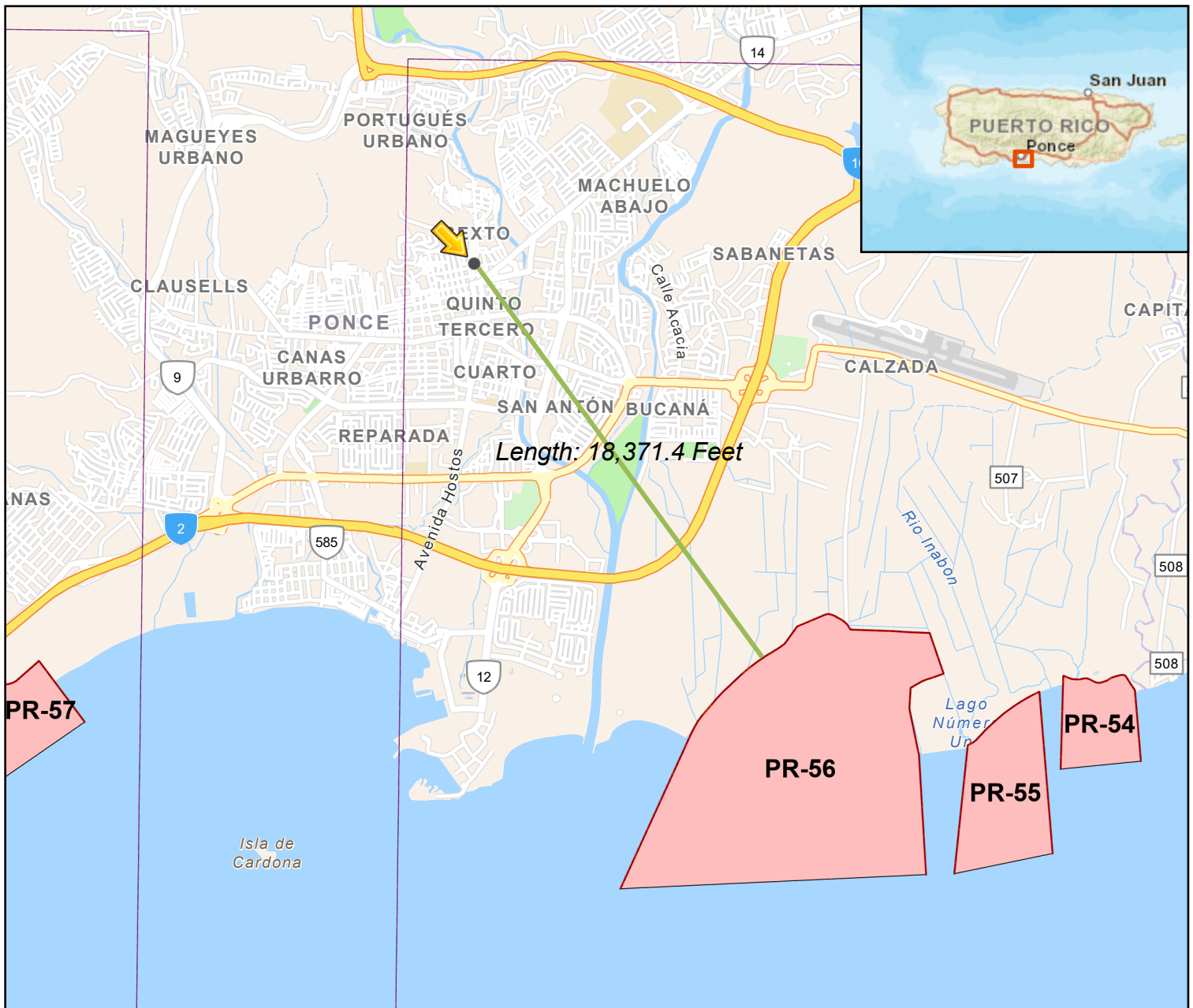
0 0.5 1 2 mi



Runway Protection Zones

Major Civil and Military Airports

PR-SBIA-00010A CBRS



Legend

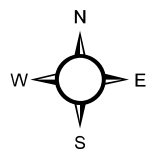
CBRS Map Panels

Unit_Type

System Unit

CBRS Buffer Zone

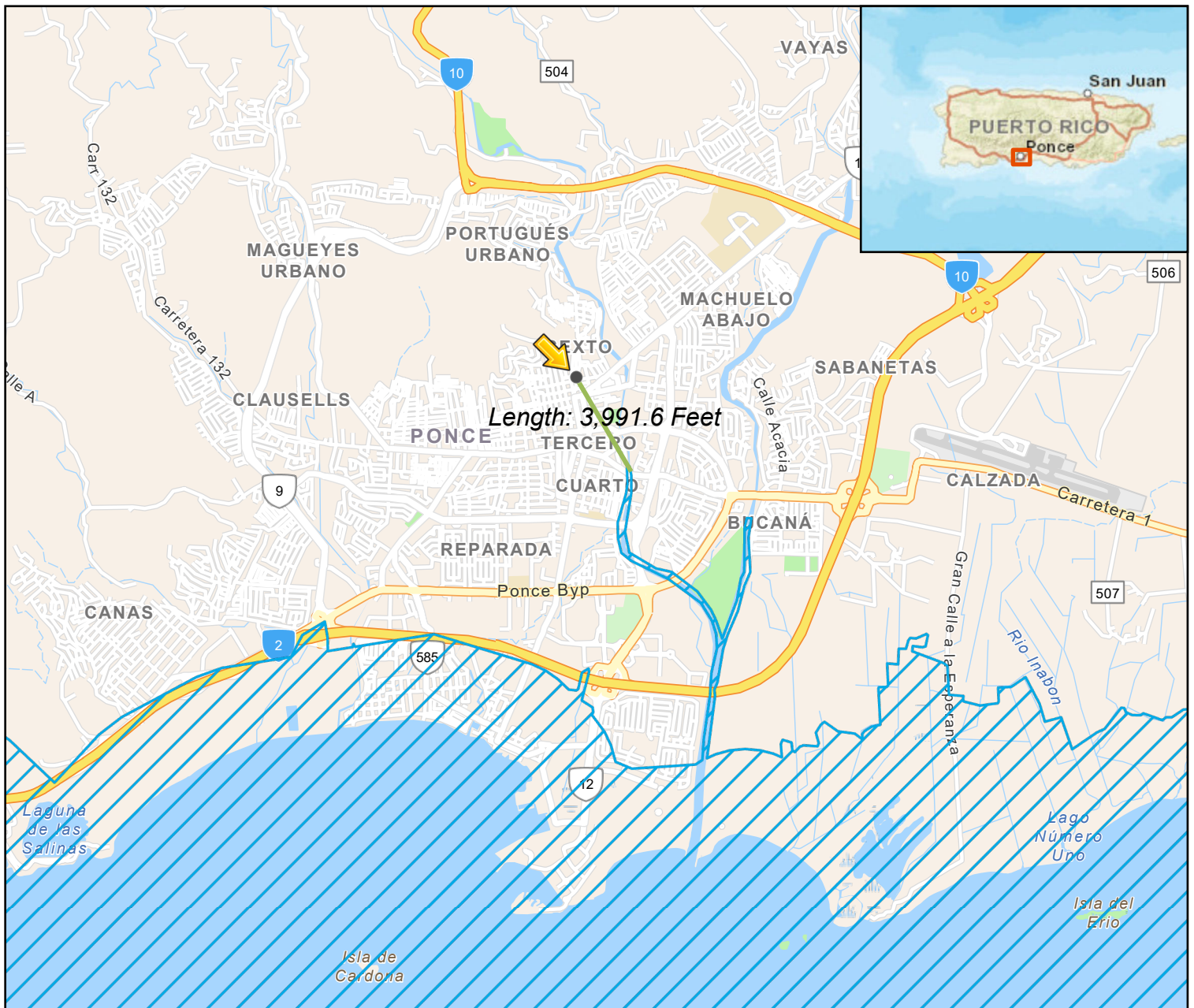
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U.S. Fish and Wildlife Service

Coastal Barrier Resources Act Program

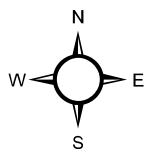
PR-SBIA-00010A CZM



Legend

 Coastal Zone Management Act Boundary

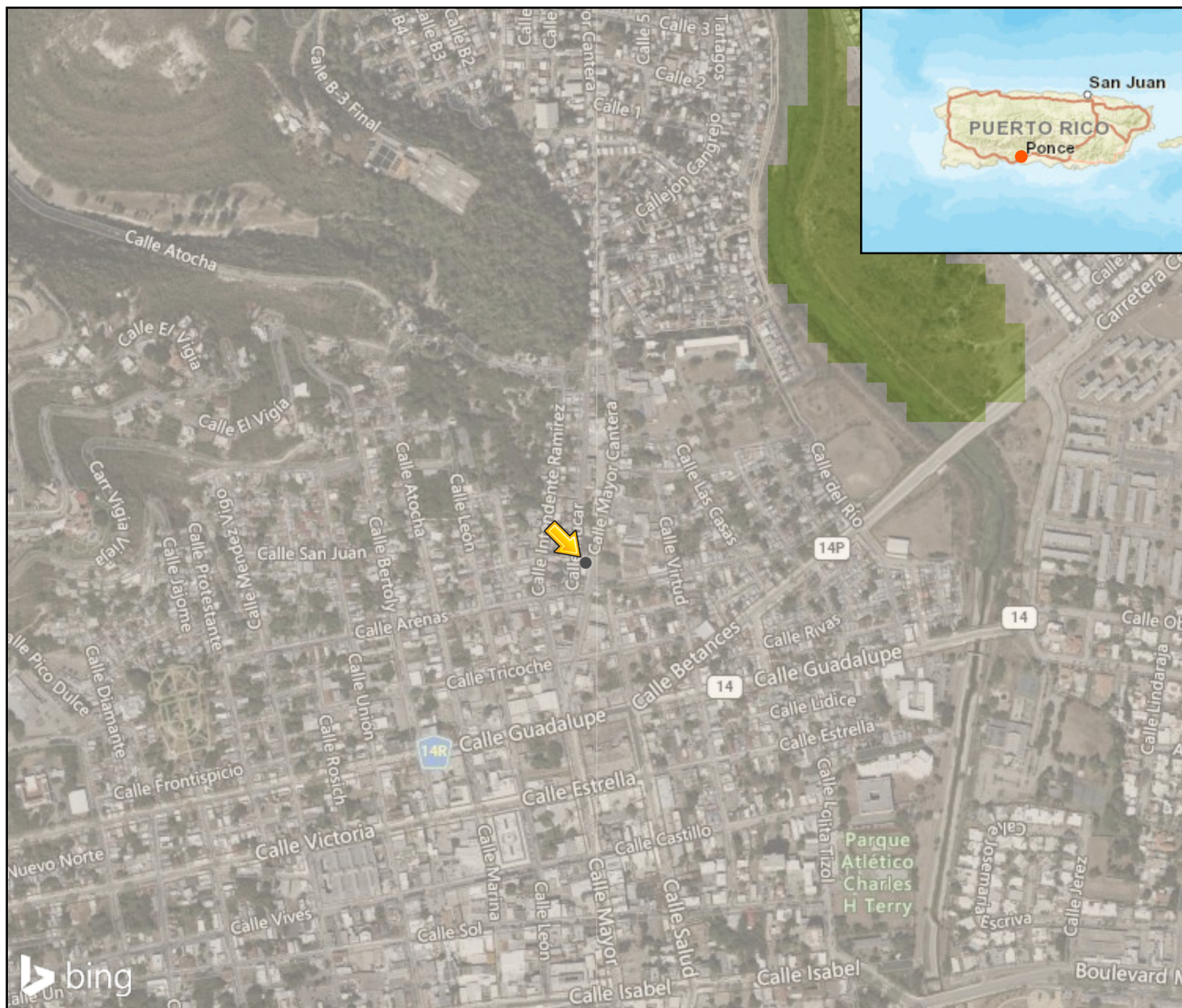
0 0.5 1 2 mi



NOAA

Coastal Zone Management Act

PR-SBIA-00010A Farmlands

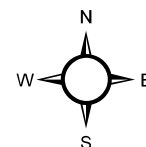


Legend

ClassName

- Farmland of Statewide Importance
- Not Prime Farmland

0 0.07 0.15 0.3 mi



USGS USA Soils

Farmland dataset

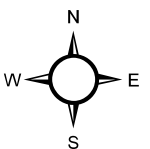
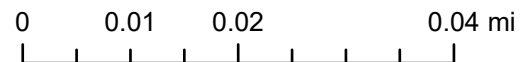
PR-SBIA-00010A FIRM



Legend

FEMA Flood Zones - Effective

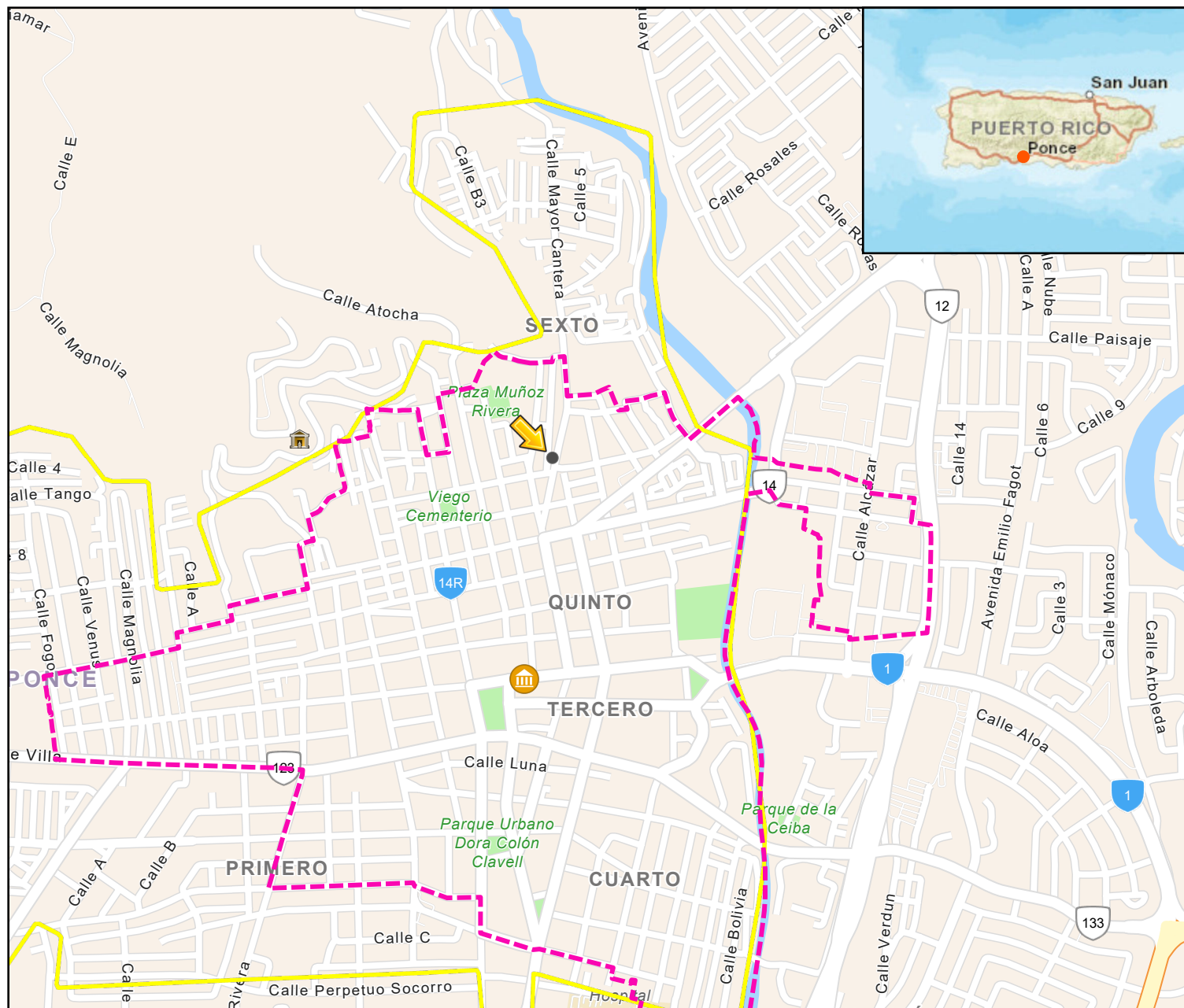
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- X, Area of Minimal Flood Hazard
- FEMA Flood Zone Panel



FEMA Map Service

Flood Insurance Rate Maps

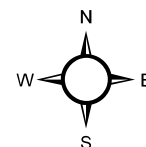
PR-SBIA-00010A Historic



Legend

-  Sitios Historicos JP
-  Sitios_Historicos_JP - Zonas Historicas puntos
-  Sitios Historicos JP - Zonas Historicas Limites
-  Traditional Urban Centers

0 0.17 0.35 0.7 mi



<https://arcgis.home.com/portal/apps/experiencebuilder/experience/?id=883eb165a91d411996af67b92f45a429>
<https://sigejp.pr.gov/portal/apps/webappviewer/index.html?id=b36c00df6e064b6a8f70a6593cf64b7e>
<https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

National Register of Historic Places

Local Historic Areas digitized by Horne

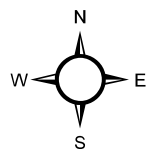
PR-SBIA-00010A Sole Source Aquifers



Legend

Sole Source Aquifers - EPA August 2019

0 180 360 720 mi

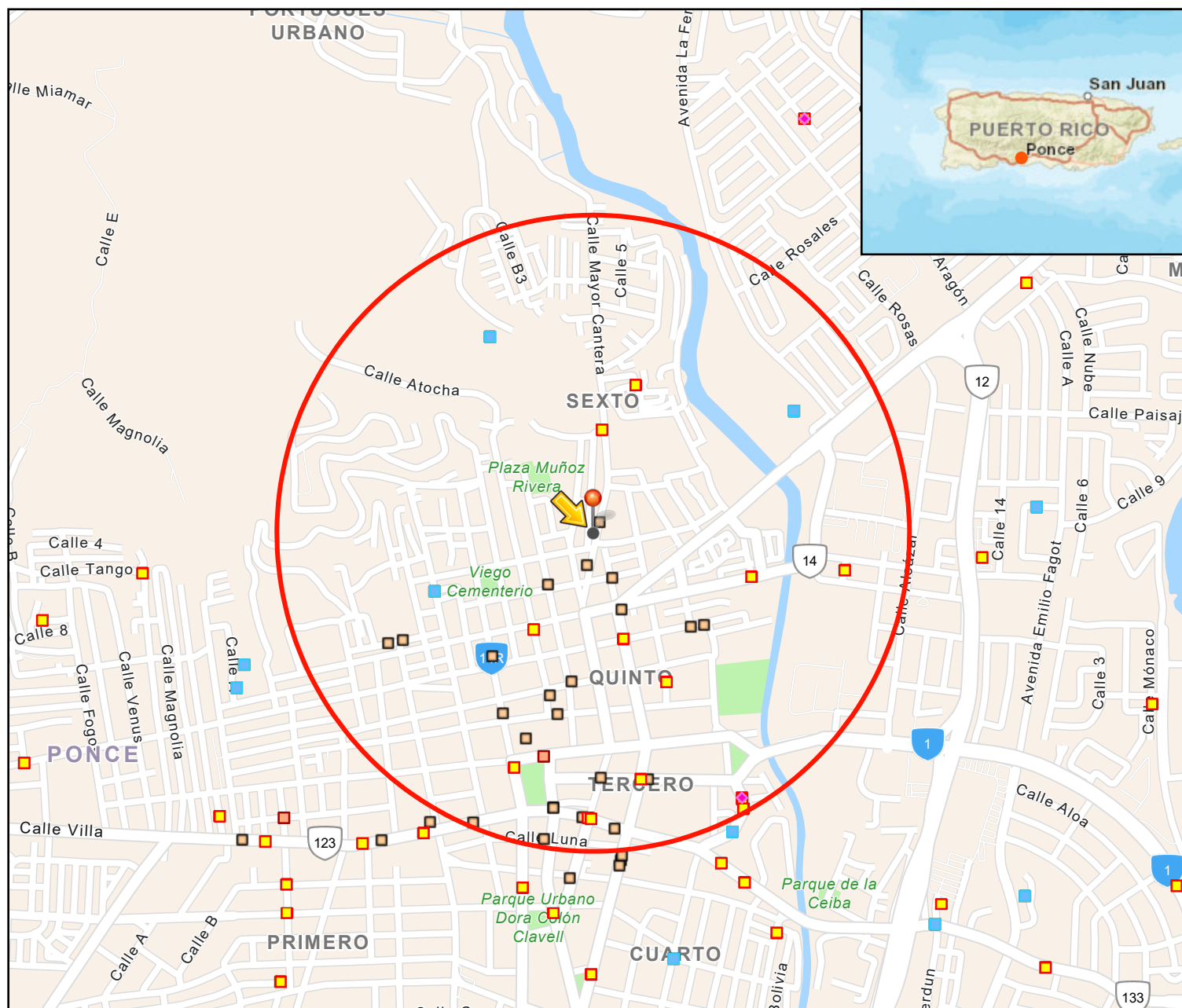


Sole Source Aquifers

EPA

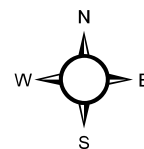
CaseID	Registry_ID	PGM_SYS_ID	Name	Location	Municipio	Latitude	Longitude	Type	Report	Distance	Impact
PR-SBIA-00010A	110070523783	188721	HAZ092 ALMAC N INDUSTRIAL	40 CALLE MAYOR CANTERA	PONCE	18.018498	-66.612202	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188721	120.5232306	No
PR-SBIA-00010A	110070523784	188741	HAZ094 CASA MAYOR 3	3 CALLE CANTERA MAYOR	PONCE	18.017383	-66.612548	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188741	307.5298298	No
PR-SBIA-00010A	110070523774	188461	HAZ039 CASA ESQ TRICOCHE Y SALUD	130 CALLE SALUD ESQ TRICOCHE	PONCE	18.017054	-66.611856	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188461	459.8576568	No
PR-SBIA-00010A	110070523769	188381	HAZ030 CASA FERR	49 CALLE LEON	PONCE	18.01688	-66.61361	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188381	645.2227053	No
PR-SBIA-00010A	110070523768	188361	HAZ025 TWO STORY BUILDING	67 CALLE GUADALUPE	PONCE	18.016233	-66.611604	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188361	769.0508397	No
PR-SBIA-00010A	110007819192	PRR000005702	SHELL CO PR LTD SS 804096 MAYOR CANTERA	MAYOR CANTERA ACUEDUCTO ST	PONCE	18.020915	-66.612135	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110007819192	983.8223034	No
PR-SBIA-00010A	110004888612	PR0001034198	B M A PONCE PUERTO RICO	CALLE ESTRELLA 60	PONCE	18.01547	-66.61155	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110004888612	1037.977038	No
PR-SBIA-00010A	110004892377	PRR000003095	WALGREENS 499	CALLE ESTRELLA 65	PONCE	18.01547	-66.61155	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110004892377	1037.977038	No
PR-SBIA-00010A	110017775576	PRR000017079	US POSTAL SERVICE ATOCHA STATION	93 ATOCHA ST	PONCE	18.01571	-66.614	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110017775576	1068.7743	No
PR-SBIA-00010A	110059659034	172459	HAZ040 CASA VIVES	88 CALLE ATOCHA	PONCE	18.015681	-66.613996	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:172459	1077.025515	No
PR-SBIA-00010A	110070523785	188742	HAZ098 RESIDENCIA ESTRELLA ESQ CRISTOBOL COLON	CALLE ESTRELLA FINAL DE CALLE CRISTOBOL COL N	PONCE	18.015786	-66.609713	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:172459	1280.145993	No
PR-SBIA-00010A	110070523787	188744	HAZ037 CASA SAN MIGUEL	25 CALLE ESTRELLA ESQ CALLE LOLITA TRIZOL	PONCE	18.015832	-66.609352	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188744	1363.08272	No
PR-SBIA-00010A	110059658883	172374	HAZ049 FARMACIA MOSCOSO	1 CALLE CASTILLO ESQ LEON	PONCE	18.014367	-66.612967	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:172374	1411.717645	No
PR-SBIA-00010A	110042424043	PRR000023226	TOTAL PETROLEUM PUERTO RICO CORP SERVICE STATION 104005	CALLE FAGOT ESQ CUATRO CALLES	PONCE	18.02207	-66.61122	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110042424043	1456.568614	No
PR-SBIA-00010A	110059659025	172458	HAZ020 CINEMA VICTORIA	114 CALLE UNI N	PONCE	18.01502	-66.61513	ACRES	https://cimc.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:172458	1501.762297	No
PR-SBIA-00010A	110013298001	PRR000015164	COLEGIO LA MILAGROSA	9 GUADALUPE ST	PONCE	18.01708	-66.60806	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110013298001	1557.511587	No
PR-SBIA-00010A	110022305343	PRR000017640	PRPHA CARIBE HOUSING PROJECT	10 VIRTUD ST	PONCE	18.014349	-66.610377	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110022305343	1567.282115	No
PR-SBIA-00010A	110070051054	PRR100009	CONSTRUCTION ROAD PR 9 TO INTERSECTION ROAD PR 123	PR 9 AVE LAS AMERICAS TO PR 123	PONCE	18.0167	-66.6167	NPDES	https://echo.epa.gov/detailed-facility-report?fid=110070051054	1596.775861	No
PR-SBIA-00010A	110070523780	188601	HAZ054 PROPIEDAD COMERCIAL 2	41 CALLE SOL	PONCE	18.01352	-66.61335	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188601	1737.310935	No
PR-SBIA-00010A	110070523779	188561	HAZ053 PROPIEDAD COMERCIAL 1	98 CALLE UNION	PONCE	18.01354	-66.61484	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188561	1899.626992	No
PR-SBIA-00010A	110070523782	188701	HAZ077 FOX DELICIAS THEATER MALL	86 CALLE REINA DELICIAS MALL	PONCE	18.012888	-66.614213	ACRES	https://cimc.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188701	2035.691866	No
PR-SBIA-00010A	110070523771	188401	HAZ031 CASA FRONTISPICIO 18	20 CALLE FRONTISPICIO	PONCE	18.01544	-66.61757	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188401	2063.862374	No
PR-SBIA-00010A	110000719848	PR00222781	PRASA PONCE VIEJA WTP	BORINQUEN WARD PRINCIPAL ST	PONCE	18.023321	-66.615191	NPDES	https://echo.epa.gov/detailed-facility-report?fid=110000719848	2094.196391	No
PR-SBIA-00010A	110002085403	00731FSTSWROAD1	FIESTA SWEETENERS CORP	RD 1 KM 125 H 2 BO TENERIAS	PONCE	18.012424	-66.613726	TRIS	https://echo.epa.gov/detailed-facility-report?fid=110002085403	2153.535411	No
PR-SBIA-00010A	110070523772	188421	HAZ032 CASA FRONTISPICIO 30	30 CALLE FRONTISPICIO	PONCE	18.01536	-66.61797	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188421	2199.703515	No
PR-SBIA-00010A	110067029414	PRR050003	ROBLES AGGREGATES INC	7 FLAMBOYANES ST SR 14 KM 9 6	PONCE	18.0214	-66.6069	NPDES	https://echo.epa.gov/detailed-facility-report?fid=110067029414	2228.223268	No
PR-SBIA-00010A	110067029414	PRR05J02I	ROBLES AGGREGATES INC	7 FLAMBOYANES ST SR 14 KM 9 6	PONCE	18.0214	-66.6069	NPDES	https://echo.epa.gov/detailed-facility-report?fid=110067029414	2228.223268	No
PR-SBIA-00010A	110070523773	188441	HAZ034 CASA MARTORELL	19 CALLE MAYOR	PONCE	18.01187	-66.61217	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188441	2304.827544	No
PR-SBIA-00010A	110004896006	PRR000013524	FARMACIA EL AMAL 1	67 CALLE UNION	PONCE	18.012136	-66.614532	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110004896006	2329.722283	No
PR-SBIA-00010A	110007803644	PR0001008036	DEPT OF ED PONCE HIGH SCHOOL	CALLE CRISTINA	PONCE	18.01183	-66.61108	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110007803644	2361.99883	No
PR-SBIA-00010A	110070523781	188681	HAZ065 RESIDENCIA DE ESTUDIANTES	47 CALLE CRISTINA	PONCE	18.01183	-66.61088	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188681	2376.300894	No
PR-SBIA-00010A	110007812830	PRD987381100	PONCE FORD INC	BYPASS ESQK FRENTE A CONSTANC	PONCE	18.017249	-66.60551	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110007812830	2413.313434	No
PR-SBIA-00010A	110059659043	172460	HAZ041 CASA FAM ZALDO DE NEBOT	27 CALLE MARINA	PONCE	18.011103	-66.613467	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:172460	2609.314833	No
PR-SBIA-00010A	110070523776	188501	HAZ045 HOTEL PORRATA	33 CALLE MARINA	PONCE	18.011087	-66.613463	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188501	2614.863403	No
PR-SBIA-00010A	110070523777	188521	HAZ046 MUEBLER A 1 ITALIANA	99 CALLE LUNA ESQ CALLE COMERCIO	PONCE	18.010845	-66.612671	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188521	2677.586657	No
PR-SBIA-00010A	110004894570	PRR000009944	LUMA PONCE REGIONAL OFFICE	CALLE VILLA 185	PONCE	18.01083	-66.61252	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110004894570	2681.593836	No
PR-SBIA-00010A	110044992185	PRR0000023960	INSTITUTO DE CIENCIAS FORENSES REGIONAL PONCE VILLA	158 CALLE VILLA PRECINTO	PONCE	18.010801	-66.612432	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110044992185	2691.75842	No
PR-SBIA-00010A	110070523786	188743	HAZ103 CASINO CAF	89B CALLE COMERCIO	PONCE	18.010551	-66.611793	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188743	2790.034658	No
PR-SBIA-00010A	110001662273	PR0000007211300006	HOLLYWOOD CLEANERS	35 COMERCIO STREET	PONCE	18.01135	-66.60832	AIR	https://echo.epa.gov/detailed-facility-report?fid=110001662273	2864.42435	No
PR-SBIA-00010A	110001662273	PRN008009664	HOLLYWOOD CLEANERS	35 COMERCIO	PONCE	18.01135	-66.60832	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110001662273	2864.42435	No
PR-SBIA-00010A	110014362064	PRN008010175	MILTON TIRE	52 COMERCIO	PONCE	18.01131	-66.60831	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110014362064	2878.774533	No
PR-SBIA-00010A	110014362064	PRN008010886	MILTON TIRE	52 COMERCIO	PONCE	18.01131	-66.60831	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110014362064	2878.774533	No
PR-SBIA-00010A	110070523767	188341	HAZ024 BAZAR ATOCHA	27 CALLE LUNA	PONCE	18.01028	-66.61372	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188341	2917.967043	No
PR-SBIA-00010A	110070523775	188481	HAZ042 CENTRO ESPA OL DE PONCE	130 CALLE VILLA	PONCE	18.01071	-66.61565	ACRES	https://ordspub.epa.gov/ords/cimc/f?p=CIMC:31:::Y,31.0:P31_ID:188481	2951.423622	No
PR-SBIA-00010A	110004889238	PRD980641237	SCA BULK CARRIBBEAN LTD	42 COMERCIO ST PLAYA	PONCE	18.01107	-66.60828	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110004889238	2959.963436	No
PR-SBIA-00010A	110011753012	PRD987376498	CALGON INTERAMERICAN CORP	COMERCIO ST 42	PONCE	18.01107	-66.60828	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110011753012	2959.963436	No
PR-SBIA-00010A	110014362313	PRR000014084	E G G TECHNICAL SVCS	42 COMERCIO ST	PONCE	18.01107	-66.60828	RCRAINFO	https://echo.epa.gov/detailed-facility-report?fid=110014362313	2959.963436	No

PR-SBIA-00010A Toxics



Legend

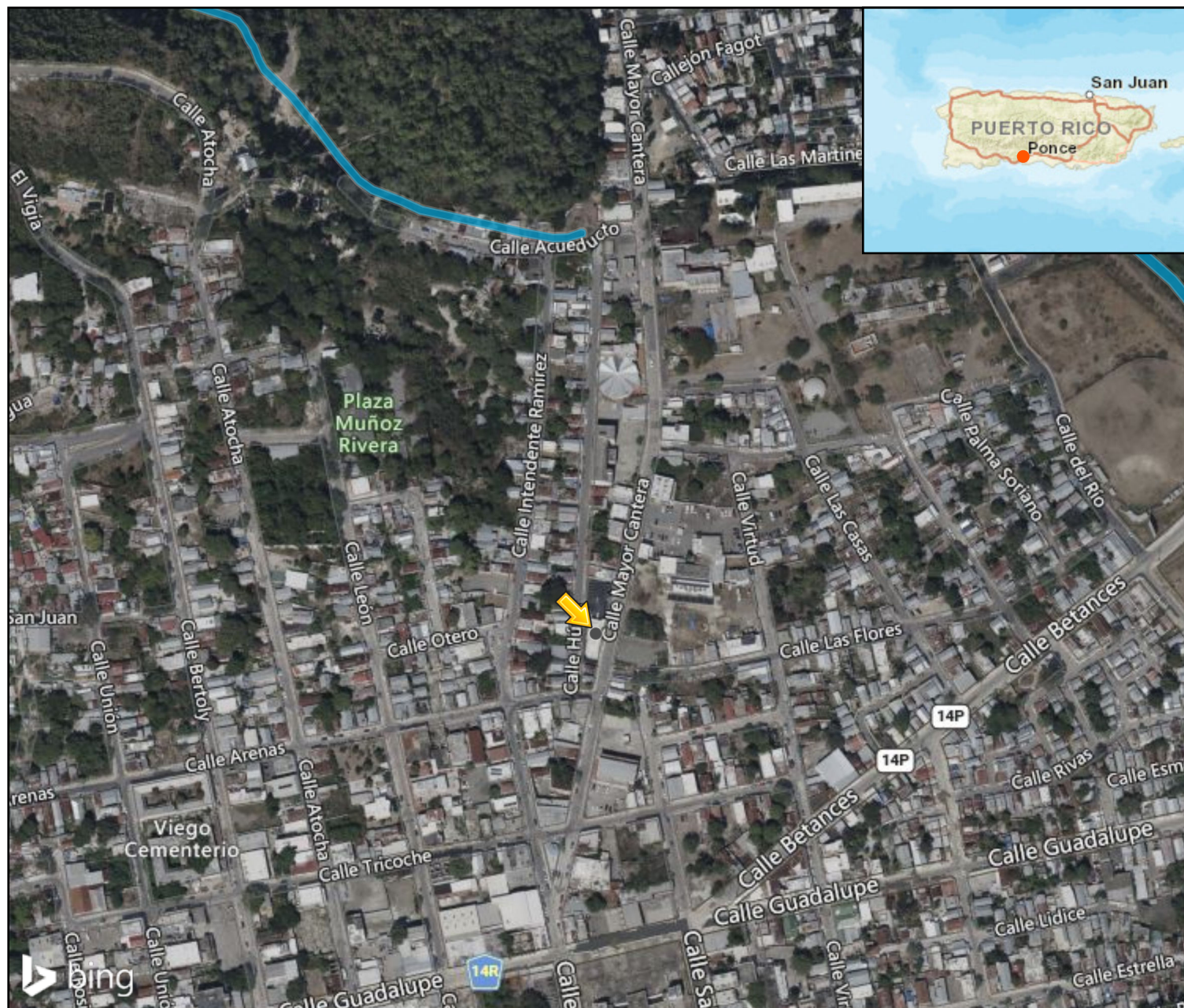
-  Brownfields
-  Hazardous waste
-  Air pollution
-  Water dischargers
-  Toxic releases
-  3,000 ft buffer



Envirofacts Facility Locations

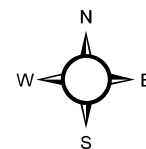
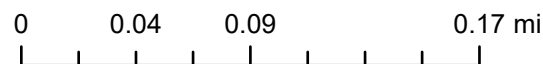
EPA

PR-SBIA-00010A Wetlands



Legend

 Riverine



National Wetlands Inventory

U.S. Fish and Wildlife Service



Self-Certification

<https://www.fws.gov/office/caribbean-ecological-services>

Endangered Species Act Certification

The U.S. Fish and Wildlife Service, Caribbean Ecological Services Field Office developed a Blanket Clearance Letter in compliance with Endangered Species Act of 1973, as amended, and the Fish and Wildlife Coordination Act for federally funded projects.

The Service determined that projects in compliance with the following criteria are not likely to adversely affect federally-listed species.

The Puerto Rico Department of Housing (PRDOH) certifies that the following project **Ponce Neighborhood Housing Services, Inc., PR-SBIA-00010A**, under the CDBG-DR Small Business Incubators and Accelerators program, consisting of the purchase of land and existing structure, removing partitions, constructing new walls and cubicles, installing doors, electrical connections for computer stations, plumbing upgrades, installing a new air conditioning system, rooftop solar panels, a power generator, and floodproofing up to 6.0 feet with Flood Logs and Flood Panels at strategic points, located at Calle Mayor Cantera # 27, Ponce, PR 00730, complies with:

Check	Project Criteria
☐	1. Activities related to the resurfacing existing streets or roads; maintenance of existing upland gabion or reinforced concrete retention walls; construction, reconstruction or repair of gutters and sidewalks along existing roads.
☐	2. Repair, replace, improve, reconstruct and/or rehabilitate facilities in already established public transportation systems (signs, sidewalks and ramps, bus stops and existing routes).
☐	3. Repair, replace, improve, reconstruct, rehabilitate and/or expanding existing public transportation facilities located in urban or developed areas.
☐	4. Construction of new facilities for public transportation systems (e.g. school bus stops, city buses, trolleybuses, public car stops, public car terminal) in urban or developed areas.
☐	5. Repair, replace, improve, reconstruct, or rehabilitate existing bridges or rip-rap.

	We recommend following FWS rip-rap guidance for design: https://www.fws.gov/media/guidance-repair-replacement-and-clean-structures-streams-and-waterways-puerto-rico-and-us
☐	6. Reconstruction, or emergency repairs, of existing structures, including but not limited to buildings, facilities and homes.
☐	7. Demolition of dilapidated single-family homes or buildings.
☐	8. Rebuilding of demolished single-family homes or buildings.
☐	9. Retrofitting existing buildings.
☐	10. Construction of residential and/or commercial facilities.
☐	11. Construction, repair, replace, improve, reconstruct, and/or rehabilitate recreational facilities.
☐	12. Addition of concrete pads to the existing footprint of a residential and/or commercial structure, provided that the resulting addition is less than 20% of the size of the existing structure.
☐	13. Improvement or renovations to existing structures (exterior and interior) renovations resulting in an exterior increase greater than 20%.
☒	14. Improvements or renovations to existing structures (exterior and interior renovations) resulting in an exterior increase of less than 20%.
☐	15. Acquisition of residential and/or commercial properties in urban or developed areas for the relocation of families and/or activities.
☐	16. Construction, reconstruction, rehabilitation and/or expansion of cemeteries.
☐	17. Installation/drilling of new water well and associated utility infrastructure, either above ground or underground.
☐	18. Establishment of power facilities, including but not limited to associated aboveground and/or underground infrastructure.
☐	19. Construction of electrical system infrastructure and associated components, including but not limited to associated aboveground and/or underground infrastructure.
☐	20. Construction of land based small electric generating facilities, including those fueled with wind, sun, or biomass, capable of producing no more than 10 MW.
☐	21. Activities within existing Right of Ways (ROWs) related to water and sanitary infrastructure; communication infrastructure; roads, bridges and highways without the removal of native vegetation and/or major earth movement.
☐	22. Construction of rooftop or urban telecommunications systems and associated

	components, including but not limited to associated aboveground and/or underground infrastructure.
☐	23. Establishment of temporary debris storage (TDS) facilities.
☐	24. Establishment and/or closure of solid waste management facilities. But not new landfills.
☐	25. Installation of water storage systems (cisterns) and associated infrastructure, either above ground or underground, including but not limited to installations on existing or new concrete pads, or existing or new roofs.
☒	26. Installation of solar panels, battery storage systems and/or associated utility infrastructure, either above ground or underground, on existing or new concrete pads, existing or new roofs, ground or pole mounted.
☒	27. Installation of generators on existing or new concrete slabs, and associated utility infrastructure, either above ground or underground.
☐	28. Repair of existing agricultural structures including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with less than 20% expansion of footprint.
☐	29. New construction of agricultural structures in established farms including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with or without underground and/or aboveground infrastructure utility connections.
☐	30. Construction of fences, cattle corrals, concrete slabs.
☐	31. Installation of storage containers on new concrete slab.
☐	32. New construction or work which expands the footprint of an existing structure and occurs entirely on disturbed, regularly maintained, upland property, including the staging of equipment.



Angel G. López-Guzmán

Deputy Director

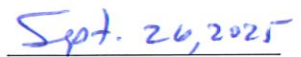
Permits and Environmental Compliance Division

Puerto Rico Department of Housing

Disaster Recovery Office, CDBG-DR/MIT

Address: P.O. Box 21365 San Juan, PR 00928

Telephone and Ext: 787-274-2527 ext. 4320

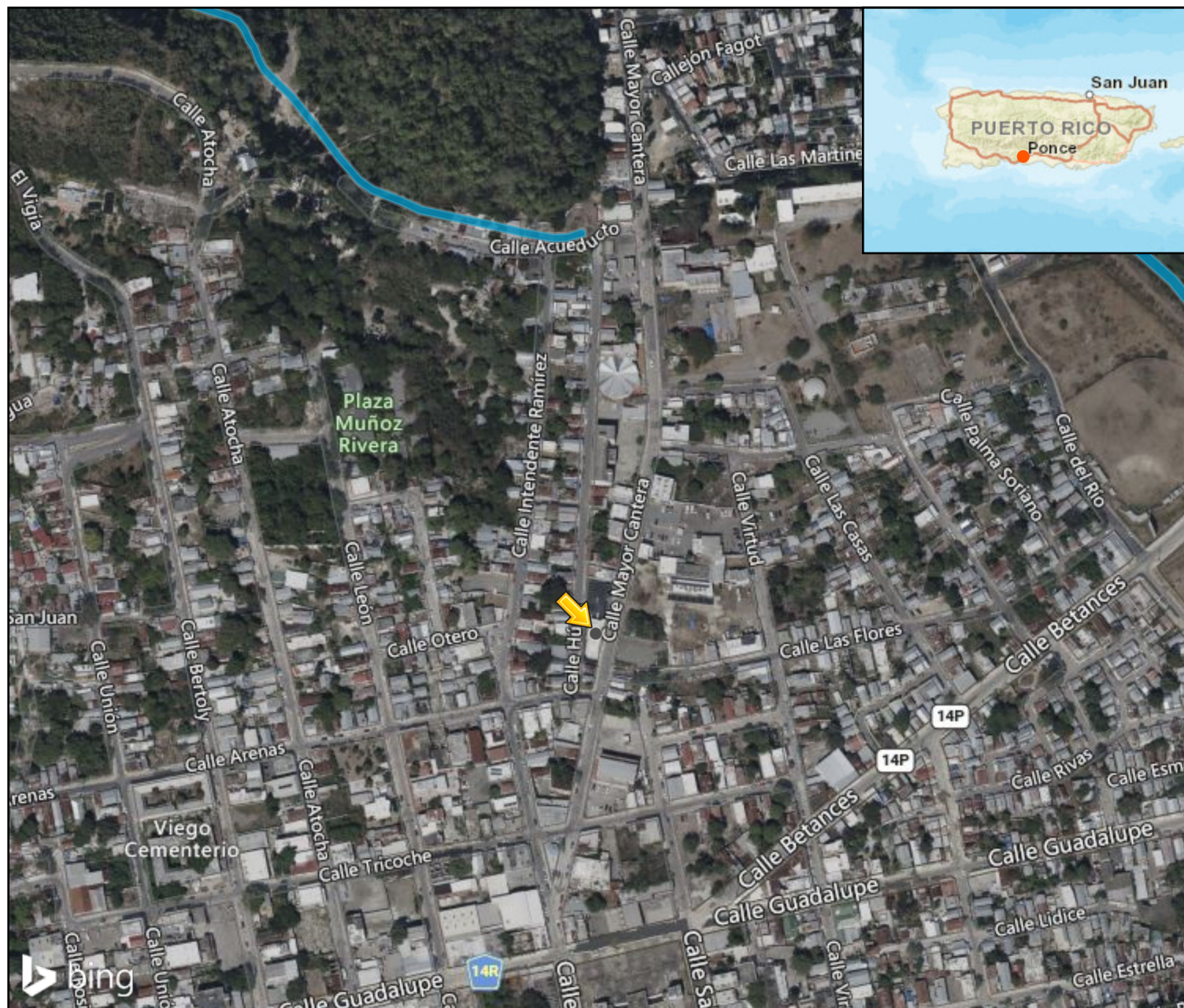
Email: environmentcdbg@vivienda.pr.gov


Date

Attachments:

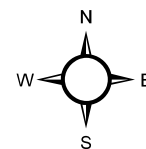
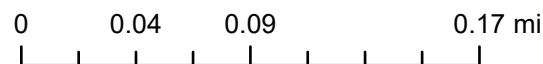
1. Project Site Map (Location Map)
2. Project Site Photos
3. Copy of the Blanket Clearance Letter
4. Others, as necessary to demonstrate compliance with the criteria (e.g. Explanatory Memorandum, Critical Habitat Map, National Wetlands Inventory Map, etc.)

PR-SBIA-00010A Wetlands



Legend

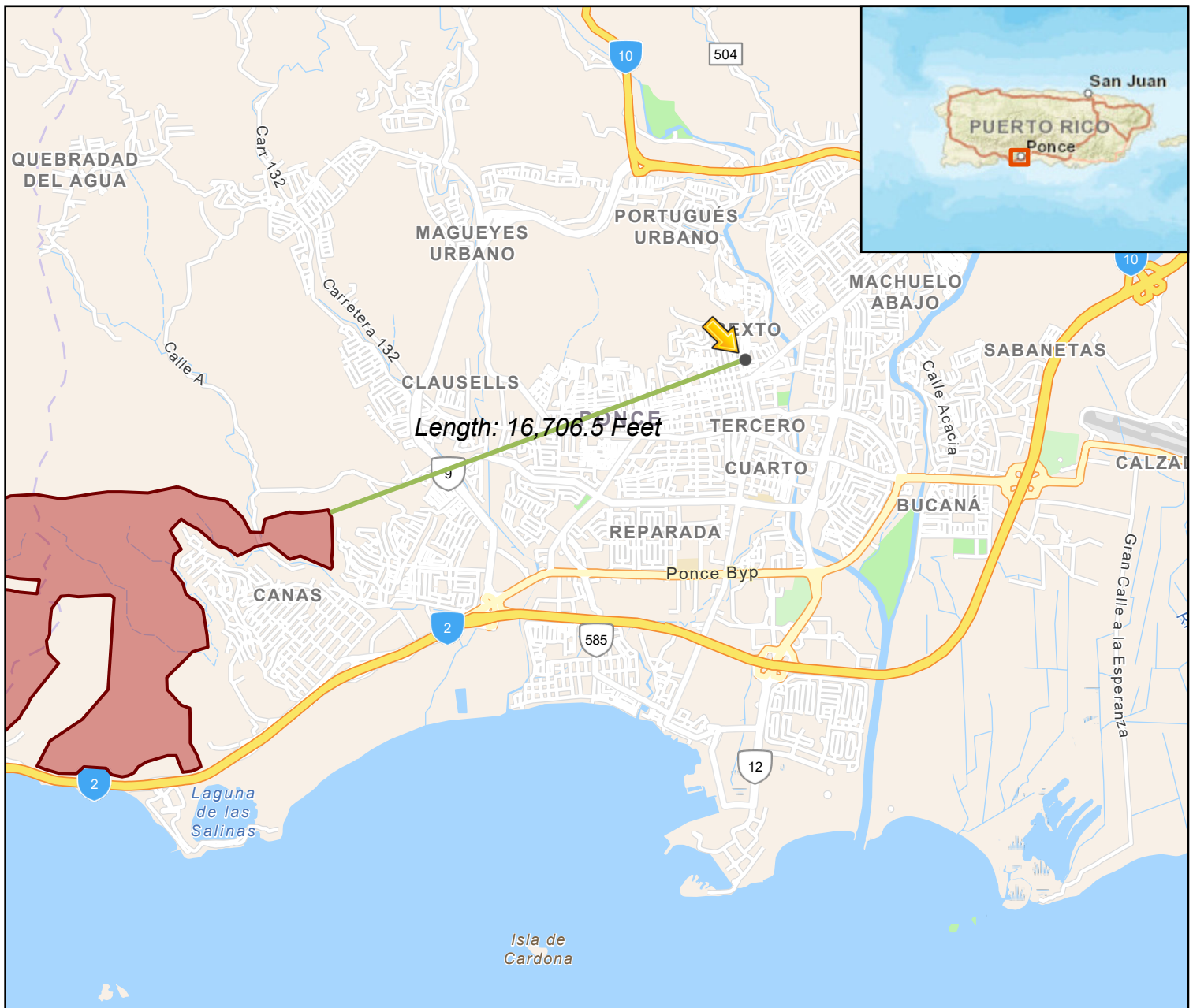
 Riverine



National Wetlands Inventory

U.S. Fish and Wildlife Service

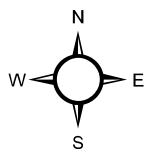
PR-SBIA-00010A Endangered Species



Legend

 USFWS Critical Habitat - Polygon (live agency service)

0 0.5 1 2 mi



Endangered Species Habitat

U.S. Fish and Wildlife Service

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Ponce County, Puerto Rico



Caribbean Ecological Services Field Office

☎ (939) 320-3135

 (787) 851-7440

 CARIBBEAN ES@FWS.GOV

<https://ipac.ecosphere.fws.gov/location/IXDWBO5YGNFFZOQBGTPKWDGSWQ/resources>

Post Office Box 491
Boqueron, PR 622-0491

PHYSICAL ADDRESS

Office Park I
State Road #2 Km 156.5, Suite 303}
Mayaguez, PR 680

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., *placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream*). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Reptiles

NAME	STATUS
Puerto Rican Boa <i>Chilabothrus inornatus</i>	Endangered
Wherever found	
No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6628	

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The [data](#) in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the [Supplemental Information on Migratory Birds and Eagles document](#) to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>

- Nationwide avoidance and minimization measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

Breeding Season ()

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Migratory birds

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior [authorization](#) by the Department of Interior U.S. Fish and Wildlife Service (FWS).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

The [data](#) in this location indicates that no migratory birds of concern have been observed in this area. This does not mean [birds of concern](#) are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the [Supplemental Information on Migratory Birds and Eagles document](#) to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine what migratory birds of concern may be present (e.g. your local FWS field office, state surveys, your own surveys).

Migratory Bird FAQs

Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Avoidance & Minimization Measures for Birds](#) describes measures that can help avoid and minimize impacts to all birds at any location year-round. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is one of the most effective ways to minimize impacts. To see when birds are most likely to occur and breed in your project area, view the Probability of Presence Summary. [Additional measures](#) or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location, such as those listed under the Endangered Species Act or the [Bald and Golden Eagle Protection Act](#) and those species marked as "Vulnerable". See the FAQ "What are the levels of concern for migratory birds?" for more information on the levels of concern covered in the IPaC migratory bird species list.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) with which your project intersects. These species have been identified as warranting special attention because they are BCC species in that area, an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, and to verify survey effort when no results present, please visit the [Rapid Avian Information Locator \(RAIL\) Tool](#).

Why are subspecies showing up on my list?

Subspecies profiles are included on the list of species present in your project area because observations in the AKN for **the species** are being detected. If the species are present, that means that the subspecies may also be present. If a subspecies shows up on your list, you may need to rely on other resources to determine if that subspecies may be present (e.g. your local FWS field office, state surveys, your own surveys).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go to the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Bald and Golden Eagle Protection Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially BCC species. For more information on avoidance and minimization measures you can implement to help avoid and minimize migratory bird impacts, please see the FAQ "Tell me more about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Proper interpretation and use of your migratory bird report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list does not represent all birds present in your project area. It is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide implementation of avoidance and minimization measures to eliminate or reduce potential impacts from your project activities, should presence be confirmed. To learn more about avoidance and minimization measures, visit the FAQ "Tell me about avoidance and minimization measures I can implement to avoid or minimize impacts to migratory birds".

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

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To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.

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Survey Effort ()

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data ()

A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

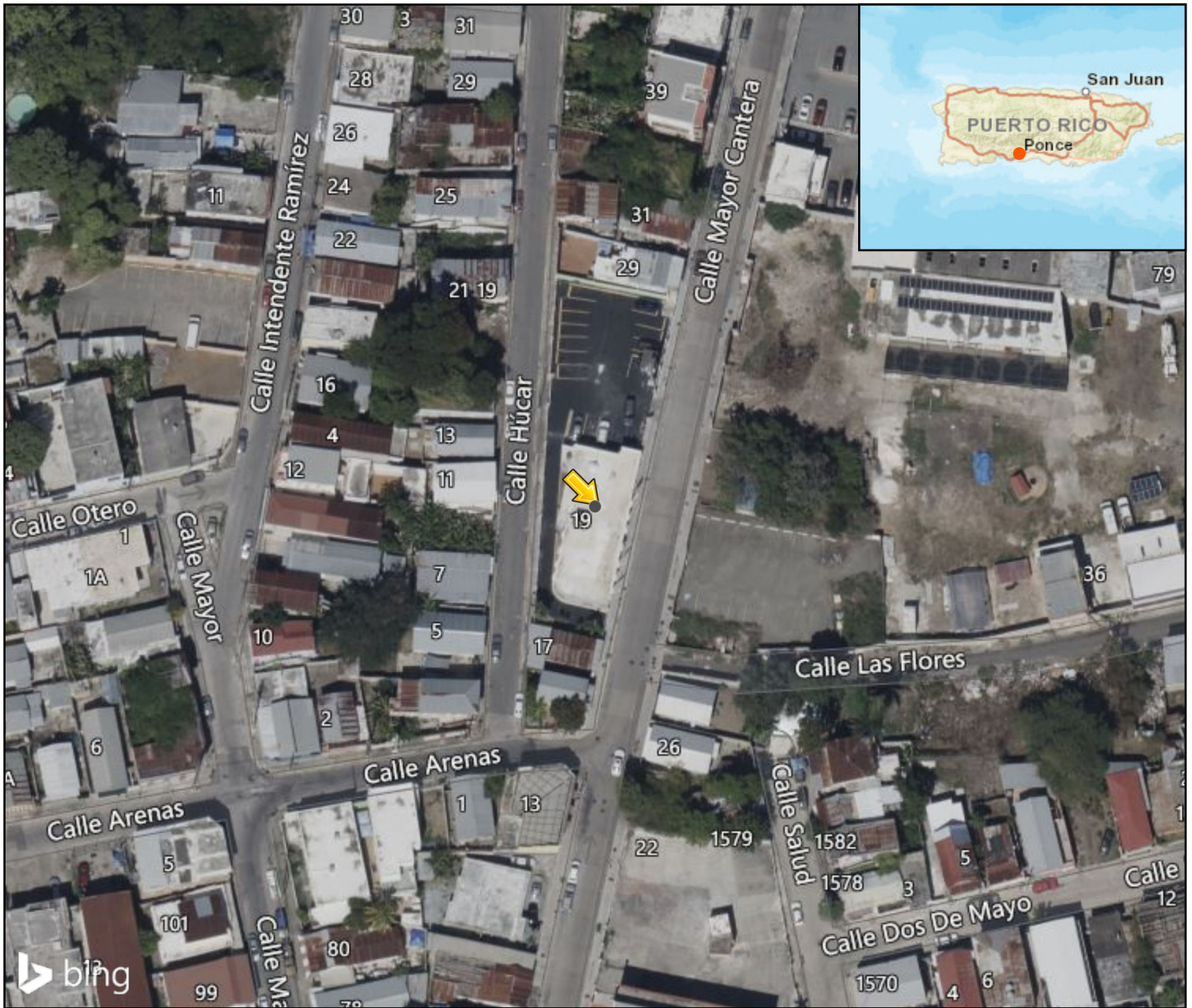
Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

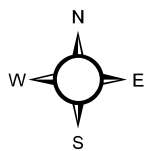
Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

PR-SBIA-00010A Site Map



0 0.01 0.02 0.04 mi



PR-SBIA-00010A Site Photos



Front of Property



Rear of Property



Left Side of Property



Right Side of Property



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Caribbean Ecological Services Field Office
Bayamón | Mayagüez | Maricao | Río Grande | St Croix
P.O. Box 491
Boquerón, Puerto Rico 00622



In Reply Refer To:
FWS/R4/CESFO/BKT/HUD

Mr. Efrain Maldonado
Field Office Director
U.S. Department of Housing and Urban Development
235 Federico Costa Street, Suite 200
San Juan, Puerto Rico 00918

Re: Blanket Clearance Letter for Federally
sponsored projects, Housing and Urban
Development

Dear Mr. Maldonado:

On January 14, 2013, the U.S. Fish and Wildlife Service (USFWS) in coordination with the U.S. Department of Housing and Urban Development (HUD), signed the Blanket Clearance Letter (BCL) to expedite the consultation process, for federally sponsored projects. On March 20, 2025, the USFWS and the Puerto Rico Department of Housing (PRDOH) acting as the responsible entity designated by HUD decided to review and update the BCL to ensure that new available information regarding the consultation process is included. This letter replaces the January 14, 2013, Blanket Clearance Letter for HUD sponsored projects.

The U.S. Fish and Wildlife Service (USFWS) is one of two lead Federal Agencies responsible for the protection and conservation of Federal Trust Resources, including threatened or endangered species listed under the Endangered Species Act of 1973 (16 U.S.C. 1531 et seq.) (ESA). In the U.S. Caribbean, the USFWS has jurisdiction over terrestrial plants and animals, the Antillean manatee and sea turtles when nesting. The National Marine Fisheries Service has jurisdiction over marine species, except for the manatee. The ESA directs all Federal agencies to participate in conserving these species. Section 7 of the ESA requires Federal agencies to consult with the USFWS to ensure that actions they fund authorize, permit, or otherwise carry out will not jeopardize the continued existence of any listed species or adversely modify designated critical habitat.

The USFWS issued regulations in 1986 detailing the consultation process. As part of this consultation process, the USFWS reviews development projects to assist Federal agencies on the compliance of the ESA. Since HUD typically allocate grant funds for rural and urban development projects, obligations under the ESA, as well as the National Environmental Policy Act (NEPA), require HUD to perform consultation and an environmental impact review prior to the project's

authorization. Primarily, these projects involve repair or reconstruction of existing facilities associated with developed land.

In order to expedite the consultation process, the Caribbean Ecological Services Field Office (CESFO) has developed this BCL to cover for activities and projects that typically result in no adverse effects to federally-listed species under our jurisdiction. The proposed project criteria discussed below are subject to the following conditions:

1. The project is located within an urban or developed area.
 - An urban or developed area is defined as an area that has one or more of the following characteristics:
 - Presence of existing buildings, residential areas, and commercial establishments.
 - Well-established infrastructure including roads, utilities, and urban facilities.
 - High population density.
 - Established neighborhood and urban amenities (“urbanizaciones”).
 - Developed landscape with paved surfaces, parking lots, and industrial areas.
 - Signs of human activity and urbanization, such as shopping centers and recreational facilities.
 - Location within the boundaries of a city or town ("casco urbano").
 - High concentration of built-up structures and limited open spaces.
 - Aerial imagery might be requested to the applicant¹.
2. If the project is located in a rural area, and the project is located within a disturbed area that does not require additional clearing of forested (trees) areas.
3. The project is not located within (or adjacent to) drainages, rivers, streams, wetlands, aquatic systems, or coastal areas.
4. If the project is located in a rural area, and the project is not located immediately adjacent to forested areas (e.g., rock walls and haystack hills (“mogotes”); wet montane forest; lowland wet forest; remnant coastal; mangrove forest; damp and dry limestone karst forests; pastureland with patches of exotic trees²).
5. The lighting associated to the facilities is not visible directly or indirectly from the shoreline or beach area.

Proposed projects that **do not** meet the above conditions **Do Not Qualify** for review under the Blanket Clearance Letter developed for compliance with Section 7 of the Endangered Species Act.

¹ This is the definition used by the USFWS in IPaC.

¹ *Ibid.*

Project Criteria:

1. Activities related to the resurfacing existing streets or roads; maintenance of existing upland gabion or reinforced concrete retention walls; construction, reconstruction or repair of gutters and sidewalks along existing roads.
2. Repair, replace, improve, reconstruct and/or rehabilitate facilities in already established public transportation systems (Signs, sidewalks and ramps, bus stops and existing routes).
3. Repair, replace, improve, reconstruct, rehabilitate and/or expanding existing public transportation facilities located in urban or developed areas.
4. Construction of new facilities for public transportation systems (e.g. School bus stops, city buses, trolleybuses, public car stops, Public car terminal) in urban or developed areas.
5. Repair, replace, improve, reconstruct, or rehabilitate existing bridges or rip-rap. (follow FWS rip-rap guidance for design).
6. Reconstruction, or emergency repairs, of existing structures, including but not limited to buildings, facilities and homes.
7. Demolition of dilapidated single-family homes or buildings.
8. Rebuilding of demolished single-family homes or buildings.
9. Retrofitting existing buildings.
10. Construction of residential and/or commercial facilities.
11. Construction, repair, replace, improve, reconstruct, and/or rehabilitate recreational facilities.
12. Addition of concrete pads to the existing footprint of a residential and/or commercial structure, provided that the resulting addition is less than 20% of the size of the existing structure.
13. Improvement or renovations to existing structures (exterior and interior) renovations resulting in an exterior increase greater than 20%.
14. Improvements or renovations to existing structures (exterior and interior renovations) resulting in an exterior increase of less than 20%.
15. Acquisition of residential and/or commercial properties in urban or developed areas for the relocation of families and/or activities.
16. Construction, reconstruction, rehabilitation and/or expansion of cemeteries.

17. Installation/drilling of new water well and associated utility infrastructure, either above ground or underground.
18. Establishment of power facilities, including but not limited to associated aboveground and/or underground infrastructure.
19. Construction of electrical system infrastructure and associated components, including but not limited to associated aboveground and/or underground infrastructure.
20. Construction of land based small electric generating facilities, including those fueled with wind, sun, or biomass, capable of producing no more than 10 MW. *
21. Activities within existing Right of Ways (ROWs) related to water and sanitary infrastructure; communication infrastructure; roads, bridges and highways without the removal of native vegetation and/or major earth movement.
22. Construction of rooftop or urban telecommunications systems and associated components, including but not limited to associated aboveground and/or underground infrastructure.
23. Establishment of temporary debris storage (TDS) facilities.
24. Establishment and/or closure of solid waste management facilities. But not new landfills.
25. Installation of water storage systems (cisterns) and associated infrastructure, either above ground or underground, including but not limited to installations on existing or new concrete pads, or existing or new roofs.
26. Installation of solar panels, battery storage systems and/or associated utility infrastructure, either above ground or underground, on existing or new concrete pads, existing or new roofs, ground or pole mounted.
27. Installation of generators on existing or new concrete slabs, and associated utility infrastructure, either above ground or underground.
28. Repair of existing agricultural structures including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with less than 20% expansion of footprint.
29. New construction of agricultural structures in established farms including but not limited to greenhouses, warehouses, canopies, fences, corrals, and shade structures with or without underground and/or aboveground infrastructure utility connections.
30. Construction of fences, cattle corrals, concrete slabs.
31. Installation of storage containers on new concrete slab.

32. New construction or work which expands the footprint of an existing structure and occurs entirely on disturbed, regularly maintained, upland property, including the staging of equipment.

*Comply with USFWS wind energy guidelines if more than one wind turbine, consider painting one blade black to help birds see the blades. <https://www.fws.gov/media/land-based-wind-energy-guidelines>

Determination:

Based on the nature of the projects described above and habitat characteristics described on project criteria, we have determined that the actions and type of projects described above may be conducted within this BCL without adversely affecting federally-listed species under our jurisdiction. Thus, consultation under Section 7 of the Endangered Species Act is not required.

For all projects, HUD and its funded partners (municipalities) are expected to implement Best Management Practices to enhance the conservation of our trust resources (i.e.; listed species, wetlands, aquatic habitats, migratory birds and marine mammals) and avoid impacts from project development to aquatic habitat such as erosion and stream sedimentation. The Service provides the following recommendations that have proven to help achieve this effort.

Water Crossing Structures:

1. Use of bottomless culverts or single span bridges instead of traditional box or RCP culverts or any other water crossing structure that impacts the stream bottom, particularly in streams which support native fish. The use of bottomless culverts or a short span bridge would provide a more stable crossing and would not alter the stream habitat. However, if bottomless structures or bridges are not feasible due to cost or engineering constraints, we recommend the following criteria be used to maintain good habitat in the streams:
 - a. The stream should not be widened to fit the bridge since this can lead to sedimentation during low flows and possible bank erosion during high flows. Rather, the bridge should be designed to fit the stream channel at the point of crossing. Culverts should be sized to carry natural bank full flow. Additional flow can be capture by culverts placed at a higher elevation so as not to impact bank full flows.
 - b. Bridge abutments, wing walls or any other structures should not intrude into the active stream channel.
 - c. All culvert footings must be countersunk into the stream channel at both the invert and outlet ends at a minimum of 10% of the culvert height. This will align the water crossing structure with the slope of the stream.
 - d. Waterways must not be blocked as to impede the free movement of water and fish. Materials moved during construction, such as grubbing, earth fills, and earth cut

materials must not be piled where they can fall back into the stream and block the drainage courses.

- e. Appropriate erosion and/or sedimentation controls measures are to be undertaken to protect water quality until riverbanks are re-vegetated. It has been our experience that appropriate erosion and/or sedimentation control measures are not implemented properly by project contractors. In order to function properly, silt fences need to be buried 6" (proper depth is marked by a line on the silt fence) and supported at regular intervals by wood stakes. For that reason we are recommending that the enclosed drawing of proper silt fence installation is included in all final project construction plans.
- f. Upon completion of a water crossing construction, any temporary fill, must be removed from the construction area and disposed in a landfill.

For a detailed guide to water crossing structures, the Service developed a detailed guide to water crossing structures for regulatory review by permitting agencies, protect damaged structures, reduce future damages, and prevent or minimize damage to natural resources. The document is titled "Guidance for Repair, Replacement, and Clean-up Projects in Streams and Waterways of Puerto Rico and U.S. Virgin Islands" and is available at:

<https://www.fws.gov/media/guidance-repair-replacement-and-clean-structures-streams-and-waterways-puerto-rico-and-us>

Limitations:

Actions that do not meet the above project criteria, such as actions requiring placement of fill, disturbance, or modification to land outside of an existing access road or ROW; actions that occur on vacant property harboring a wetland and/or forest vegetation; actions requiring excavation, clearing of native vegetation, or alteration of storm water drainage patterns; or actions that require lighting which can be directly or indirectly seen from a beach, must be individually coordinated through the Caribbean Ecological Services Field Office and will be evaluated on a case by case basis.

The Service reserves the right to revoke or modify this BCL if:

1. New information reveals that the categories of work covered in this BCL may affect listed or designated critical habitat in a manner, or to an extent, not previously considered.
2. The categories of work included in this BCL are subsequently modified to include activities not considered in this review.
3. New species are listed, or designated critical habitat may be affected.
4. Lack of compliance with criteria in this BCL.

To obtain additional information on threatened and endangered species, you may visit our website <https://www.fws.gov/office/caribbean-ecological-services> where you will also find the Map of the Species by Municipality and the Map of Critical Habitat. These maps provide information on the species/habitat relations within a municipality and could provide the applicants an insight if the proposed action is covered under this BCL or may affect a species, thus requiring individual review

The USFWS has also developed a web based tool called the Information for Planning and Consultation (IPaC). Please visit <https://ipac.ecosphere.fws.gov/> and familiarize yourself with the features we offer. We encourage you to begin your project planning process by requesting an Official Species List for your individual project that will include all species that may occur in the vicinity of the action area and includes a map of the action area. The site will also identify designated critical habitat, or other natural resources of concern that may be affected by your proposed project. Best management practices or conservation measures are available at the site for some species, but we expect the site to continue growing in its offering.

We appreciate your interest in protecting endangered species and their habitats. It is the Service's mission to work with others to conserve, protect and enhance fish, wildlife, and plants and their habitats for the continuing benefit of our people. It is our mission to work with others, to conserve, protect and enhance fish wildlife and plants and their habitats for the continuing benefit of our people. If you have any additional questions regarding this BCL, please do not hesitate to contact us at (786) 244-0081 or via email at caribbean_es@fws.gov.

Sincerely,

LOURDES
MENA

Digitally signed by
LOURDES MENA
Date: 2025.04.24
09:11:24 -04'00'

Lourdes Mena

Field Supervisor



CDBG-DR PROGRAM

Small Business Incubators and Accelerators (SBIA) Program

ENVIRONMENTAL FIELD OBSERVATION REPORT

APPLICATION GENERAL INFORMATION

Application No.:	PR-SBIA-00010A	Applicant Name:	Ponce Neighborhood Housing Services, Inc.
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PROPERTY INFORMATION

Property Address:
Calle Mayor Cantera #27, Ponce, PR 00730

Latitude:	18.018182	Longitude:	-66.612343
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Property Type:	Commercial	Year Built:	1996
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Number of Buildings:	1	Are Utilities Connected?	Yes
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Property Remarks:

Is there evidence of damage from a previous disaster?	No
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Damage Remarks:

SIGNATURES OF INSPECTION REPORT

Environmental Inspector:

Blas Guernica

Printed Name

Signature

May 8, 2024

Date

ENVIRONMENTAL OBSERVATIONS		
Item	Observation	Remarks
Are there any signs of poor housekeeping on the site? <i>(mounds of rubble, garbage, or solid waste or improperly stored household quantities of petroleum products, pesticides, paints, thinners, cleaning fluids, automotive batteries, damaged, abandoned, and/or dangerous vehicles or other motorized equipment; pits, pools, lagoons, or ponds of hazardous substances or petroleum products located on the site)</i>	☐ Yes ☒ No	
Are there any 55-gallon drums or containers visible on the site?	☐ Yes ☒ No	
If drums located, are they leaking?	☒ N/A ☐ Yes ☐ No	
Are there any signs of petroleum underground storage tanks (PUSTs) on the site?	☐ Yes ☒ No	
Are there any UST locations visible from the site?	☐ Yes ☒ No	
Are there any signs of above-ground storage tanks (ASTs) on the site, or immediate adjacent visible sites?	☒ Yes ☐ No	There is a cistern on the roof.
Are there any signs of surface staining?	☐ Yes ☒ No	
Are there any ground water monitoring or injection wells on the site?	☐ Yes ☒ No	
Is there evidence of a faulty septic system on the site?	☐ Yes ☒ No	
Is there any permanent standing water, such as a pond or stream, located on the site? <i>(Do not include run-off or ponding from recent weather events.)</i>	☐ Yes ☒ No	
Is there any distressed vegetation on the site?	☐ Yes ☒ No	
Does the subject lot have water frontage?	☐ Yes ☒ No	
Is there any visible apparent indication of other environmental conditions?	☐ Yes ☒ No	
Is there any visible apparent evidence of lead-based paint or hazardous materials present in the structure?	☐ Yes ☒ No	
Are there other unusual conditions on site? <i>(Explain in attached supporting material. Please take photographs, if possible.)</i>	☐ Yes ☒ No	
Is the structure 45 years or older?	☐ Yes ☒ No	
Is the applicant aware of any significant historical events or persons associated with the structure; or does the home have a historic marker?	☐ Yes ☒ No	

REQUIRED PHOTOS



Front of Property



Front of Property



Rear of Property



Rear of Property

PHOTOS OF RECOGNIZED ENVIRONMENTAL CONDITIONS (add additional pages as necessary)



Left Side of Property



Right Side of Property



Front of Property Outward



Rear of Property Outward

ADDITIONAL PHOTOS (add additional pages as necessary)



Left Side of Property Outward



Right Side of Property Outward



Streetscape



Streetscape

ADDITIONAL PHOTOS (add additional pages as necessary)



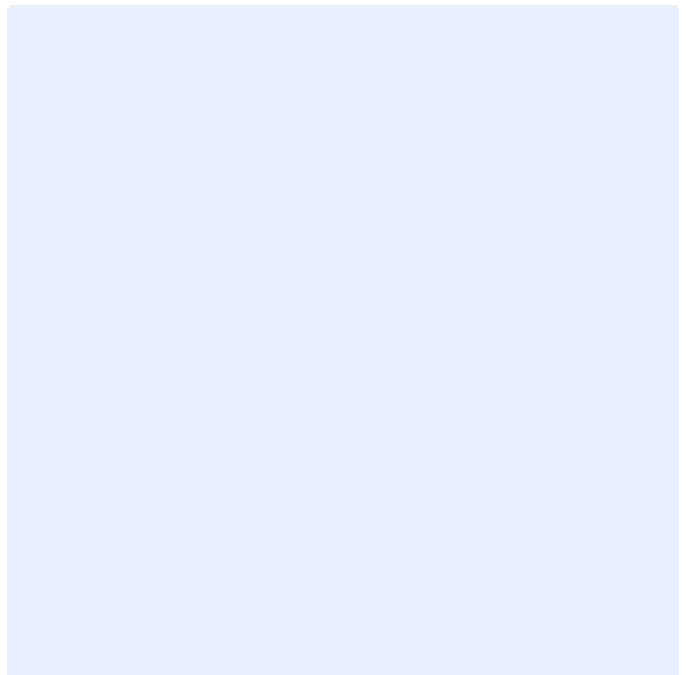
Streetscape



Streetscape



AST



PUERTO RICO DEPARTMENT OF HOUSING
PONCE NEIGHBORHOOD HOUSING SERVICES, INC
PONCE, PUERTO RICO

Procedure for Making Determination on Floodplain Management
Eight Step Process

The Puerto Rico Department of Housing (PRDOH) intends to use U.S. Department of Housing and Urban Development (HUD) funds under the Small Business Incubators and Accelerators Program- Community Development Block Grant- Disaster Recovery (CDBG-DR) to engage in support citizens affected by Hurricanes Irma and María by fostering the creation of new businesses through incubation and strengthening existing ones through acceleration. This effort is carried out in collaboration with selected entities across the Island that submitted business development proposals. The program aims to create an accessible and supportive environment that fosters economic development and self-sustaining enterprises in vulnerable communities by providing training, resources, and partnerships through a multidisciplinary team. Services offered include access to collaborative workspaces, mentoring, business consulting, technical assistance, professional networking, training workshops, and affordable physical space and resources for small and emerging businesses. The Ponce Neighborhood Housing Services, Inc. project (PR-SBIA-00010A) is proposed to take place at Calle Mayor Cantera # 27, Ponce, PR 00730., latitude 18.018217, Longitude -66.612376. Parcel ID: 389-032-056-67-000 and includes the purchase of land and a building, interior improvements, exterior utility upgrades and addition of flood protection measures in urban Ponce, PR.

The proposed activities of the interior improvements include the removal of partitions and construction of new walls and cubicles, installation of doors, installation of electrical connections within the site for computer stations (new power line, new electrical panel, new outlets), plumbing upgrades including the installation of multi-purpose sinks. Additional activities include the installation of a new air conditioning system to replace the existing unit on the roof, the installation of rooftop solar panels, and the installation of a power generator on an existing concrete structure in the parking lot. A floodproofing will be installed to provide protection up to 6.0 feet and will include Flood Logs (stackable modular barriers) and/or Flood Panels (flood protection panels) at strategic points throughout the

building, such as main doors, storefronts, and service entrances. These barriers are composed of compression-sealed aluminum plates, designed to be installed temporarily or permanently depending on site conditions. They will be integrated using "Flat Wall Plates" or "L Angle Wall Plates" anchors. No ground disturbance is anticipated from the undertaking. The project is located entirely in the 100-year floodplain (zone A). The parcel where the proposed project is located is 0.27 acres (11,761.2 sqft). The building occupies 0.09 acres (4,125.1 Sq Feet) of the floodplain.

Pursuant to Executive Orders (EO) 11988, the PRDOH has determined this project parcel is entirely located in the one-hundred-year floodplain. The EO was enacted to *"avoid to the extent possible the long- and short-term adverse impacts associated with the occupancy and modification of floodplains and to avoid direct or indirect support of floodplain development wherever there is a practicable alternative"*. Based on the FEMA FIRM panel number 72000C16665J effective date 11/18/2009 and Advisory Base Flood Elevation (ABFE) map issued on October 18, 2024, the purchase of land and a building, interior improvements, exterior utility upgrades and addition of flood protection measure's location lies within the 100-year floodplain.

Detailed below is a summary of the eight-step process and how the PRDOH has or will comply with EO 11988, as the project site occurs within the 100-year floodplain.

Step 1- Determination of whether the proposed action is located within a 100-year floodplain and a Wetland

Based on the FEMA FIRM panel number 72000C16665J effective date 11/18/2009 and Advisory Base Flood Elevation (ABFE) map issued on October 18, 2024, the entire parcel of the project site location is located within the 100-year floodplain. As per FEMA FIRM panel number 72000C16665J effective date 11/18/2009, project is located in Zone AO as per annex I, meanwhile, based on the ABFE map issued on 10/18/2024, project is located in Zone A as shown in annex II.

To determine the presence of wetlands, the National Wetlands Inventory (NWI) map has been reviewed and is included in annex III. Based on this review, no wetlands are present within or adjacent to the project site, and the project does not involve new construction that would directly or indirectly impact a wetland area. The nearest identified wetland is a

riverine system located approximately 792.1 feet from the project boundary.

In accordance with 24 CFR 55.9(b), and because there is no wetland impact, the 8-Step decision-making process under 24 CFR 55.20 is not required for wetland evaluation.

Step 2- Early Notification and Involvement of the Public in the Decision-Making Process

The Small Business Incubator and Accelerators program, under the Puerto Rico Community Development Block Grant Program for Disaster Recovery (CDBG-DR) allocated funds to help the growth and develop of small businesses and to create new job opportunities for people that were affected by Hurricanes Irma and María.

The Municipality of Ponce and PRDOH notified the public of the proposed actions located within the 100-year floodplain through an Early Floodplain Notice in the Vocero Newspaper, a local newspaper of general circulation in the affected community for purposes of eliciting public comments on August 21, 2025, with a comment period that concluded on September 5, 2025.

Copies of the Early Floodplain Notice were sent to potentially interested parties, such as the Environmental Protection Agency, State Environmental Natural Resources Department, Puerto Rico Planning Board, Puerto Rico Department of Economic Development Commerce, Federal Emergency Management Agency, the National Oceanic and Atmospheric Administration, U.S. Department of Housing and Urban Development, Fish and Wildlife Service, the United States Department of Agriculture Natural Resource Conservation Service, the State Department of Transportation and Public Works. A copy of the Early Floodplain Notice has been included within the Environmental Review Record for this action in annex IV. No comments were received during the 15-day public comment period applicable to the Early Floodplain Notice.

Step 3- Identification and Evaluation of Practicable Alternatives.

As required under 24 CFR §55.20(d), practicable alternatives to locating the proposed project within the floodplain were evaluated, considering environmental, economic, legal, and social factors. These included the

following alternatives:

- 1) Locating the actions outside and not affecting the floodplain;
- 2) Alternative methods to serve the identical project objective; and
- 3) A determination not to approve any action proposing the occupancy or modification of a floodplain.

For each of these alternatives, various factors were considered including cost, feasibility, technology, hazard reduction, and environmental impacts. The evaluation of each alternative is summarized below.

Alternative 1

Ponce Neighborhood Housing Services, Inc. identified the property at Calle Mayor Cantera #27, Ponce, PR 00730 as the most suitable available location in the Ponce area to meet the program's needs. Selecting an alternative site outside the floodplain is not considered feasible due to the lack of available properties that meet the program's requirements for cost, size, location, and accessibility to the target community.

This property is in urban use, providing immediate readiness to implement the project and meet recovery objectives without extensive delays. In contrast, seeking a new property outside the floodplain would likely result in significant delays, additional due diligence costs, and potentially jeopardize the program's timeline and budget. Furthermore, funds have already been invested in appraisal and engineering services, including the development of site-specific floodproofing designs. Relocation would result in the loss of these investments and the need for duplicative expenditure. For these reasons, this alternative is not considered practicable.

Alternative 2

Demolishing and reconstructing the building to elevate the whole building above the base flood elevation so that the interior improvements are outside of the flood risk. For instance, installing the new electrical / panel / outlets at higher elevations or raising the floors in critical areas may achieve similar protection with less permanent flood barriers.

This alternative is not monetarily feasible. Therefore, the proposed

improvement plans and flood protection measures were deemed most appropriate for the project.

Alternative 3

The "no-action" alternative would result in the program not acquiring the identified property, and therefore not expanding its services to support community revitalization. This would mean the program fails to meet its stated goals of fostering economic development, supporting self-sustaining enterprises, and assisting vulnerable populations in areas affected by Hurricanes Irma and María.

In addition to the lost opportunity for community support and entrepreneurship development, failure to act would also likely contribute to the continued deterioration of an underutilized property, further impacting the area's recovery potential. For these reasons, the no-action alternative is not acceptable.

Step 4- Potential Direct and Indirect Impact of the Proposed Action on the Floodplain

Direct Impacts:

No ground disturbance is anticipated as part of the proposed project, and no expansion of the building footprint will occur. Therefore, there will be no alteration of natural floodplain topography, no displacement of soil, and no encroachment into adjacent floodplain areas.

The installation of flood protection measures, including Flood Logs and/or Flood Panels, will directly reduce the vulnerability of the building to future flood events without affecting natural drainage patterns.

The addition of rooftop solar panels and mechanical system upgrades will not increase impervious surfaces or runoff, as these installations are confined to existing structures.

The project will not alter local flood storage capacity or change floodwater flow or velocity.

Indirect Impacts:

By maintaining occupancy in an existing structure within the floodplain, the project may perpetuate continued human use of flood-prone areas, which carries inherent risk.

However, the project will increase community resilience through the use of floodproofing techniques, thereby reducing the likelihood of flood damage and minimizing long-term disruption during flood events.

The improved functionality and occupancy of the building may encourage additional development interest in the area, though any such future development would be subject to local zoning and floodplain management regulations.

There is potential for future maintenance challenges associated with the deployment and upkeep of the floodproofing system if not properly managed, although this risk is mitigated by the design and intent of the project sponsor.

Step 5- Minimization of Potential Adverse Impacts via Design or Modifications to the Proposed Actions

In accordance with 24 CFR §55.20(d)(3), the potential impacts of the proposed project's continued occupancy and modification within the 100-year floodplain (Zone A) on people, property, and the floodplain itself have been evaluated.

The purchase of land and a building, interior improvements, exterior utility upgrades and addition of flood protection measures will not have an adverse impact on the floodplain. Flood insurance will need to be obtained and maintained by the applicant for the duration of the life of the structure.

The project site lies entirely within a designated 100-year floodplain, as identified by the current FEMA Flood Insurance Rate Map (FIRM). The property sits at an elevation of 20.02 meters (approximately 3.35 feet) below the Base Flood Elevation (BFE) which is 21.04 meters. Therefore, Floodproofing Certificate will be required before construction begins.

Floodproofing Measures

To mitigate the risks associated with floodplain occupancy, the project includes a comprehensive dry floodproofing system, based and certified by the AN Structural Engineer that followed the proposal of the technical design of floodproofing.com attached in Annex V.

The proposed system has been designed to provide protection up to 6.0 feet, meeting the minimum elevation requirements and offering an additional safety margin.

Additionally, the system will include the following components:

The system will involve the installation of Flood Logs (stackable modular barriers) and/or Flood Panels (flood protection panels) at strategic points throughout the building, such as main doors, storefronts, and service entrances. These barriers consist of compression-sealed aluminum plates, designed for temporary or permanent installation, depending on site conditions.

They will be integrated using Flat Wall Plates or L Angle Wall Plates as anchoring systems, as appropriate, to preserve the aesthetic and functional aspects of the building.

For evaluation purposes, attached are the reference images and typical specification tables for these systems, which apply to openings of various sizes and configurations.

Additionally, the generator will be installed in the outside structure located in the parking lot, meeting the BFE as per the elevation certificate attached in annex VI.

Step 6- Reevaluation of the Proposed Action

Despite the elevation advantage, the project includes a series of engineered flood mitigation features to further reduce flood risk to people, property, and surrounding areas.

To mitigate flood risks and minimize floodplain impacts floodproofing measures will be implemented. The project includes a dry floodproofing system using Flood Logs and/or Flood Panels designed to provide up to 6.0 feet of protection, anchored to reinforced concrete or CMU walls with Flat Wall Plates or L Angle Wall Plates. All barrier components will comply with ASCE 24, ASCE 7, FEMA, and IBC standards. Concrete pads will be installed as needed to ensure proper alignment and seal, with any incompatible wall finishes removed. All anchoring surfaces and structural elements will be verified or designed by a licensed structural engineer to withstand expected flood loads.

Where feasible, interior electrical panels, outlets, and sensitive equipment will be elevated above BFE to further reduce risk of water damage.

The project avoids any excavation or soil disruption, maintaining the natural flood storage capacity of the site and avoiding impact to adjacent areas.

The modular nature of the barrier system allows for quick deployment before a storm event and removal afterward, ensuring long-term usability while avoiding permanent visual or functional impacts.

Restoration and Preservation of Floodplain Values

- Since the project is limited to interior renovations and rooftop improvements, with no expansion of the building footprint and no alteration of natural site contours, the project will not adversely affect natural floodplain functions.
- Existing urban land use will be maintained, since the project includes no new impervious surfaces, and the use of rooftop solar contributes to energy resilience and environmental sustainability.

Based on a review of the practical alternatives, all the alternatives have been rejected since the proposed action of the Ponce Neighborhood Housing Services, Inc. is deemed to be the most appropriate and is selected as the final action. This determination is made on the basis of feasibility, cost, enhancement of quality of life, and features for the community. The purchase of land and a building, interior improvements, exterior utility upgrades and addition of flood protection measures will provide training, resources, and partnerships through a multidisciplinary team to the Ponce community.

Step 7- Publication of the Final Notice

In our reevaluation we have determined that there is no other practical alternative to the proposed actions. Therefore, a Final Floodplain Explanation Notice for the Ponce Neighborhood Housing Services Inc. project was published in the local newspapers. This notice cites the reasons why the proposed actions must be located within the floodplain, a list of the alternatives considered, and the design modifications taken to minimize adverse impacts.

Step 8- Implementation of the Proposed Action

ATTACHMENTS:

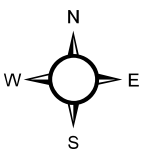
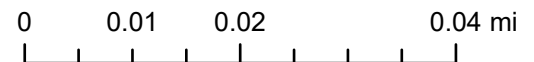
ANNEX I: FIRM MAP



Legend

FEMA Flood Zones - Effective

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- X, Area of Minimal Flood Hazard
- FEMA Flood Zone Panel



FEMA Map Service

Flood Insurance Rate Maps



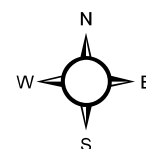
ANNEX II: ADVISORY BASE FLOOD ELEVATION (ABFE) MAP



Legend

- A
- AO
- 0.2% Annual Chance Flood
- Zone Zone/BFE Boundary
- Advisory Base Flood Elevation

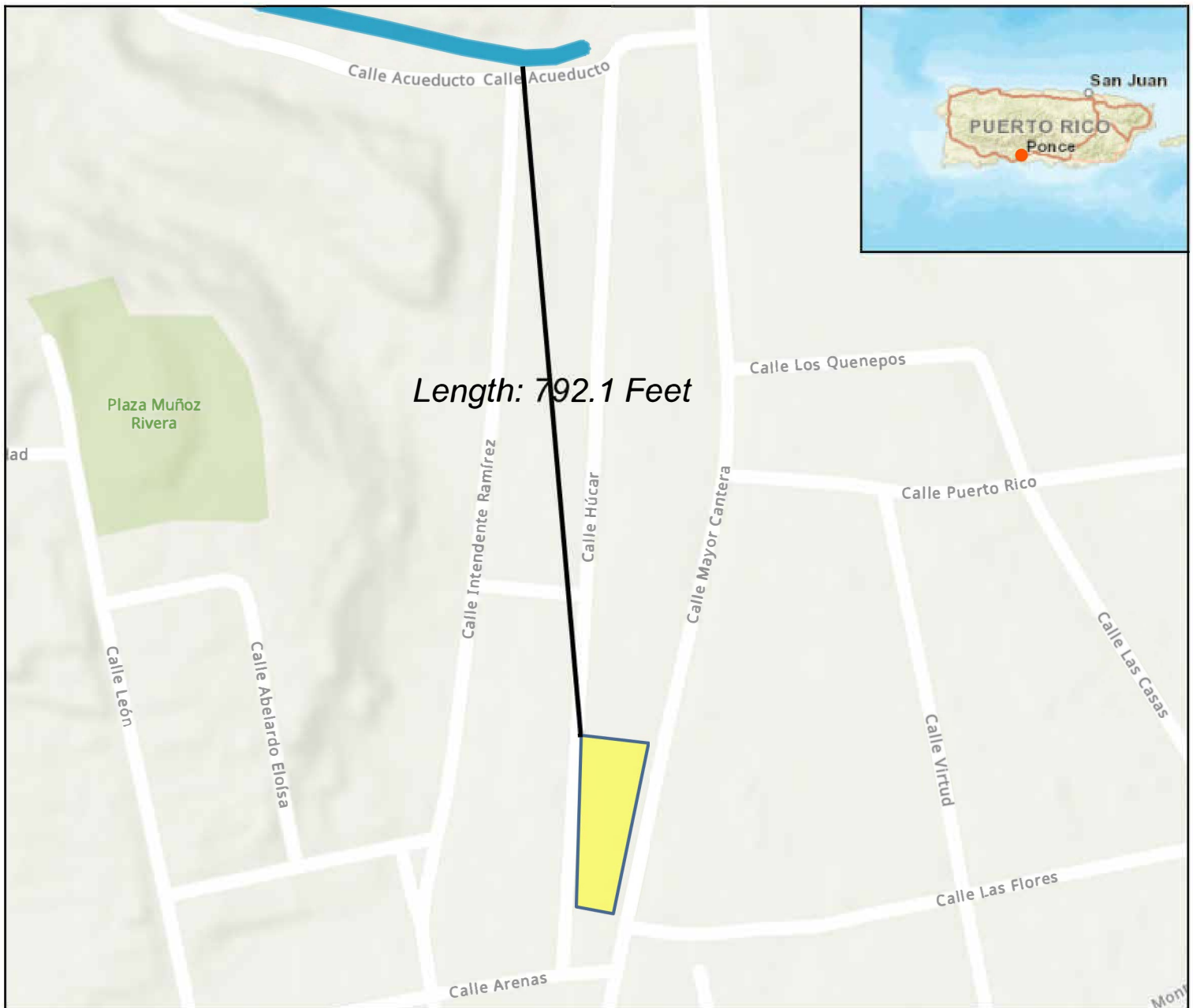
0 0.01 0.02 0.04 mi



FEMA Map Service

ABFE 1PCT

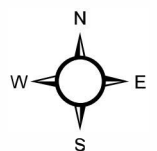
ANNEX III: NATIONAL WETLAND INVENTORY MAP



Legend

Riverine

0 0.02 0.04 0.08 mi



ANNEX IV: EARLY NOTICE

Aviso Preliminar y Revisión Pública de una Actividad Propuesta en un valle inundable

Ponce Neighborhood Housing Services, Inc.
PR-SBIA-00010A

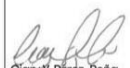
Para: Todas las partes interesadas, grupos e individuos

Este aviso notifica que el Departamento de la Vivienda de Puerto Rico (Vivienda, en adelante) determinó que la siguiente acción propuesta bajo el Programa de Incubadoras y Aceleradoras de Pequeñas Empresas, Subvención en Bloque para el Desarrollo Comunitario - Recuperación ante Desastres (CDBG-DR), número de subvención B-17-DM-72-0001 y B-18-DP-72-0001, está ubicada en un valle inundable. Vivienda identificará y evaluará alternativas prácticas para realizar la acción propuesta dentro del valle inundable y los posibles impactos en el valle inundable debido a la acción propuesta, según estipulado en la Orden Ejecutiva 1988, en conformidad con las regulaciones de HUD en 24 CFR 55.20, en la Subparte C - Procedimientos para tomar determinaciones sobre el manejo del valle inundable y la protección de humedales. El proyecto propuesto, PR-SBIA-00010A, se encuentra en un municipio con estructuras dañadas por los huracanes Irma y María, y está ubicado en la calle Mayor Carretera #27, Ponce, PR 00730; coordenadas 18.018217, -66.612376. Las actividades propuestas consisten en la compra del terreno y la estructura existente, y mejoras al predio. Las mejoras interiores incluyen específicamente la remoción de particiones y la construcción de nuevas paredes y cubículos, la instalación de puertas, la instalación de conexiones eléctricas dentro del predio para estaciones de computadoras (nueva línea eléctrica, nuevo panel eléctrico, nuevos receptáculos), así como mejoras de plomería, incluyendo la instalación de fregaderos múltiples. Actividades adicionales incluyen la instalación de un nuevo sistema de aire acondicionado para reemplazar la unidad existente en el techo, la instalación de paneles solares en la azotea y la instalación de un generador eléctrico sobre una estructura de concreto existente en el estacionamiento. Se instalarán medidas de protección contra inundaciones para brindar protección hasta 6 pies, que incluirá "Flood Logs" (barreras modulares apilables) y/o "Flood Panels" (paneles de protección contra inundaciones) en puntos estratégicos del edificio, como entradas principales, escaparates y accesos de servicio. Estas barreras están compuestas por placas de aluminio selladas a compresión, diseñadas para ser instaladas de forma temporal o permanente, dependiendo de las condiciones del predio. Se integrarán mediante anclajes de "placas planas de pared" o "placas de pared en ángulo". No se prevé ninguna alteración del terreno como resultado del proyecto. El proyecto está ubicado completamente dentro del valle inundable de 100 años, zona de inundación A. El edificio ocupa 0.09 acres (4,125.1 pies cuadrados) del valle inundable. Existen posibles efectos adversos de la construcción dentro de una llanura de inundación, tales como la pérdida de valor recreativo, educativo, científico, histórico y cultural.

Este aviso tiene tres propósitos principales. Primero, las personas que puedan verse afectadas por actividades en el valle inundable y aquellos que tengan interés en la protección del ambiente natural deben recibir la oportunidad de expresar sus preocupaciones y proveer información sobre estas áreas. Se exhorta a la comunidad a ofrecer o recomendar ubicaciones alternativas fuera del valle inundable, métodos alternos para cumplir con el propósito del proyecto, y métodos para minimizar y mitigar los impactos en el valle inundable. Segundo, un programa adecuado de avisos públicos puede ser una herramienta importante para la educación pública. La divulgación de información y solicitud de comentarios públicos sobre valles inundables puede facilitar y mejorar los esfuerzos federales para reducir los riesgos e impactos asociados con la ocupación y alteración de estas áreas especiales. Tercero, como materia de justicia, cuando el gobierno federal determina participar en acciones ubicadas en el valle inundable, debe informarlo a quienes puedan ser expuestos a un riesgo mayor o continuo.

Comentarios por escrito deben ser recibidos por Vivienda en la siguiente dirección en o antes de 5 de septiembre de 2025: Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918-8461, y (787)274-2527 ext. 4320. Atención: Pedro de León-Rodríguez, Especialista en Permisos y Cumplimiento Ambiental. Una descripción completa del proyecto está disponible para revisión de 8:30 a.m. a 4:00 p.m. en el Departamento de la Vivienda de Puerto Rico, edificio Juan C. Cordero Dávila, 606 avenida Barbosa, Río Piedras, PR 00918. Los comentarios también pueden enviarse por correo electrónico a comentariosambiental@vivienda.pr.gov.

Fecha: 21 de agosto de 2025


Clary Y. Pérez-Peña
Secretaría del Departamento de la Vivienda

Early Notice and Public Review of a Proposed Activity in a Floodplain

Ponce Neighborhood Housing Services, Inc.
PR-SBIA-00010A

To: All Interested Agencies, Groups and Individuals

This is to give notice that the Puerto Rico Department of Housing (PRDOH) has determined that the following proposed action under the Small Business Incubators and Accelerators Program, Community Development Block Grant - Disaster Recovery (CDBG-DR), Grant Number B-17-DM-72-0001 and B-18-DP-72-0001, is located in a floodplain. PRDOH will be identifying and evaluating practicable alternatives to locating the action within the floodplain and the potential impacts on the floodplain from the proposed action, as required by Executive Order 11988, and in accordance with HUD regulations at 24 CFR 55.20 in Subpart C - Procedures for Making Determinations on Floodplain Management and Protection of Wetlands. The proposed project, PR-SBIA-00010A, is within a municipality with structures damaged by Hurricanes Irma and María, and it's located at #27 Mayor Carretera Street, Ponce, PR 00730; coordinates 18.018217, -66.612376. The proposed activities consist in the purchase of land and existing structure, and site improvements. The interior improvements include specifically the removal of partitions and construction of new walls and cubicles, installation of doors, installation of electrical connections within the site for computer stations (new power line, new electrical panel, new outlets), and plumbing upgrades, including the installation of multi-purpose sinks. Additional activities include the installation of a new air conditioning system to replace the existing unit on the roof, the installation of rooftop solar panels, and the installation of a power generator on an existing concrete structure in the parking lot. Floodproofing measures will be installed to provide protection up to 6 feet and will include the use of Flood Logs (stackable modular barriers) and/or Flood Panels (flood protection panels) at strategic points throughout the building, such as main entrances, storefronts and service access points. These barriers are composed of compression-sealed aluminum plates, designed for temporary or permanent installation, depending on site-specific conditions. They will be integrated using either "Flat Wall Plates" or "L Angle Wall Plates" anchors. No ground disturbance is anticipated from the undertaking. The project is located entirely in the 100-year floodplain, flood zone A. The building occupies 0.09 acres (4,125.1 square feet) of the floodplain. There are potential adverse effects of construction within a floodplain, such as losing recreational, educational, scientific, historic, and cultural value.

There are three primary purposes for this notice. First, people who may be affected by activities in the floodplain and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the floodplain, alternative methods to serve the same project purpose, and methods to minimize and mitigate project impacts on the floodplain. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about floodplain can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a matter of fairness, when the Federal government determines it will participate in actions taking place in the floodplain, it must inform those who may be put at greater or continued risk.

Written comments must be received by PRDOH at the following address on or before September 5, 2025: Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918-8461, and (787)274-2527 ext. 4320. Attention: Pedro de León-Rodríguez, Permits and Environmental Compliance Specialist. A full description of the project may also be reviewed from 8:30 am to 4:00 pm at the Puerto Rico Department of Housing, 606 Barbosa Avenue, Juan C. Cordero Dávila Building, Río Piedras, PR 00918. Comments may also be submitted via email at comentariosambiental@vivienda.pr.gov.

Date: August 21, 2025


Clary Y. Pérez-Peña
Secretary of the Department of Housing

Aviso Subasta Núm. 2025-2026-5

La Junta de Subastas del Municipio de Manatí, Puerto Rico, recibirá proposiciones en sobres cerrados, en el Centro de las Artes Joaquín Rosa Gómez, del Municipio de Manatí:

"Máquinas Vendomáticas o Expendedoras"
Itinerario

Recogido de pliegos:	Desde 21 de agosto de 2025 hasta el 1 ^{er} de septiembre de 2025
Costo de los Pliegos:	Cincuenta dólares (\$50.00)
Pre-subasta:	2 de septiembre de 2025 (Compulsoria)
Entrega y Apertura de ofertas:	11 de septiembre de 2025
Hora:	9:00 A.M. (Ambas)
Lugar:	Centro de las Artes Joaquín Rosa Gómez

Los pliegos, condiciones y especificaciones para esta subasta podrán obtenerse en la Oficina de Secretaría Municipal, primer piso Casa Alcaldía en la calle Quiones #10, durante las horas laborales de 8:00 a.m. a 12:00 m.d. y de 1:00 p.m. a 4:00 p.m. Los mismos deberán recogerse en un "pendrive", el cual cada licitador deberá suplir. Puede, también, realizar el pago electrónico a través del siguiente enlace <https://manati.recadadorvirtual.com> y luego comunicarse al correo electrónico subastas@manati.pr para solicitar los pliegos.

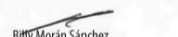
El día de la subasta deberán entregar los pliegos en el formato digital (pendrive) con su propuesta, además de un "Hard Copy" en original y copia debidamente identificados con el nombre de la compañía y el número de subasta participante. La propuesta deberá estar iniciada en cada una de sus hojas por el representante autorizado. (NO SE ACEPTARÁ NINGÚN OTRO PLIEGO QUE NO SEA EL ORIGINAL).

La oferta deberá venir acompañada de una fianza de licitación o "Bid Bond" en original, por la cantidad de quinientos (\$500.00) dólares, el cual se utilizará para garantizar el precio y contenido de su propuesta antes de la firma del contrato. La misma deberá ser efectuada en moneda corriente de los Estados Unidos, cheque certificado, giro postal o fianza de una compañía aseguradora, autorizada por el Comisionado de Seguros de Puerto Rico, a nombre del Municipio Autónomo de Manatí. El agraciado con la buena pro deberá de someter al momento de la firma del contrato un "Performance Bond" por la cantidad de diez mil (\$10,000.00) dólares y otros documentos requeridos de la Ley. Además, **EL AGRACIADO CON LA BUENA PRO DEBERÁ HONRAR EL PRECIO DE SUBASTA DURANTE LA VIGENCIA DEL CONTRATO.**

La Junta de Subastas se reserva el derecho de rechazar cualesquiera o todas las proposiciones recibidas, si las mismas no se ajustaran al mejor interés público.

En Manatí, Puerto Rico a 21 de agosto de 2025.


Glenda Líz Padilla Quiones
Secretaria de la Junta de Subasta


Billy Morán Sánchez
Presidente de la Junta de Subastas

El Municipio de Manatí es un Patrono con igualdad de oportunidades y no discrimina por razón de sexo, género, identidad sexual, raza, edad, origen, creencias religiosas, estatus civil, veteranos o personas con discapacidad.

Tel: 787-854-2024

#10 calle Quiones,
Manatí 00674

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Oportunidades de Empleo

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Ventas:
787-622-2300

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From: [CDBG - Comentarios Ambiental](#)
To: Brian.J.Schlosnagle@hud.gov; Caribbean_es@fws.gov; Lourdes_Mena@fws.gov; vivian.gerena@usace.army.mil; nelson.r.colon@usace.army.mil; cesaa-cco@usace.army.mil; Rivera_r1@jp.pr.gov; comentariosjp@jp.pr.gov; Noah.Silverman@noaa.gov; nmfs.ser.esa.consultations@noaa.gov; FEMA-R4EHP@fema.dhs.gov; carubio@prshpo.pr.gov; comunicaciones@ddec.pr.gov; Rodriguez.elias@epa.gov; Guerrero.carmen@epa.gov; secretario@ddec.pr.gov; jannira.colon@ddec.pr.gov; pmzc@drna.pr.gov; eortega@drna.pr.gov; ayudaciudadano@drna.pr.gov; waldemar.quiles@drna.pr.gov
Subject: Public Notice – Early Notice and Public Review of a Proposed Activity in a Floodplain_PRDOH_CDBG-DR_PR-SBIA-00010A
Date: Thursday, August 21, 2025 12:22:51 PM
Attachments: [Early Notice El Vocero PR-SBIA-00010A.pdf](#)
[image003.png](#)

Concerned agencies,

Enclosed please find a **Public Notice – Early Notice and Public Review of a Proposed Activity in a Floodplain**, the Puerto Rico Department of Housing (as the Responsible Entity) published as part of HUD's requirements for the release of CDBG-DR funds to undertake the project Ponce Neighborhood Housing Services, Inc. (PR-SBIA-00010A). The Early Notice was published in the *El Vocero* newspaper of Puerto Rico on August 21, 2025.

Respectfully,

PERMITS AND ENVIRONMENTAL COMPLIANCE DIVISION
Disaster Recovery Office

comentariosambiental@vivienda.pr.gov | 787.274.2527

Visit us: recuperacion.pr.gov

Contact us: infocdbg@vivienda.pr.gov



DEPARTAMENTO DE LA
VIVIENDA
GOBIERNO DE PUERTO RICO

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From: [Kenneth M. Garcia-De Leon](#)
To: [CDBG - Comentarios Ambiental](#)
Subject: RE: Comentarios - Aviso Preliminar PR-SBIA-00010A
Date: Tuesday, September 9, 2025 2:19:29 PM
Attachments: [image002.png](#)
[image001.png](#)

Saludos:

Por correo postal no llegaron comentarios para mencionado proyecto.

Cordialmente,

KENNETH M. GARCÍA DE LEÓN
ESPECIALISTA EN CONTROL DE DOCUMENTOS | OPERACIONES

Oficina de Recuperación de Desastres

kgarcia@vivienda.pr.gov | 787-274-2527 Ext. 4013

Visítanos: recuperacion.pr.gov

Contáctanos: infocdbg@vivienda.pr.gov



DEPARTAMENTO DE LA

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From: CDBG - Comentarios Ambiental <comentariosambiental@vivienda.pr.gov>
Sent: Tuesday, September 9, 2025 11:23 AM
To: Kenneth M. Garcia-De Leon <kgarcia@vivienda.pr.gov>
Subject: Comentarios - Aviso Preliminar PR-SBIA-00010A

Saludos Kenneth,

Con respecto a la publicación del Aviso Preliminar y Revisión Pública de una Actividad Propuesta en un valle inundable (Paso 2) para el proyecto **Ponce Neighborhood Housing Services, Inc. (PR-SBIA-00010A)**, ¿habrá llegado algún comentario a través del correo postal? De ser así, por favor nos lo hace llegar.

Cordialmente,

PERMITS AND ENVIRONMENTAL COMPLIANCE DIVISION
Disaster Recovery Office

comentariosambiental@vivienda.pr.gov | 787.274.2527

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DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO



Validation Letter

September 9, 2024

To whom it may concern,

This letter is to validate that no comments were received in the Permits and Environmental Compliance Division e-mail: comentariosambiental@vivienda.pr.gov, for the project **Ponce Neighborhood Housing Services, Inc. (PR-SBIA-00010A)**, as part of the CDBG-DR mall Business Incubators and Accelerators Program. The Early Notice and Public Review of a Proposed Activity in a Floodplain was published in the *El Vocero* newspaper of Puerto Rico on August 21, 2025, with a comment period that concluded on September 5, 2025.

Cordially,

Permits and Environmental Compliance Division

Disaster Recovery Office

comentariosambiental@vivienda.pr.gov | 787.274.2527 ext. 4320

ANNEX V:
FLOODPROOFING
DOCUMENTATION

22 de mayo de 2025

Lic. José M. Olmo Terrasa

Director de Desarrollo Económico

Fondos CDBG-DR

San Juan, Puerto Rico

Estimado Licenciado Olmo Terrasa:

Reciba un cordial saludo. Por medio de la presente, me permito recomendar a la empresa **Floodproofing.com** como proveedor especializado en soluciones de mitigación de inundaciones para ser considerado en el proyecto **PNHS Summer Community Office**, ubicado en la 57 Calle Méndez Vigo, Ponce, Puerto Rico 00730.

Floodproofing.com es una firma con más de 25 años de experiencia en el diseño, suministro e instalación de sistemas de protección contra inundaciones, cumpliendo con los más altos estándares de la industria, incluyendo los establecidos por FEMA, NFIP y normas de construcción vigentes. La empresa ha demostrado su capacidad técnica y profesionalismo en proyectos de alto perfil como el Charleston Tech Center (SC), 101 Lincoln Avenue (NY), y hospitales en zonas de riesgo en los Estados Unidos y el extranjero.

Sus servicios abarcan:

- Consultoría técnica y diseño de soluciones a la medida del proyecto.
- Provisión e instalación de compuertas automáticas y manuales, paneles pasivos, barreras modulares y sistemas de bombeo.
- Acompañamiento en cumplimiento normativo, incluyendo documentación requerida para fondos federales.
- Capacitación y mantenimiento posterior a la instalación.

Como parte de este proyecto, Floodproofing.com será responsable del diseño técnico, la fabricación a la medida y la entrega de un sistema de mitigación de inundaciones que responda a las necesidades particulares de esta instalación comunitaria. Sus soluciones han sido implementadas con éxito en múltiples instalaciones críticas a nivel nacional, incluyendo centros comunitarios, hospitales y proyectos de infraestructura pública.

Como parte de este proyecto, Floodproofing.com será responsable del diseño técnico, la fabricación a la medida y la entrega de un sistema de mitigación de inundaciones que responda a las necesidades particulares de esta instalación comunitaria. Según el análisis

realizado, la elevación base de inundación (Base Flood Elevation, BFE) establecida por HUD para el área del proyecto es de 5.71 pies. El sistema propuesto ha sido diseñado para una protección de hasta 6.0 pies, cumpliendo con los requisitos de elevación mínima y ofreciendo un margen de seguridad adicional. Adicionalmente, este sistema incluirá los siguientes elementos:

El sistema incluirá la instalación de Flood Logs (barreras modulares apilables) y/o Flood Panels (paneles de protección contra inundaciones) en puntos estratégicos del edificio, como puertas principales, escaparates y entradas de servicio. Estas barreras están compuestas por placas de aluminio con sellado de compresión, diseñadas para ser instaladas temporal o permanentemente según las condiciones del lugar. Se integrarán mediante anclajes tipo "Flat Wall Plates" o "L Angle Wall Plates", según convenga para preservar la estética y funcionalidad del edificio. Adjuntamos para su evaluación imágenes de referencia y tablas de especificaciones típicas de estos sistemas, aplicables a aperturas de distintos tamaños y configuraciones.

Estos elementos no solo cumplen con los estándares de FEMA y el NFIP, sino que han sido implementados con éxito en múltiples instalaciones críticas en Estados Unidos, incluyendo comercios, hospitales y centros comunitarios, como evidencia la instalación reciente en "Mott Haven's Finest" en Nueva York.

La integración de Floodproofing.com como proveedor garantizará una respuesta técnica adecuada, eficiente y conforme a los requerimientos de resiliencia ante eventos hidrometeorológicos extremos. Asimismo, su participación contribuirá a cumplir con los objetivos de sostenibilidad y seguridad establecidos para proyectos financiados con fondos federales.

Solicito, por tanto, que se considere y apruebe la adquisición de los servicios de Floodproofing.com como proveedor autorizado para este proyecto.

Quedo a su disposición para cualquier información adicional.

Respetuosamente,



Anthony Noriega Negrón, MSCE, PE, PA (lic. 25685)

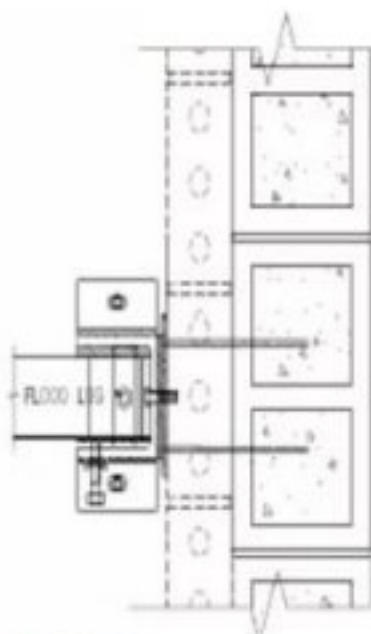
AN Structural Engineering

787-222-0268

anoriega@anstructuralengineering.com

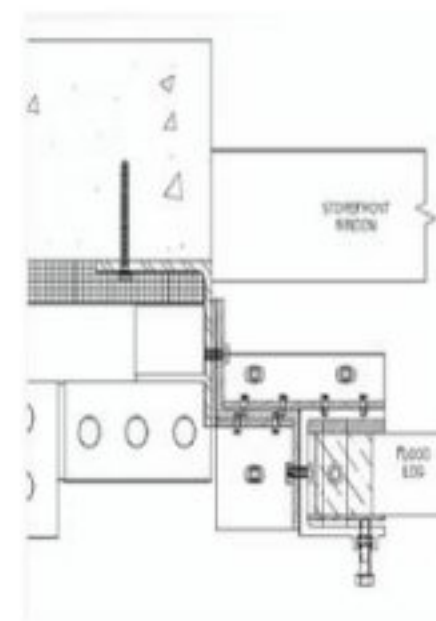


Figura 1: Ejemplo de Instalación de Barreras en Local Comercial



Flat Wall Plate

Flat Wall Plates are mounted permanently to the structure. They come in standard sizes or can be customized to be wider and/or taller to match building aesthetics.



L Angle Wall Plate

L angle wall plates are great in helping conceal the flood barriers. Attaching to the face of the structure and creating a jamb condition for the flood barriers to attach to. Angle can be customized to match thickness of building finishes.

Figura 2: Esquemáticos de los Mecanismos de Anclaje para los Distintos tipos de Barrera

Flood Logs:

Opening #	Opening Name	RMO Width	Protection Height	Left Channel	Right Channel	Permanent/Removable	Covers	Wall Plate	Midspan TRC/Embed	TRC Size
FL-1	Storefront Doors & Windows	19'-10"	6'-0"	J	J	R	No	No	TRC	6"
FL-2	Northside Single Door 1	3'-4"	6'-0"	J	ROS	R	No	No		
FL-3	Northside Single Door 2	4'-0"	6'-0"	JOSW	JOSW	R	No	No		
FL-4	Northside Double Doors	5'-4"	6'-0"	JOSW	JOSW	R	No	No		

Flood Panels:

Opening #	Opening Name	RMO Width	Protection Height	RMO Height for 4 Sided Seals	AFF Height for Under sill Mounts	Installed Offset	Wall Plate 4" wide	Seal Description	SEAMS: Vertical w/ Kickers / Vertical w/ Midspans / Horizontal
FP-1	Eastside Window 1	2'-11"	3'-8"	0'-0"	2'-4"	0'-2"	No	3 - Sided Wall/under sill	Horizontal
FP-2	Eastside Window 2	2'-11"	3'-8"	0'-0"	2'-4"	0'-2"	No	3 - Sided Wall/under sill	Horizontal
FP-3	Eastside Window 3	2'-11"	3'-8"	0'-0"	2'-4"	0'-2"	No	3 - Sided Wall/under sill	Horizontal
FP-4	Eastside Window 4	2'-11"	3'-8"	0'-0"	2'-4"	0'-2"	No	3 - Sided Wall/under sill	Horizontal
FP-5	Eastside Window 5	2'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal
FP-6	Eastside Window 6	5'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal
FP-7	Eastside Window 7	5'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal
FP-8	Eastside Window 8	5'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal
FP-9	Eastside Window 9	5'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal

Figura 3: Desglose de Paneles y Barreras a ser Utilizados en el Edificio en Referencia



COMMERCIAL PROPOSAL

Project Name: PNHS Summer Community Office

Project Address: 57 Cll Mendez Vigo Ponce, PR 00730

Project No: 5468

Proposal No: 3

Date: 4.17.25

Quote is valid for 30 days from date above

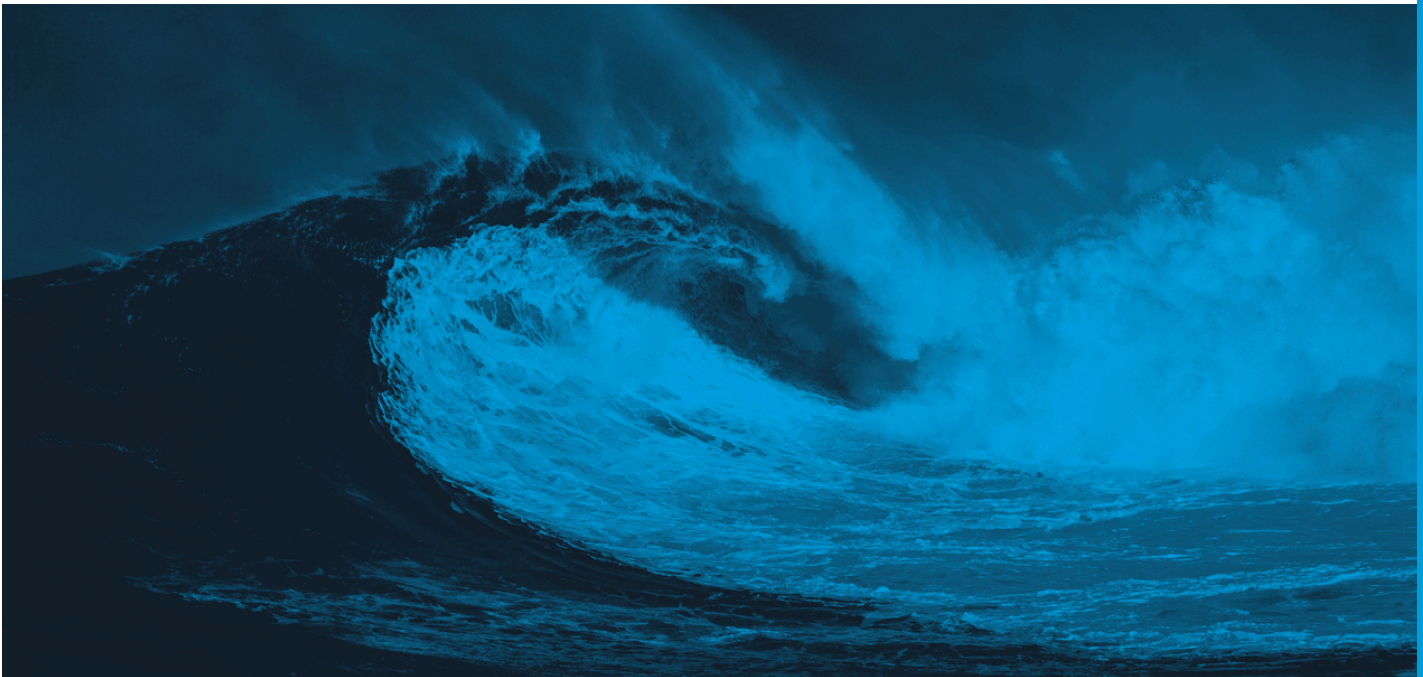




EXHIBIT A

SCOPE OF WORK - SUPPLY OF FLOOD LOGS & PANELS

Base Bid Price (see page 3 for price breakdown): \$99,269.71

Thank you for considering Floodproofing.com as your project partner. Please review the standard conditions below. If you have any specific concerns or comments, please communicate them to your Floodproofing.com representative. We are committed to a collaborative approach and will carefully review your feedback.

General Site Condition Requirements (see page 3 for additional project specific requirements):

- **Walls** – Level concrete or filled CMU free of obstructions. Not responsible for locating rebar or post tension slabs.
 - *Shop Drawings will show all Barrier & Anchor Dimensions. Wall Design is by Others.*
- **Slab** - Concrete free of obstructions
 - *Shop Drawings will show all Barrier & Anchor Dimensions. Slab Design is by Others.*
- **Slopes** – Level Surface Across Complete Span of Barrier.

****Suitability and Embedment to be Verified by Engineer of Record.***

Inclusions:

- **Removable Flood Logs**
 - *Primed Steel Wall Support Plates, Galvanized Sleeve Embed w/ Stainless Steel Cover*
- **Removable Flood Panels**
 - *3-Sided Undersill Mount, Panels With Horizontal Seams*
- Estimated Freight (final price to be determined at time of shipment)
- Estimated Sales Tax (subject to change)

Exclusions:

- **Dry Floodproofing Certificate** (Available through 3rd Party Provider)
- **PE Sealed Shop Drawings** (Excluded from Base Bid - 1 Sealed Versions Included - See Alternates Pg. 3)
- **PE Sealed Calculations** (Excluded from Base Bid - 1 Sealed Versions Included - See Alternates Pg. 3)
 - **Our Engineers are NOT Licensed in PR, License may take 3-6 Months once PO is Received.**
 - **If Sealed Shops/Calcs. are Selected - Initial the Selected Alternate on Pg. 3.**
- **Installation** (Excluded from Base Bid - Includes 1 Site Visit & 1 Install Mobilization - See Alternates Pg. 3)
 - **Openings must be fully constructed and ready for install prior to field verification. If not Floodproofing.com will require an incomplete site conditions waiver.**
 - *If Installation is not selected; Fasteners & Sealants, Field Measuring are not Included.*
 - **If Installation is Selected - Initial the Selected Alternate on Pg. 3.**
- **Installation of Concrete Embeds** - Provided by Others.
- Field Testing
- Inspection Deployment
- Bonds
- Permits and/or Permit Fees
- Unloading of Freight

Payment Terms: \$7,500 deposit for shop drawings and calculations/50% of remaining balance due to begin production or within 60 days from when shop drawings are sent to customer/final balance due at delivery or completion of install, if selected

Estimated Lead Time: 2-4 weeks for submittals/14-18 weeks for production following approval of shop drawings.
(If PE Sealed Calculation & Shop Drawings are Selected - Additional 2-4 Week Lead Time)

SCOPE OF WORK - SUPPLY OF FLOOD LOGS & PANELS

Flood Logs & Panels Require Concrete or Filled CMU Walls for Anchoring. Concrete pads/aprons are required at barrier locations for proper anchoring. Any wall covering will need to be removed by others prior to installation. Surfaces should be smooth at barrier connection points for an effective gasket seal.

Line	Location	Item	Description	W (in.)	H (in.)	SF	Qty	Price
1		FLP - Flood Log	Removable Flood Logs (Primed Steel Wall Support Plates, Galvanized Sleeve Embed w/ Stainless Steel Cover)				1	\$44,391.42
2		FLP - Flood Panel	Removable Flood Panels (3-Sided Undersill Mount, Panels With Horizontal Seams)				1	\$36,839.71
3		Estimated Sales Tax - New	PONCE, PR - 11.5% Total Sales Tax Rate				1	\$10,238.58
4		Engineer Calculations	ADD/ALT #1: PE Sealed Calculations & Shop Drawings *Excludes Sales Tax* (Add to Sub-Total) - \$5,005.00 Initial to Purchase _____					
5		Installation	ADD/ALT #2: Installation (Standard Wage) *Excludes Sales Tax* (Add to Sub-Total) - \$37,038.00 Initial to Purchase _____					
6		Installation	ADD/ALT #3: Site Supervision (3- Day) *Excludes Sales Tax* (Add to Sub-Total) - \$12,468.00 Initial to Purchase _____					

Subtotal	\$91,469.71
Freight	\$7,800.00
Estimated Sales Tax	\$0.00
TOTAL	\$99,269.71

Flood Logs:

Opening #	Opening Name	RMO Width	Protection Height	Left Channel	Right Channel	Permanent/Removable	Covers	Wall Plate	Midspan TRC/Embed	TRC Size
FL-1	Storefront Doors & Windows	19'-10"	6'-0"	J	J	R	No	No	TRC	6"
FL-2	Northside Single Door 1	3'-4"	6'-0"	J	ROS	R	No	No		
FL-3	Northside Single Door 2	4'-0"	6'-0"	JOSW	JOSW	R	No	No		
FL-4	Northside Double Doors	5'-4"	6'-0"	JOSW	JOSW	R	No	No		

Flood Panels:

Opening #	Opening Name	RMO Width	Protection Height	RMO Height for 4 Sided Seals	AFF Height for Under sill Mounts	Installed Offset	Wall Plate 4" wide	Seal Description	SEAMS: Vertical w/ Kickers / Vertical w/ Midspans / Horizontal
FP-1	Eastside Window 1	2'-11"	3'-8"	0'-0"	2'-4"	0'-2"	No	3 - Sided Wall/under sill	Horizontal
FP-2	Eastside Window 2	2'-11"	3'-8"	0'-0"	2'-4"	0'-2"	No	3 - Sided Wall/under sill	Horizontal
FP-3	Eastside Window 3	2'-11"	3'-8"	0'-0"	2'-4"	0'-2"	No	3 - Sided Wall/under sill	Horizontal
FP-4	Eastside Window 4	2'-11"	3'-8"	0'-0"	2'-4"	0'-2"	No	3 - Sided Wall/under sill	Horizontal
FP-5	Eastside Window 5	2'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal
FP-6	Eastside Window 6	5'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal
FP-7	Eastside Window 7	5'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal
FP-8	Eastside Window 8	5'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal
FP-9	Eastside Window 9	5'-0"	3'-8"	0'-0"	2'-4"	0'-0"	No	3 - Sided Wall/under sill	Horizontal

PROJECT NOTES (CLARIFICATIONS, ADD/ALTS, ETC.)



The flood barriers included in this proposal are designed to conform to the requirements for A and AE Zones as set forth by the National Flood Insurance Program, and withstand temporary superimposed live loads as specified in the latest editions of ASCE 24 and ASCE 7.

Flood Log & Panel Notes:

- Sill and wall conditions must be flat, level and paper smooth for gaskets to seal properly.
- Flood Logs & Panels must be secured to solid masonry (CMU or concrete) that is a minimum 8" thick.
- Architecture Metals specification used at time of this proposal. Anything additional to AM spec may incur additional costs.
- By accepting this proposal, the undersigned agrees and fully understands that all surfaces that the flood barrier is attached and/or anchored to has been designed and approved by a structural engineer to sustain the same hydrostatic, hydrodynamic and impact pressures/loads that correspond to the maximum water elevation above the finished floor at top of panel, based on current standards and codes of the IBC, ASCE and FEMA. This is the responsibility of the client/owner.
- If not previously verified, any existing condition alternation necessary to make conditions adequate for fastening (i.e. concrete work) and field painting and/or special finishes will incur Time + Materials charges billed separately as an approved Change Order.



AGREEMENT

1. Payment

- See page 2 for payment terms
- Fabrication release must occur within 60 days of executed proposal. Thereafter, prices are subject to either inflation, tariff, or surcharge on material.
- **Submittals will not begin until deposit is received by Floodproofing.com**
- Check or ACH payment is preferred. Credit card payments are subject to a 2.5% fee.
- Mail checks to:
Floodproofing.com
Attn: Natalie Alfano
19 Mantua Rd.
Mt Royal, NJ 08061

2. Disclaimers

- **Design Conditions:**
 - The flood barriers included in this proposal are designed to conform to the requirements for A and AE Zones as set forth by the National Flood Insurance Program, and withstand temporary superimposed live loads as specified in the latest editions of ASCE 24 and ASCE 7
 - By accepting this proposal, the undersigned agrees and fully understands that all surfaces that the flood barrier is attached and/or anchored to has been designed and approved by a structural engineer to sustain the same hydrostatic, hydrodynamic and impact pressures/loads that correspond to the maximum water elevation above the finished floor at top of panel, based on current standards and codes of the IBC, ASCE and FEMA. This is the responsibility of the client/owner and not Floodproofing.com.
 - By default, all shop drawings will show concrete for wall and sill conditions. How our flood barriers attach to the structure differs depending on the materials / assemblies. If you wish for the manufacture to properly show the correct wall / sill conditions on the first set of shop drawings please provide us with the wall & sill details.
 - The purchaser acknowledges that Floodproofing.com, Inc. is not responsible for the structural integrity of the walls where the flood barriers are installed. It is the responsibility of the purchaser to ensure that the installation surface and surrounding structure are suitable for the intended product use. Furthermore, Floodproofing.com, Inc. does not take responsibility for verifying that the height of the flood barriers complies with local building codes in regard to the required Design Flood Elevation. The purchaser must confirm that the product meets all local code requirements and regulations prior to installation.
 - If local building codes require that an enclosure space be wet floodproofed with flood openings, Floodproofing.com, Inc. takes no responsibility for any conversion of the enclosure to a dry floodproofed space by the use of flood barriers. It is the purchaser's responsibility to comply with all applicable regulations concerning the conversion of floodproofing methods.
 - FEMA/NFIP regulations and most building codes require that enclosures below the Base Flood Elevation in residential structures be wet floodproofed by using flood resistant materials and have proper flood ventilation through the use of flood openings, commonly referred to as flood vents.
- **Permits and Permit Fees:**
 - Client is solely responsible for securing and paying for all necessary permits and associated fees as required by the applicable governmental authorities for the installation and use of floodproofing products. This includes, but is not limited to, building permits, zoning permits, and special use permits. Floodproofing.com shall not be responsible for delays or failures to obtain such permits, nor for any fines, penalties, or legal costs arising from issues related to the acquisition, absence, or validity of necessary permits.
- **Insurance:**
 - Floodproofing.com's COI can be provided upon request. Floodproofing.com's standard insurance limits will be assumed sufficient unless told otherwise by the client prior to contract execution.
- **Freight:**
 - Any reference to freight charges contained in this quote is an estimate. Seller is not responsible for any differences that may occur between freight estimates contained in this quote and actual freight charges applicable at the time of shipment, and Buyer shall incur and be responsible for all costs associated therewith.
 - Freight is predicated on a single shipment.
- **Delivery Acceptance:**
 - Once the order is moved into production customer acknowledges the agreed upon lead time. Order will be shipped when production is complete. If customer is not ready to receive product seller reserves the right to store the product at the customer's expense.
- **Shop Drawing Approval:**
 - Custom flood barriers will require shop drawing approval by the customer before they can be released to fabrication.
- **Field Verification:**
 - Except when listed under the "Quote Includes" section above, field verification of the site conditions and measurements are not included in this proposal. It is the responsibility of the customer to verify the actual measurement before product is released into production.
- **Lead times:**
 - All lead times are estimated and are not guaranteed. Lead times do not begin until required payments and submittal approvals are received by Floodproofing.com. Floodproofing.com is not responsible for delays in lead times caused by the customer including, but not limited to, payments or shop drawing approval. If installation is contracted directly with Floodproofing.com, mobilization of the field verification visit may cause delays to the lead time.
- **Prices:**
 - Quotes - valid for 30 days.
- **Floodproofing Certificate:**
 - A Floodproofing Certificate is FEMA documentation of certification by a registered professional engineer or architect that the design and methods of construction of a nonresidential building are in accordance with accepted practices for meeting the floodproofing requirements in the community's floodplain management ordinance. This certificate is NOT INCLUDED in your proposal unless otherwise noted in the quote inclusions section.
- **Marketing Consent**
 - By signing this agreement the customer agrees to allow Floodproofing.com, and its affiliates, to use details, images, and information about this project, including the use of our flood barrier system, for marketing purposes. This may include websites, social media, case studies, and other promotional materials



3. Supply & Install Agreement Conditions

This Supply Agreement (this "**Agreement**"), dated as of Wednesday, [MONTH, DAY, YEAR] (the "**Effective Date**"), is entered into by and between Floodproofing.com, Inc., a Florida Corporation with offices located at 19 Mantua Rd. Mt Royal, NJ 08061 ("Seller"), and [CUSTOMER NAME], a [STATE OF ORGANIZATION] [ENTITY TYPE], with offices located at [ADDRESS] ("Customer").

1. Sale of Goods and Services:

Seller shall sell to Customer and Customer shall purchase from Seller the goods (the "**Goods**") and the services (the "**Services**") set forth in the attached **Exhibit A** in the quantities and at the Price ("**Price**") and upon the terms and conditions set forth in this Agreement.

2. Delivery of Goods & Performance of Services:

- (a) Any delivery date communicated by Seller to Customer is only an estimate based on present production lead times. Product specific lead times are listed under **Exhibit A**. Production lead time is highly seasonal and will vary over the course of the year. Seller shall not be liable to Customer for any delays in delivery or any loss or damage to the Goods in transit.
- (b) Unless otherwise set forth in **Exhibit A**, Seller shall deliver the Goods [FOB Shipping Point]. Seller will determine the point of origin of shipment and shall use its own discretion in choice of carrier and method of packing. Seller shall not be responsible for insuring shipments unless specifically requested by Customer and any insurance so requested shall be at Customer's sole expense.
- (c) Seller may, in its sole discretion, without liability or penalty, make partial shipments of Goods to Customer. Each shipment will constitute a separate sale, and Customer shall pay for the units shipped whether such shipment is in whole or partial fulfillment of the Goods purchased by Customer hereunder.
- (d) Seller shall use reasonable efforts to meet any performance dates communicated to Customer to render the Services specified in **Exhibit A**, and any such dates shall be estimates only.
- (e) With respect to the Services, Customer shall (i) acknowledge in writing its receipt of all submittals, samples, and other materials that are delivered to Customer under this Agreement or prepared by or on behalf of Seller in the course of performing the Services (each, a "**Deliverable**" and, collectively, the "**Deliverables**") and notify Seller in writing as soon as possible whether the Deliverable is accepted or rejected, provided that the Price will be subject to change if Customer fails to notify Seller in writing that Customer accepts or rejects such Deliverable within [sixty (60) days] from the date of its receipt; (ii) cooperate with Seller in all matters relating to the Services and provide such access to Customer's premises and such other facilities as may reasonably be requested by Seller, for the purposes of performing the Services; (iii) respond promptly to any Seller request to provide direction, information, approvals, authorizations, or decisions that are reasonably necessary for Seller to perform Services in accordance with the requirements of this Agreement; (iii) provide such customer materials or information as Seller may reasonably request to carry out the Services in a timely manner and ensure that such customer materials or information are complete and accurate in all material respects; and (iv) obtain and maintain all necessary licenses and consents and comply with all applicable laws in relation to the Services before the date on which the Services are to start.

3. Title and Risk of Loss:

Title and risk of loss passes to Customer upon delivery of the Goods to carrier at the Shipping Point. Any claims for losses or damage during transit shall be made by Customer directly to carrier.

4. Security Interest:

As collateral security for the payment of the purchase price of the Goods, Customer hereby grants to Seller a lien on and security interest in and to all of the right, title, and interest of Customer in, to and under the Goods, wherever located, and whether now existing or hereafter arising or acquired from time to time, and in all accessions thereto and replacements or modifications thereof, as well as all proceeds (including insurance proceeds) of the foregoing. The security interest granted under this provision constitutes a purchase money security interest under the Uniform Commercial Code. Seller and its agents and representatives are hereby given a power of attorney to sign and file all necessary financing statements on behalf of Customer to perfect such security interest.

5. Customer's Acts or Omissions:

If Seller's performance of its obligations under this Agreement is prevented or delayed by any act or omission of Customer or its customers, agents, subcontractors, consultants, or employees, Seller shall not be deemed in breach of its obligations under this Agreement or otherwise liable for any costs, charges, damages or losses sustained or incurred by Customer, in each case, to the extent arising directly or indirectly from such prevention or delay.

6. Inspection and Rejection of Nonconforming Goods:

- (a) Customer shall inspect the Goods promptly within [3] days of receipt ("**Inspection Period**"). Customer will be deemed to have accepted the Goods unless it notifies Seller in writing of any Nonconforming Goods during the Inspection Period and furnishes such written evidence or other documentation as reasonably required by Seller. "**Nonconforming Goods**" means only the following: (i) product shipped is different than identified in **Exhibit A** hereof; or (ii) product's label or packaging incorrectly identifies its contents.
- (b) If Customer timely notifies Seller of any Nonconforming Goods, Seller shall, in its sole discretion, (i) replace such Nonconforming Goods with conforming Goods, or (ii) credit or refund the Price pro-rated for such Nonconforming Goods to Customer. Upon Seller's request, Customer shall ship, at Seller's direction and expense, the Nonconforming Goods to Seller. If Seller exercises its option to replace Nonconforming Goods, Seller shall, after receiving Customer's shipment of Nonconforming Goods, ship the replacement Goods to Customer subject to the shipping terms set forth in Section 2 above.
- (c) Customer acknowledges and agrees that the remedies set forth in Section 6(b) above are Customer's exclusive remedies for the delivery of Nonconforming Goods. Except as provided under Section 6(b), all sales of Goods to Customer are made on a one-way basis and Customer has no right to return Goods purchased under this Agreement to Seller.

7. Price:

- (a) Customer shall purchase the Goods and Services from Seller at the price (the "**Price**") set forth in **Exhibit A**. Material must be released to production within 60 days from executed proposal. If material is not released into production due to a delay caused by the Customer; including but not limited to submittal approval or payment; then the price is subject to change due to either inflation, tariff, or surcharge on material.
- (b) Unless otherwise set forth in **Exhibit A**, all Prices are exclusive of all sales, use, and excise taxes, and any other similar taxes, duties, and charges of any kind imposed by any governmental authority on any amounts payable by Customer. Customer shall be responsible for all such charges, costs, and taxes; provided, that,
- (c) Customer shall not be responsible for any taxes imposed on, or with respect to, Seller's income, revenues, gross receipts, personnel, or real or personal property, or other assets.

8. Payment Terms:

- (a) Unless otherwise set forth in **Exhibit A**, Customer shall pay all invoiced amounts due to Seller on receipt of invoice. Payment terms are listed in **Exhibit A**. Customer shall make all payments hereunder by wire transfer to the account set forth in Seller's invoice, by check or credit card. Payment by credit card will be subject to a 2.5% processing fee.
- (b) Customer shall pay interest on all late payments at the lesser of the rate of 1.5% per month or the highest rate permissible under applicable law, calculated daily and compounded monthly. Customer shall reimburse Seller for all costs incurred in collecting any late payments, including, without limitation, attorneys' fees. In addition to all other remedies available under this Agreement or at law (which Seller does not waive by the exercise of any rights hereunder), Seller shall be entitled to suspend the delivery of any Goods or performance of any Services, if Customer fails to pay any amounts when due hereunder.



(c) Customer shall not, and acknowledges that it will have no right, under this Agreement, any other agreement, document, or law, to withhold, offset, recoup, or debit any amounts owed (or to become due and owing) to Seller or any of its affiliates, whether under this Agreement or otherwise, against any other amount owed (or to become due and owing) to it by Seller or its affiliates, whether relating to Seller's or its affiliates' breach or non-performance of this Agreement or any other agreement between Customer or any of its affiliates, and Seller or any of its affiliates, or otherwise.

9. Change Order

Any request by Customer to change the type or quantity of Goods or Services identified in Exhibit A (each, a "Change Order") after the Effective Date shall require the written consent of Seller, which consent can be withheld in Seller's sole discretion. If Seller consents to a Change Order, Seller shall be entitled to any increase in cost and expenses incurred by Seller due to such Change Order.

10. Limited Warranty

- (a) Seller warrants to Customer that it has the right to transfer title of the Goods to Customer. Seller's sole liability under this warranty shall be to obtain any title or authorization necessary to transfer such title to Customer.
- (b) Seller is not the manufacturer of the Goods. Customer expressly understands and agrees that warranties regarding infringement of intellectual property rights, materials, workmanship or use of the Goods (the "Manufacturer's Warranty"), if any, are made exclusively by the manufacturer of the Goods (the "Manufacturer") and not by Seller. Customer's exclusive remedy under the Manufacturer's Warranty (which is hereby assigned to Customer) shall be as provided therein and shall lie exclusively against and be obtainable only from the Manufacturer, and Customer expressly agrees that it shall have no claim or cause of action against Seller in the event the Manufacturer is for any reason unwilling or unable to perform under the terms of Manufacturer's Warranty.
- (c) Seller warrants to Customer that it shall perform the Services in a professional and workmanlike manner in accordance with generally recognized industry standards for similar services and shall use personnel or subcontractors of required skill, experience, and qualifications.
- (d) **EXCEPT FOR THE WARRANTIES SET FORTH IN SECTION 10(A) AND SECTION 10(C), SELLER MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE GOODS OR SERVICES, INCLUDING ANY (a) WARRANTY OF MERCHANTABILITY; (b) WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE; OR (c) WARRANTY AGAINST INFRINGEMENT OF INTELLECTUAL PROPERTY RIGHTS OF A THIRD PARTY; WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE. SELLER DOES NOT MAKE ANY INDEPENDENT REPRESENTATIONS OR WARRANTIES WITH RESPECT TO THE GOODS SOLD TO CUSTOMER BY SELLER. NO AFFIRMATION OF SELLER OR ANY OTHER PERSON ON SELLER'S BEHALF, BY WORDS OR ACTION, OTHER THAN AS SET FORTH IN THIS WARRANTY CLAUSE, SHALL CONSTITUTE A WARRANTY.**
- (e) Seller's sole and exclusive liability and Customer's sole and exclusive remedy with respect to any Services subject to a claim under the warranty set forth in Section 10(c) above, shall, in Seller's sole discretion, be (i) the re-performance of the applicable Services or (ii) the credit or refund of the pro-rated price of such Services; provided, however, that with respect to any Deliverable prepared by or on behalf of Seller in the course of performing the Services, Seller shall not have to re-perform or credit/refund the pro-rated price for such Deliverable, once the Deliverable has been accepted or is deemed accepted by Customer pursuant to Section 2(e)(i) above.
- (f) **THE REMEDIES SET FORTH IN THIS SECTION 10 HEREIN SHALL BE THE CUSTOMER'S SOLE AND EXCLUSIVE REMEDY AND SELLER'S ENTIRE LIABILITY FOR ANY BREACH OF THE LIMITED WARRANTIES SET FORTH HEREIN.**

11. Limitation of Liability

- (a) **TO THE MAXIMUM EXTENT PERMITTED BY LAW, IN NO EVENT SHALL SELLER BE LIABLE FOR ANY CONSEQUENTIAL, INDIRECT, INCIDENTAL, SPECIAL, EXEMPLARY, PUNITIVE, OR ENHANCED DAMAGES, LOST PROFITS OR REVENUES, OR DIMINUTION IN VALUE, ARISING OUT OF, OR RELATING TO, OR IN CONNECTION WITH ANY BREACH OF THIS AGREEMENT, REGARDLESS OF (i) WHETHER SUCH DAMAGES WERE FORESEEABLE, (ii) WHETHER OR NOT SELLER WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, (iii) THE LEGAL OR EQUITABLE THEORY (CONTRACT, TORT, OR OTHERWISE) UPON WHICH THE CLAIM IS BASED, AND (iv) THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE.**
- (b) **TO THE MAXIMUM EXTENT PERMITTED BY LAW, IN NO EVENT SHALL SELLER'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE), OR OTHERWISE, EXCEED THE PRICE PAID TO SELLER FOR THE GOODS AND SERVICES SOLD HEREUNDER.**
- (c) **[ADDITIONALLY, AND WITHOUT LIMITING ANY OF THE FOREGOING, CUSTOMER HEREBY ACKNOWLEDGES AND AGREES THAT SELLER HAS EXPRESSLY DISCLOSED TO CUSTOMER THAT ANY GOODS THAT ARE FLOOD BARRIERS ARE DESIGNED PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) GUIDELINES FOR APPLICABLE PROTECTION HEIGHT ONLY WHEN PROPERLY FASTENED. IN NO EVENT SHALL SELLER BE LIABLE, RESPONSIBLE, OR OBLIGATED IN ANY WAY WHATSOEVER WITH RESPECT TO (i) VERIFYING OR OTHERWISE ENSURING THAT ANY OPENING(S) INTO WHICH ANY SUCH FLOOD BARRIERS ARE OR MAY BE INSTALLED ARE OR HAVE BEEN DESIGNED AND/OR ENGINEERED TO WITHSTAND ANY PARTICULAR LEVEL OF FORCE FROM FLOOD WATERS OR OTHERWISE, AND/OR (ii) EVALUATING ANY BUILDING OR STRUCTURE, OR DETERMINING ANY BUILDING'S OR ANY STRUCTURE'S ABILITY TO (x) WITHSTAND ANY PARTICULAR LEVEL OF WATER PRESSURE AND/OR (y) BE OR REMAIN WATERPROOF IN ANY LOCATIONS WHERE FLOOD BARRIERS ARE NOT INSTALLED.]**

12. Indemnification

- (a) Customer shall indemnify, defend, and hold harmless Seller and its officers, directors, managers, shareholders, members, partners, employees, agents, affiliates, successors, and permitted assigns (collectively, "Indemnified Party") against any and all losses, damages, liabilities, deficiencies, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs, or expenses of whatever kind, including reasonable attorneys' fees, fees and the costs of enforcing any right to indemnification under this Agreement, and the cost of pursuing any insurance providers, incurred by Indemnified Party (collectively, "Losses") and relating to, arising out of or resulting from any claim of a third party arising out of or occurring in connection with the Goods or Services purchased from Seller or Customer's negligence, willful misconduct, or breach of this Agreement, except, in each case, to the extent such Losses result from the willful misconduct or negligent acts or omissions of the Indemnified Party.
- (b) The Indemnified Party will provide prompt notice to Customer of any claim asserted by a third party against the Indemnified Party that may give rise to a claim for indemnification pursuant to this Section 12 and Customer will take up the defense of such claim. The Indemnified Party will provide reasonable assistance to Customer as reasonably necessary for Customer to defend any such third-party claim, provided that the Indemnified Party will have the right to fully participate in such defense at its own expense. Customer will not have the right to settle any claim on the part of the Indemnified Party (other than a claim solely for monetary damages to be paid by Customer) without the prior written consent of the Indemnified Party, which consent will not be unreasonably withheld.

13. Cancellation by Buyer:

The Buyer must provide written notice of contract cancellation to the Seller at [cgraham@floodproofing.com]. Such notice shall only be considered effective upon confirmed receipt by the Seller. All deposits made by the Buyer under this contract are non-refundable and shall be retained by the Seller in the event of cancellation. The Buyer may cancel this contract without further penalty within [60] days from the date of signing. Thereafter, a cancellation fee of [50%] of the contract value shall be payable to the Seller to cover potential losses and administrative costs. The Seller's liability in the event of cancellation shall be limited to collecting any retention from the non-refundable deposit and the cancellation fee. The Seller shall not be liable for any indirect or consequential losses incurred by the Buyer. Any disputes arising from the cancellation of this contract shall be resolved through [Mediation] in accordance with the laws of [New Jersey].

14. Compliance with Law:

Customer shall comply with all applicable laws, regulations, and ordinances. Customer shall maintain in effect all the licenses, permissions, authorizations, consents, and permits that it needs to carry out its obligations under this Agreement.

15. Termination:

In addition to any remedies that may be provided in this Agreement, Seller may terminate this Agreement with immediate effect (and without any liability to Customer) upon written notice to Customer, if Customer: (a) fails to pay any amount when due under this Agreement; (b) has not otherwise performed or complied with any of the terms of this Agreement, in whole or in part; or (c) becomes insolvent, files a petition for bankruptcy, or commences or has commenced against it proceedings relating to bankruptcy, receivership, reorganization or assignment for the benefit of creditors.



16. Intellectual Property:

All intellectual property rights, including copyrights, patents, patent disclosures and inventions (whether patentable or not), trademarks, service marks, trade secrets, know-how, and other confidential information, trade dress, trade names, logos, corporate names and domain names, together with all of the goodwill associated therewith, derivative works and all other rights (collectively, "**Intellectual Property Rights**") in and to all Deliverables, except for any Confidential Information of Customer or customer-provided materials, shall be owned exclusively by Seller. Seller hereby grants Customer a license to use all Intellectual Property Rights in the Deliverables free of additional charge and on a non-exclusive, non-transferable, non-sublicensable, fully paid-up, royalty-free and perpetual basis, solely to the extent necessary to enable Customer to make reasonable use of the Deliverables and the Services.

17. Confidentiality:

From time to time during the term of this Agreement, either party (as the "**Disclosing Party**") may disclose or make available to the other party (as the "**Receiving Party**"), non-public, proprietary, and confidential information of Disclosing Party that, if disclosed in writing or other tangible form is clearly labeled as "confidential," or if disclosed orally, is identified as confidential when disclosed and within five (5) days thereafter, is summarized in writing and confirmed as confidential ("**Confidential Information**"); provided, however, that Confidential Information does not include any information that: (a) is or becomes generally available to the public other than as a result of Receiving Party's breach of this Section 17; (b) is or becomes available to the Receiving Party on a non-confidential basis from a third-party source, provided that such third party is not and was not prohibited from disclosing such Confidential Information; (c) was in Receiving Party's possession prior to Disclosing Party's disclosure hereunder; or (d) was or is independently developed by Receiving Party without using any Confidential Information. The Receiving Party shall: (x) protect and safeguard the confidentiality of the Disclosing Party's Confidential Information with at least the same degree of care as the Receiving Party would protect its own Confidential Information, but in no event with less than a commercially reasonable degree of care; (y) not use the Disclosing Party's Confidential Information, or permit it to be accessed or used, for any purpose other than to exercise its rights or perform its obligations under this Agreement; and (z) not disclose any such Confidential Information to any person or entity, except to the Receiving Party's Group who need to know the Confidential Information to assist the Receiving Party, or act on its behalf, to exercise its rights or perform its obligations under this Agreement. If the Receiving Party is required by applicable law or legal process to disclose any Confidential Information, it shall, prior to making such disclosure, use commercially reasonable efforts to notify Disclosing Party of such requirements to afford Disclosing Party the opportunity to seek, at Disclosing Party's sole cost and expense, a protective order or other remedy. For purposes of this Section 17 only, "**Receiving Party's Group**" shall mean the Receiving Party's employees, officers, directors, managers, agents, independent contractors, service providers, or subcontractors.

18. Entire Agreement:

This Agreement, including and together with any related exhibits, schedules, attachments, and appendices, constitutes the sole and entire agreement of the parties with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, regarding such subject matter.

19. Notices:

Unless otherwise agreed herein, all notices shall be delivered by personal delivery, nationally recognized overnight courier (with all fees pre-paid), facsimile (with confirmation of transmission), or certified or registered mail (in each case, return receipt requested, postage prepaid). Except as otherwise provided in this Agreement, a notice is effective only (a) on receipt by the receiving party, and (b) if the party giving the notice has complied with the requirements of this Section.

20. Severability:

If any term or provision of this Agreement is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Agreement or invalidate or render unenforceable such term or provision in any other jurisdiction.

21. Amendments:

No amendment to or modification of this Agreement is effective unless it is in writing and signed by an authorized representative of each Party.

22. Waiver:

No waiver by any party of any of the provisions of this Agreement shall be effective unless explicitly set forth in writing and signed by the party so waiving. Except as otherwise set forth in this Agreement, no failure to exercise, or delay in exercising, any rights, remedy, power, or privilege arising from this Agreement shall operate or be construed as a waiver thereof, nor shall any single or partial exercise of any right, remedy, power, or privilege hereunder preclude any other or further exercise thereof or the exercise of any other right, remedy, power, or privilege.

23. Assignment:

Customer shall not assign, transfer, delegate, or subcontract any of its rights or obligations under this Agreement without the prior written consent of Seller. Any purported assignment, transfer, delegation, or subcontract in violation of this Section shall be null and void. No assignment, transfer, delegation, or subcontract shall relieve Customer of any of its obligations hereunder. Seller may at any time assign, transfer, delegate, or subcontract any or all of its rights or obligations under this Agreement without Customer's prior written consent.

24. Successors and Assigns:

This Agreement is binding on and inures to the benefit of the parties to this Agreement and their respective permitted successors and permitted assigns.

25. Relationship of the Parties:

The relationship between the parties is that of independent contractors. Nothing contained in this Agreement shall be construed as creating any agency, partnership, joint venture or other form of joint enterprise, employment or fiduciary relationship between the parties, and neither party shall have authority to contract for or bind the other party in any manner whatsoever.

26. No Third-Party Beneficiaries:

This Agreement is for the sole benefit of the parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of these Terms.

27. Governing Law:

All matters arising out of or relating to this Agreement are governed by and construed in accordance with the internal laws of the State of [New Jersey] without giving effect to any choice or conflict of law provision or rule (whether of the State of [New Jersey] or any other jurisdiction) that would cause the application of the laws of any jurisdiction other than those of the State of [New Jersey].

28. Submission to Jurisdiction:

Any legal suit, action, or proceeding arising out of or relating to this Agreement shall be instituted in the federal courts of the United States of America or the courts of the State of [New Jersey] in each case located in the City of [Woodbury] and County of [Gloucester], and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action, or proceeding.

29. WAIVER OF JURY TRIAL:

EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY THAT MAY ARISE UNDER THIS AGREEMENT, INCLUDING EXHIBITS, SCHEDULES, ATTACHMENTS AND APPENDICES ATTACHED TO THIS AGREEMENT, IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, INCLUDING ANY EXHIBITS, SCHEDULES, ATTACHMENTS OR APPENDICES ATTACHED TO THIS AGREEMENT, OR THE TRANSACTIONS CONTEMPLATED HEREBY.



30. Counterparts:

This Agreement may be executed in counterparts, each of which is deemed an original, but all of which together are deemed to be one and the same agreement. Notwithstanding anything to the contrary in Section 19, a signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission is deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

31. Force Majeure:

Seller will not be liable to Customer for Seller's failure to perform any of its obligations under this Agreement (other than the payment of any amount due to the other party pursuant to this Agreement) during any period in which its performance is delayed by circumstances beyond its reasonable control (including, without limitation, acts of God, strikes, walkouts, lockouts, freight embargo, riots, civil disturbance, acts of war, acts of terrorism, acts of a public enemy, laws, regulations, or other government proclamations, ordinances, or acts, quarantine, pandemics, epidemics, unusually severe weather, power failures, earthquakes, floods, fires, explosions, or other catastrophes) or directly resulting from any failure of Customer to perform its obligations under this Agreement. If Seller claims force majeure, then it will be excused for non-performance for as long as its performance is so prevented, delayed, or hindered due to force majeure. Seller shall give prompt notice of the force majeure event to Customer stating the period of time the occurrence is expected to continue. Seller shall use diligent efforts to end the failure or delay and ensure the effects of such force majeure event are minimized. Seller shall resume the performance of its obligations as soon as reasonably practicable after the removal of the cause. If force majeure event continues for more than **[sixty (60)]** days, Seller shall have the right to terminate the Agreement (without any liability to Customer) by written notice to Customer.

Initial to acknowledge understanding of terms, conditions, & disclaimers: _____

SIGNATURE

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the date first written above by their respective officers thereunto duly authorized.

FLOODPROOFING.COM, INC.

Sign: _____

Print Name: _____

Title: _____

Date: _____

Customer Company: _____

Sign: _____

Print Name: _____

Title: _____

Date: _____

Billing Address: _____

Need product by*: _____

*Refer to lead times listed earlier in the quote. Only acceptable responses will be ASAP or date beyond lead time.

ANNEX VI:
ELEVATION
CERTIFICATE

National Flood Insurance Program

Elevation Certificate

and Instructions

2022 EDITION



FEMA

ELEVATION CERTIFICATE AND INSTRUCTIONS

PAPERWORK REDUCTION ACT NOTICE

Public reporting burden for this data collection is estimated to average 3.75 hours per response. The burden estimate includes the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and submitting this form. You are not required to respond to this collection of information unless a valid OMB control number is displayed on this form. Send comments regarding the accuracy of the burden estimate and any suggestions for reducing the burden to: Information Collections Management, Department of Homeland Security, Federal Emergency Management Agency, 500 C Street SW, Washington, DC 20742, Paperwork Reduction Project (1660-0008). **NOTE: Do not send your completed form to this address.**

PRIVACY ACT STATEMENT

Authority: Title 44 CFR § 61.7 and 61.8.

Principal Purpose(s): This information is being collected for the primary purpose of documenting compliance with National Flood Insurance Program (NFIP) floodplain management ordinances for new or substantially improved structures in designated Special Flood Hazard Areas. This form may also be used as an optional tool for a Letter of Map Amendment (LOMA), Conditional LOMA (CLOMA), Letter of Map Revision Based on Fill (LOMR-F), or Conditional LOMR-F (CLOMR-F), or for flood insurance rating purposes in any flood zone.

Routine Use(s): The information on this form may be disclosed as generally permitted under 5 U.S.C. § 552a(b) of the Privacy Act of 1974, as amended. This includes using this information as necessary and authorized by the routine uses published in DHS/ FEMA-003 – *National Flood Insurance Program Files System of Records Notice* 79 Fed. Reg. 28747 (May 19, 2014) and upon written request, written consent, by agreement, or as required by law.

Disclosure: The disclosure of information on this form is voluntary; however, failure to provide the information requested may impact the flood insurance premium through the NFIP. Information will only be released as permitted by law.

PURPOSE OF THE ELEVATION CERTIFICATE

The Elevation Certificate is an important administrative tool of the NFIP. It can be used to provide elevation information necessary to ensure compliance with community floodplain management ordinances, to inform the proper insurance premium, and to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The Elevation Certificate is used to document floodplain management compliance for Post-Flood Insurance Rate Map (FIRM) buildings, which are buildings constructed after publication of the FIRM, located in flood Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, and A99. It may also be used to provide elevation information for Pre-FIRM buildings or buildings in any flood zone.

As part of the agreement for making flood insurance available in a community, the NFIP requires the community to adopt floodplain management regulations that specify minimum requirements for reducing flood losses. One such requirement is for the community to obtain the elevation of the lowest floor (including basement) of all new and substantially improved buildings, and maintain a record of such information. The Elevation Certificate provides a way for a community to document compliance with the community's floodplain management ordinance.

Use of this certificate does not provide a waiver of the flood insurance purchase requirement. Only a LOMA or LOMR-F from the Federal Emergency Management Agency (FEMA) can amend the FIRM and remove the federal mandate for a lending institution to require the purchase of flood insurance. However, the lending institution has the option of requiring flood insurance even if a LOMA/LOMR-F has been issued by FEMA. The Elevation Certificate may be used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. Lowest Adjacent Grade (LAG) elevations certified by a land surveyor, engineer, or architect, as authorized by state law, will be required if the certificate is used to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request. A LOMA, CLOMA, LOMR-F, or CLOMR-F request must be submitted with either a completed FEMA MT-EZ or MT-1 application package, whichever is appropriate. If the certificate will only be completed to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, there is an option to document the certified LAG elevation on the Elevation Form included in the MT-EZ and MT-1 application.

This certificate is used only to certify building elevations. A separate certificate is required for floodproofing. Under the NFIP, non-residential buildings can be floodproofed up to or above the BFE. A floodproofed building is a building that has been designed and constructed to be watertight (substantially impermeable to floodwaters) below the BFE. Floodproofing of residential buildings is not permitted under the NFIP unless FEMA has granted the community an exception for residential floodproofed basements. The community must adopt standards for design and construction of floodproofed basements before FEMA will grant a basement exception. For both floodproofed non-residential buildings and residential floodproofed basements in communities that have been granted an exception by FEMA, a floodproofing certificate is required.

The expiration date on the form herein does not apply to certified and completed Elevation Certificates, as a completed Elevation Certificate does not expire, unless there is a physical change to the building that invalidates information in Section A Items A8 or A9, Section C, Section E, or Section H. In addition, this form is intended for the specific building referenced in Section A and is not invalidated by the transfer of building ownership.

Additional guidance can be found in FEMA Publication 467-1, *Floodplain Management Bulletin: Elevation Certificate*.

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>PONCE NEIGHBORHOOD HOUSING SERVICES</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>CALLE MAYOR CANTERA Y HUCAR #27</u>	Company NAIC Number: _____
City: <u>PONCE</u> State: <u>PR</u> ZIP Code: <u>00731</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>389-032-056-31-001</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>COMMERCIAL PROPERTY</u>	
A5. Latitude/Longitude: Lat. <u>220499.8</u> Long. <u>18142.0</u> Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983 ☐ WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>1</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____	
d) Total net open area of non-engineered flood openings in A8.c: _____ sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): _____ sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☐ No ☐ N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: _____ Engineered flood openings: _____	
d) Total net open area of non-engineered flood openings in A9.c: _____ sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): _____ sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): _____ sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: _____	B1.b. NFIP Community Identification Number: <u>72010</u>
B2. County Name: <u>PONCE</u>	B3. State: <u>PR</u> B4. Map/Panel No.: <u>72000C1665J</u> B5. Suffix: _____
B6. FIRM Index Date: <u>18/NOV/2009</u>	B7. FIRM Panel Effective/Revised Date: _____
B8. Flood Zone(s): <u>AO</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>0.7</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: ☐ FIS ☐ FIRM ☐ Community Determined ☐ Other: <u>72000C1665J</u>	
B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No Designation Date: _____ ☐ CBRS ☐ OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

City: _____ State: _____ ZIP Code: _____

Policy Number: _____

Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: 9757487 Vertical Datum: PR DATUM 2002

Indicate elevation datum used for the elevations in items a) through h) below.

☐ NGVD 1929 ☐ NAVD 1988 ☐ Other: PR DATUM 2002

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?

☐ Yes ☐ No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

a) Top of bottom floor (including basement, crawlspace, or enclosure floor): 20.020 ☐ feet ☒ meters

b) Top of the next higher floor (see Instructions): N/A ☐ feet ☐ meters

c) Bottom of the lowest horizontal structural member (see Instructions): _____ ☐ feet ☐ meters

d) Attached garage (top of slab): _____ ☐ feet ☐ meters

e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): _____ ☐ feet ☐ meters

f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished 19.568 ☐ feet ☒ meters

g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished 19.784 ☐ feet ☒ meters

h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: _____ ☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☐ Yes ☐ No

☐ Check here if attachments and describe in the Comments area.

Certifier's Name: BENIGNO RODRIGUEZ BURGOS License Number: 8569

Title: AGRICULTOR BENIGNO RODRIGUEZ - PS

Company Name: BENIGNO RODRIGUEZ BURGOS

Address: URB VALLE ARD Calle Pinaros # 1023

City: Ponce State: PR ZIP Code: 07320

Signature: _____ Date: 10/16/2017

Telephone: _____ Ext.: _____ Email: _____



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

EXISTING COMMERCIAL BUILDING WITH GROUND LEVEL PARKING FACILITIES

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

City: State: ZIP Code:

Policy Number:

Company NAIC Number:

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: feet meters above or below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: feet meters above or below the HAG.

E3. Attached garage (top of slab) is: feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name:

Address:

City: State: ZIP Code:

Signature: Date:

Telephone: Ext.: Email:

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

City: _____ State: _____ ZIP Code: _____

Policy Number: _____

Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. ☐ A local official completed Section H for insurance purposes.
- G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: _____ G6. Date Permit Issued: _____
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____
- G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

Policy Number:

City: State: ZIP Code:

Company NAIC Number:

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☐ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: State: ZIP Code: _____

Signature: _____ Date: _____

Telephone: Ext.: Email: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

FOR INSURANCE COMPANY USE

City: _____ State: _____ ZIP Code: _____

Policy Number: _____

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo One

Photo One Caption:

Clear Photo One

Photo Two

Photo Two Caption:

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:

City: _____ State: _____ ZIP Code: _____

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency

INSTRUCTIONS FOR COMPLETING THE ELEVATION CERTIFICATE

The Elevation Certificate is to be completed by a land surveyor, engineer, or architect who is authorized by state law to certify elevation information when elevation information is required or used for Zones A1–A30, AE, AH, AO, A (with Base Flood Elevation (BFE)), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, or A99.

Community officials who are authorized by law or ordinance to provide floodplain management information (herein referred to as "local floodplain management official") may also complete this form. For Zones AO, AR/AO, and A (without BFE), a local floodplain management official, a property owner, or an owner's authorized representative may provide floodplain management compliance information on this certificate in Section E, unless the elevations are intended for use in supporting a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F. Certified elevations must be included if the purpose of completing the Elevation Certificate is to obtain a LOMA, CLOMA, LOMR-F, or CLOMR-F.

The property owner, the owner's authorized representative, or local floodplain management official can complete Section A and Section B. The partially completed form can then be given to the land surveyor, engineer, or architect to complete Section C. The land surveyor, engineer, or architect should verify the information provided by the property owner or owner's representative to ensure that this certificate is complete.

For insurance purposes only, a local floodplain management official, a property owner, or an owner's authorized representative may provide First Floor Height details in Section H for any zone.

In Puerto Rico only, elevations for building information and flood hazard information may be entered in meters.

Note: Section C can be used for insurance and compliance in any zone; however, Section E can be used only for compliance in Zone AO and Zone A.

SECTION A – PROPERTY INFORMATION

Items A1–A4. This section identifies the building, its location, and its owner. Enter the name(s) of the building owner(s), the building's complete street address or property description (e.g., lot and block numbers or legal description), and/or tax parcel number. If the building's address is different from the owner's address, enter the address of the building being certified. If the address is a rural route or a Post Office box number, enter the lot and block numbers, the tax parcel number, the legal description, or an abbreviated location description based on distance and direction from a fixed point of reference. For the purposes of this certificate, "building" means both a building and a manufactured (mobile) home. For properties with multiple buildings, include a description for the specific building.

A map may be attached to this certificate to show the location of the building on the property. A tax map, Flood Insurance Rate Map (FIRM), or detailed community map is appropriate. If no map is available, provide a sketch of the property location, and the location of the building on the property. Include appropriate landmarks such as nearby roads, intersections, and bodies of water. For building use, indicate whether the building is residential, non-residential, an addition to an existing residential or non-residential building, an accessory building (e.g., garage), or other type of structure. Use the Comments area of the appropriate section if needed, or attach additional comments.

Item A5. Provide latitude and longitude coordinates for the center of the front of the building. Use either decimal degrees (e.g., 39.504322°, -110.758522°) or degrees, minutes, seconds (e.g., 39° 30' 15.56", -110° 45' 30.68") format. If decimal degrees are used, provide coordinates to at least six decimal places or better. When using degrees, minutes, seconds, provide seconds to at least two decimal places or better. Provide the datum of the latitude and longitude coordinates (FEMA prefers the use of NAD 1983). Indicate the method or source used to determine the latitude and longitude in the Comments area of the appropriate section. When the latitude and longitude are provided by a land surveyor, check the "Yes" box in Section D.

Item A6. The certifier must provide at least two and when possible four photographs showing each side of the building taken within 90 days from the date of certification. The photographs must be taken with views confirming the building description and Building Diagram number provided in Item A7. To the extent possible, these photographs should show the entire building including foundation. In addition, when applicable, provide a photograph of the foundation showing a representative example of the flood openings or vents. All photographs must be in color and measure at least 3"×3". Digital photographs are acceptable. Additional photographs may be requested by local floodplain management officials or for insurance purposes to show additional detail regarding the building characteristics or features.

Item A7. Select the Building Diagram (shown on pages 17-19) that best represents the building. Then enter the diagram number and use the diagram to identify and determine the appropriate elevations requested in Items C2.a–h. If you are unsure of the correct diagram, select the diagram that most closely resembles the building being certified.

Item A8.a. Provide the square footage of the crawlspace or enclosure(s) below the lowest elevated floor of an elevated building with or without permanent flood openings. Take the measurement from the outside of the crawlspace or enclosure(s). Examples of elevated buildings constructed with crawlspace and enclosure(s) are shown in Diagrams 6-9 on pages 18-19. Diagram 2A, 2B, 4, or 9 should be used for a building constructed with a crawlspace floor that is below the exterior grade on all sides. If there is no crawlspace or enclosure, enter "N/A" for Items A8.a–f.

Item A8.b. Indicate if there is at least one permanent flood opening within 1.0 foot of the adjacent grade on at least two exterior walls of each enclosed area identified in A8.a. A permanent flood opening is a flood vent or other opening that allows the free passage of water automatically in both directions without human intervention. If the crawlspace or enclosure(s) have no permanent flood openings, or if none of the openings are within 1.0 foot above adjacent grade, enter "0" (zero) in Item A8.c-f. If there is no crawlspace or enclosure, enter "N/A".

SECTION A – PROPERTY INFORMATION (Continued)

Item A8.c. Enter the total number of permanent non-engineered and/or engineered flood openings in the crawlspace or enclosure(s) that are no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. If the interior grade elevation is used, note this in the Comments area of Section D.

Item A8.d. Enter the total measured net open area of permanent non-engineered flood openings indicated in A8.c in square inches, excluding any bars, louvers, or other covers of the permanent flood openings. Non-engineered openings that meet the requirements of NFIP Technical Bulletin 1 are assumed to provide one square foot of rated area for each square inch of net open area. If the net open area cannot be measured, provide in the Comments area of the appropriate section the size of the flood openings without consideration of any covers and indicate the type of cover that exists in the flood openings.

Item A8.e. Enter the total rated area of the permanent engineered flood openings indicated in A8.c, in square feet. Attach a copy of the Individual Engineered Flood Openings Certification for a specific building or an Evaluation Report issued by the International Code Council Evaluation Service (ICC ES) for all engineered openings, and indicate the manufacturer's name and model number in the Comments area of the appropriate section, if applicable. Flood openings cannot be considered engineered flood openings without documentation. If no documentation is available/provided, enter the net open (unobstructed) area of the flood openings in A8.d instead.

Item A8.f. Complete only if permanent engineered and permanent non-engineered flood openings are both present. Enter the sum of A8.d (net open area of all non-engineered openings) and A8.e (total rated area of all engineered openings). Non-engineered openings that meet the requirements of NFIP Technical Bulletin 1 are assumed to provide one square foot of rated area for each square inch of net open area. For example, a non-engineered opening with 140 sq. in. of net open area (i.e., rated for 140 sq. ft. of enclosure area), combined with two (2) engineered openings rated for 200 sq. ft. each, would yield $140 + 400 = 540$ sq. ft. rated area. If either A8.d or A8.e is "0", then enter "N/A" for A8.f.

Item A9.a. Provide the square footage of the attached garage with or without permanent flood openings. Take the measurement from the outside of the garage. If there is no attached garage, enter "N/A" for items A9.a-f.

Item A9.b. Indicate if there is at least one permanent flood opening within 1.0 foot of the adjacent grade on at least two exterior walls of the attached garage identified in A9.a. If the attached garage has no permanent flood openings, or if none of the openings are within 1.0 foot above adjacent grade, enter "0" (zero) in Items A9.c-f. If there is no attached garage, enter "N/A".

Item A9.c. Enter the total number of permanent non-engineered and/or engineered flood openings in the attached garage that are no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. This includes any openings that are in the garage door that are no higher than 1.0 foot above the adjacent grade. If the interior grade elevation is used, note this in the Comments area of Section D.

Item A9.d. Enter the total measured net open area of permanent non-engineered flood openings indicated in A9.c in square inches, excluding any bars, louvers, or other covers of the permanent flood openings, and enter the total in Item A9.d. Non-engineered openings that meet the requirements of NFIP Technical Bulletin 1 are assumed to provide one square foot of rated area for each square inch of net open area. If the net open area cannot be measured, provide in the Comments area of the appropriate section the size of the flood openings without consideration of any covers and indicate the type of cover that exists in the flood openings.

Item A9.e. Enter the total rated area of the permanent engineered flood openings indicated in A9.c in square feet. Attach a copy of the Individual Engineered Flood Openings Certification for a specific building or an Evaluation Report issued by the ICC ES for all engineered openings, and indicate the manufacturer's name and model number in the Comments area of the appropriate section, if applicable. Flood openings cannot be considered engineered flood openings without documentation. If no documentation is available/provided, enter the net open (unobstructed) area of the flood openings in A9.d instead.

Item A9.f. Complete only if permanent engineered and permanent non-engineered flood openings are both present. Enter the sum of A9.d (net open area of all non-engineered openings) and A9.e (total rated area of all engineered openings). Non-engineered openings that meet the requirements of NFIP Technical Bulletin 1 are assumed to provide one square foot of rated area for each square inch of net open area. For example, a non-engineered opening with 140 sq. in. of net open area (i.e., rated for 140 sq. ft. of enclosure area), combined with two (2) engineered openings rated for 200 sq. ft. each, would yield $140 + 400 = 540$ sq. ft. rated area. If either A9.d or A9.e is "0", then enter "N/A" for A9.f.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Complete the Elevation Certificate using the Flood Insurance Study (FIS) and FIRM in effect at the time of the certification.

The information for Section B is obtained by reviewing the FIS and the FIRM panel that includes the building's location. Information about the current FIS and FIRM is available from FEMA by visiting [msc.fema.gov](https://www.msc.fema.gov) or contacting the local floodplain management official. If a Letter of Map Amendment (LOMA), Letter of Map Revision Based on Fill (LOMR-F), or Letter of Map Revision (LOMR) has been issued by FEMA, please provide the letter date and case number in the Comments area of Section D or Section G, as appropriate.

For a building in an area that was mapped in one community but is now in another community due to annexation or dissolution, enter the community name and six-digit Community Identification Number of the community in which the building is now located in Items B1.a and B1.b; the name of the county or new county, if necessary, in Item B2; and the FIRM index date for the community identified in B1.a, in Item B6. Enter information from the actual FIRM panel that shows the building location, even if it is the FIRM for the previous jurisdiction, in Items B4, B5, B7, B8, and B9.

If the map in effect at the time of the building's construction was other than the current FIRM, and you have the past map information pertaining to the building, provide the information in the Comments area of Section D.

Note: Indicate in the Comments area of Section D if using information based on best available data, such as base-level engineering or advisory flood hazard data (contact the local floodplain management official to confirm).

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION (Continued)

Items B1.a–b NFIP Community Name and Community Identification Number. Enter the complete name of the community in which the building is located in B1.a, and the associated six-digit Community Identification Number in B1.b. For an unincorporated area of a county, enter the county name and "unincorporated area", and the six-digit number of the county. For a newly incorporated community, use the name and six-digit number of the new community. Under the NFIP, a "community" is any state or area or political subdivision thereof, or any Indian tribe or authorized native organization which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction. To determine the current community number, see the NFIP *Community Status Book*, available on FEMA's website at www.fema.gov/national-flood-insurance-program-community-status-book.

Item B2. County Name. Enter the name of the county or counties in which the community is located. For an unincorporated area of a county, enter the county name. For an independent city, enter "independent city."

Item B3. State. Enter the two-letter state abbreviation (for example, VA, TX, CA).

Items B4–B5. Map/Panel Number and Suffix. Enter the 10-character "Map Number" or "Community Panel Number" shown on the FIRM where the building or manufactured (mobile) home is located. For maps in a county-wide format, the sixth character of the "Map Number" is the letter "C" followed by a four-digit map number. For maps not in a county-wide format, enter the "Community Panel Number" shown on the FIRM.

Item B6. FIRM Index Date. Enter the effective date or the map revised date shown on the FIRM Index.

Item B7. FIRM Panel Effective/Revised Date. Enter the effective date shown on the current FIRM panel. The current FIRM panel effective date can be determined by visiting msc.fema.gov or contacting the local floodplain management official. If the area where the building is located was revised by a LOMR, include the LOMR effective date and the LOMR case number in the comments area of Section D.

Item B8. Flood Zone(s). Enter the flood zone, or flood zones, in which the building is located. All flood zones containing the letter "A" or "V" are considered Special Flood Hazard Areas (SFHAs). Each flood zone is defined in the legend of the FIRM panel on which it appears. If the area where the building is located was revised by a LOMA, CLOMA, LOMR-F, or CLOMR-F, include the flood zone shown on the LOMA, CLOMA, LOMR-F, or CLOMR-F, and add the effective date and case number in the comments area of Section D.

Item B9. Base Flood Elevation(s) (BFE). Using the appropriate Flood Insurance Study (FIS) Profile, FIS Data Table (e.g. Transect, Floodway, etc.), or FIRM panel, locate the property and enter the BFE (or base flood depth) of the building site to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico). If the building is located in more than one flood zone in Item B8, list all appropriate BFEs in Item B9.

BFEs are shown in the FIS or on a FIRM for Zones A1–A30, AE, AH, V1–V30, VE, AR, AR/A, AR/AE, AR/A1–A30, and AR/AH; base flood depths are shown for Zones AO and AR/AO. Use the AR BFE (or base flood depth) if the building is located in any of these zones: AR/A, AR/AE, AR/A1–A30, AR/AH, or AR/AO.

In A or V zones where BFEs are not provided in the FIS or on the FIRM, BFEs may be available from another source. For example, the community may have established BFEs or obtained BFE data from other sources (e.g., Base Level Engineering) for the building site. For subdivisions and other developments of more than 50 lots or 5 acres in Zone A, establishment of BFEs is required by the community's floodplain management ordinance. If a BFE is obtained from another source, enter the BFE in Item B9. The BFE entered in Item B9 must be based on hydrologic and hydraulic analyses. In an A Zone where BFEs are not obtained from another source, enter N/A in Item B9 and complete Section E.

Item B10. Indicate the source of the BFE or base flood depth that you entered in Item B9. If the BFE is from a source other than the FIS, FIRM, or community, include the name of the study, the agency or company that produced it, and the date when the study was completed. Visit msc.fema.gov or contact the local floodplain management official to access the current FIS and FIRM.

Item B11. Indicate the elevation datum to which the elevations on the applicable FIRM are referenced as shown on the map legend. The vertical datum is shown in the Map Legend and/or the Notes to Users on the FIRM.

Item B12. Indicate whether the building is located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA). OPAs are portions of coastal barriers that are owned by Federal, State, or local governments or by certain non-profit organizations and used primarily for natural resources protection. CBRS areas and OPAs are no longer shown on the FIRM; please use the maps available at www.fws.gov/cbra/maps/index.html to complete Item B12. Federal flood insurance is prohibited in designated CBRS areas or OPAs for buildings or manufactured (mobile) homes built or substantially improved after the date of the CBRS or OPA designation. For the first CBRS designations, that date is October 1, 1983. Information about CBRS areas and OPAs may be obtained on the FEMA website at www.fema.gov/national-flood-insurance-program/coastal-barrier-resources-system.

Item B13. Indicate whether the building is located seaward of the Limit of Moderate Wave Action (LiMWA). If the LiMWA is not shown on the FIRM, check the "No" box. Information about the LiMWA and other coastal flood zones may be obtained on the FEMA website at www.fema.gov/flood-maps/coastal/insurance-rate-maps.

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

Complete Section C if the building is located in any of Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, or A99. If the Certificate is being completed to demonstrate compliance with local floodplain management requirements, contact the local floodplain management official to find out any additional requirements. Section C may also be completed for insurance purposes to determine the building's First Floor Height in any flood zone (including Zones AO, AR/AO, B, C, X and D). In addition, complete Section C if this certificate is being used to support a request for a LOMA, CLOMA, LOMR-F, or CLOMR-F.

To ensure that all required elevations are obtained, it may be necessary to physically enter the building (for instance, if the building has a basement or sunken living room, split-level construction, or Machinery and Equipment (M&E)).

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED) (Continued)

Land surveyors may not be able to gain access to some crawlspaces to shoot the elevation of the crawlspace floor. If access to the crawlspace is limited or cannot be gained, follow one of these procedures.

- Use a yardstick or tape measure to measure the height from the floor of the crawlspace to the "next higher floor," and then subtract the crawlspace height from the elevation of the "next higher floor." If there is no access to the crawlspace, use the exterior grade next to the structure to measure the height of the crawlspace to the "next higher floor."
- Contact the local floodplain management official of the community in which the building is located. The community may have documentation of the elevation of the crawlspace floor as part of the permit issued for the building.
- If the property owner has documentation or knows the height of the crawlspace floor to the next higher floor, try to verify this by looking inside the crawlspace through any openings or vents.

In all three cases, use the Comments area of Section D to provide the elevation and a brief description of how the elevation was obtained.

Note: If any item does not apply to the building, enter "N/A" for not applicable.

Item C1. Indicate whether the elevations to be entered in this section are based on construction drawings, a building under construction, or finished construction. For either of the first two choices, a post-construction Elevation Certificate will be required when construction is complete. If the building is under construction, include only those elevations that can be surveyed in Items C2.a–h. Use the Comments area of Section D to provide elevations obtained from the construction plans or drawings. Select "Finished Construction" only when all M&E such as furnaces, water heaters, heat pumps, air conditioners, and elevators and their associated equipment have been installed and the grading around the building is completed.

Item C2. A field survey is required for Items C2.a–h. Most control networks will assign a unique identifier for each benchmark. For example, the National Geodetic Survey uses the Permanent Identifier (PID). For the benchmark utilized, provide the PID or other unique identifier assigned by the maintainer of the benchmark. For GPS survey, indicate the benchmark used for the base station, the Continuously Operating Reference Stations (CORS) sites used for an Online Positioning User Service (OPUS) solution (also attach the OPUS report), or the name of the Real Time Network used.

Also provide the vertical datum for the benchmark elevation. All elevations for the certificate, including the elevations for Items C2.a–h, must use the same datum on which the BFE is based. Show the conversion from the field survey datum used if it differs from the datum used for the BFE entered in Item B9 and indicate the conversion software used. Show the datum conversion, if applicable, in the Comments area of Section D.

For property experiencing ground subsidence, the most recent reference mark elevations must be used for determining building elevations. However, when subsidence is involved, the BFE should not be adjusted.

Note: Enter elevations in Items C2.a–h to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico); if data is surveyed to the nearest hundredth, round to the nearest tenth.

Item C2.a. Enter the elevation measured at the top of the bottom floor (excluding the attached garage) indicated by the selected Building Diagram (Item A7). For buildings elevated on a crawlspace, Building Diagrams 8 and 9, enter the lowest elevation of the top of the crawlspace floor in Item C2.a, whether or not the crawlspace has permanent flood openings (flood vents).

Item C2.b. For Building Diagrams 2A through 9 in any flood zone, including Zones B, C, X, and D, enter the elevation measured at the top of the next higher floor (excluding the attached garage) indicated by the selected Building Diagram (Item A7). For buildings requiring more than two floors or levels to be surveyed, such as those with multiple floors or multi-level enclosures, enter the additional surveyed elevations and floor descriptions in the Section D Comments, and clarify which floors are entered as Item C2.a and C2.b.

Item C2.c. For floodplain management compliance, this elevation is required for all Building Diagrams 5 and 6 in V Zones in areas seaward of the LiMWA, and in other areas regulated for coastal flooding hazards. Enter the elevation measured at the bottom of the lowest horizontal structural member of the floor indicated by the selected Building Diagram (Item A7) or the figure below. This elevation can be entered for Building Diagrams 5 and 6 in any flood zone, including Zones B, C, X, and D. For Building Diagrams other than 5 and 6 (if applicable), enter the C2.c elevation as indicated in the figure below. *If this item does not apply to the building, enter "N/A" for not applicable.*

Item C2.d. If there is an attached garage, enter the lowest elevation for top of attached garage slab. (Because elevation for top of attached garage slab is self-explanatory, attached garages are not illustrated in the Building Diagrams.)

Item C2.e. Enter the lowest platform, floor, or ground elevation supporting the lowest electrical, heating, ventilation, plumbing, and air conditioning M&E and other utilities servicing the building, which may be located in an attached garage or enclosure or on an open utility platform. Note that elevations for the M&E items are required regardless of their location. Local floodplain management officials are required to ensure that *all* new M&E servicing the building are protected from flooding. Thus, local officials may require that elevation information for all M&E, including ductwork, be documented on the Elevation Certificate. If the M&E is mounted to a wall, pile, etc., enter the platform elevation of the M&E. Indicate the lowest M&E type and its general location (e.g., on floor inside garage, on platform affixed to exterior wall) in the Comments area of Section D or Section G, as appropriate.

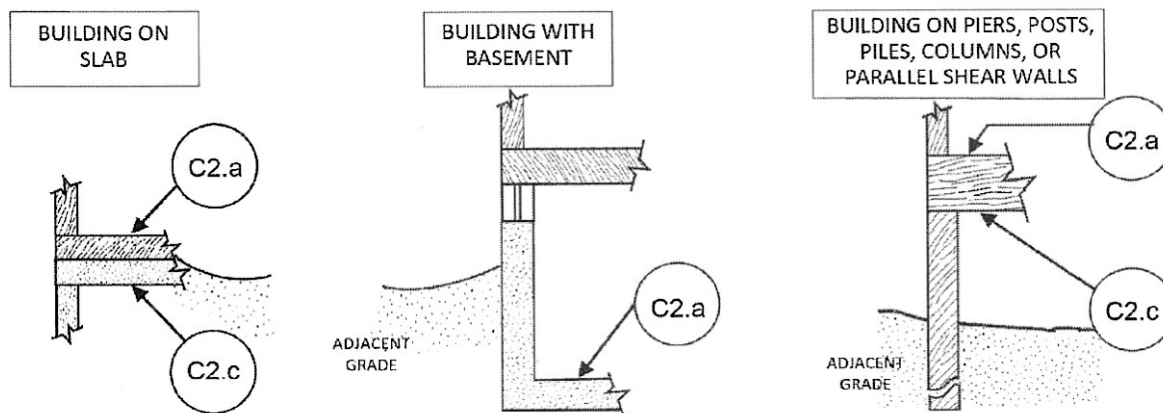
Note: For more guidance on floodplain management compliance for utilities, including M&E, refer to FEMA P-348, *Protecting Building Utility Systems from Flood Damage*. The list of M&E and the elevation requirements for documenting floodplain management compliance are different than the NFIP insurance M&E discount eligibility considerations. See Section H Instructions for additional information.

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED) (Continued)

Item C2.f. Enter the finished Lowest Adjacent Grade (LAG) elevation of the ground, sidewalk, or patio slab next to and in direct contact with the building. For a building in Zone AO, use the natural grade elevation, if available. Indicate whether the natural or finished grade was used. If natural grade was used, attach the source of the information (e.g., a grading plan). For buildings under construction in any flood zone, enter the LAG elevation at the time of the survey. **Note:** Natural grade means the undisturbed natural surface of the ground prior to any excavation or fill.

Item C2.g. Enter the finished Highest Adjacent Grade (HAG) elevation of the ground, sidewalk, or patio slab next to and in direct contact with the building. For a building in Zone AO, use the natural grade elevation if available. Indicate whether the natural or finished grade was used. If natural grade was used, attach the source of the information (e.g., a grading plan). For buildings under construction in any flood zone, enter the HAG elevation at the time of the survey.

Item C2.h. Enter the finished LAG elevation of the lowest ground, sidewalk, or patio slab next to and in direct contact with the structurally-attached-deck supports or stairs structurally attached to the building. For buildings under construction in any flood zone, enter the lowest LAG at the time of the survey.



Figures for use in determining Item C2.c

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This section of the Elevation Certificate may be signed by only a land surveyor, engineer, or architect who is authorized by state law to certify elevation information. Complete as indicated and place your license number, your seal (as allowed by the state licensing board), your signature, and the date in Section D. You are certifying that the information on this certificate represents your best efforts to interpret the data available and that you understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001. Use the Comments area of Section D to provide relevant and clarifying information not specified elsewhere on the certificate, including supporting information for latitude/longitude source for A5; openings for A8/A9; LOMR data for Section B; BFE and BFE source data for B9/B10; datum conversion for C2; grading plan for natural grade used in C2.f-g; machinery type and location for C2.e; and any other relevant information identified in the instructions or needed for clarification. If attachments are included, check the attachments box and describe the attachments in the Comments area.

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

Complete Section E if the building is located in Zone AO, Zone AR/AO, or Zone A (without BFE) and the Certificate is being completed for the purpose of documenting compliance with local floodplain management requirements. If the Certificate is being completed to document compliance in other flood zones, including Zone A (with BFE), to support a LOMA, CLOMA, LOMR-F, or CLOMR-F request, or to provide a ground elevation for flood insurance rating, complete Section C instead of Section E. Explain in the Section F Comments area if the measurement provided under Items E1–E4 is not based on the "natural grade." Natural grade means the undisturbed natural surface of the ground prior to any excavation or fill.

Indicate whether the measurements to be entered in this section are based on construction drawings, a building under construction, or finished construction. For either of the first two choices, a post-construction Elevation Certificate will be required when construction is complete. If the building is under construction, include only those measurements that can be determined in Items E1–E4. Use the Comments area of Section F to provide measurements obtained from the construction plans or drawings. Select "Finished Construction" only when all Machinery and Equipment (M&E) such as furnaces, water heaters, heat pumps, air conditioners, and elevators and their associated equipment have been installed and the grading around the building is completed.

Note: Enter heights in Items E1–E4 to the nearest tenth of a foot (nearest tenth of a meter, in Puerto Rico).

Items E1.a and b. Enter in Item E1.a the height of the top of the bottom floor (as indicated by C2.a in the selected Building Diagram, Item A7) above or below the natural HAG. Enter in Item E1.b the height of the top of the bottom floor (as indicated by C2.a in the selected Building Diagram, Item A7) above or below the natural LAG. For buildings in Zone AO, the community's floodplain management ordinance requires the lowest floor of the building be elevated above the HAG at least as high as the base flood depth on the FIRM.

**SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED)
FOR ZONE AO AND ZONE A (WITHOUT BFE) (Continued)**

Item E2. For Building Diagrams 6–9 with permanent flood openings (see pages 18–19), enter the height of the next higher floor or elevated floor (as indicated by C2.b in the selected Building Diagram, Item A7) above or below the HAG.

Item E3. Enter the height, in relation to the HAG next to the building, for the top of attached garage slab. (Because elevation for top of attached garage slab is self-explanatory, attached garages are not illustrated in the diagrams.) *If this item does not apply to the building, enter "N/A" for not applicable.*

Item E4. Enter the height, in relation to the HAG next to the building, of the platform elevation that supports the M&E servicing the building. See Item C2.e for additional details on M&E. Indicate the M&E type in the Comments area of Section F.

Item E5. For those communities where this base flood depth is not available, the community will need to determine whether the top of the bottom floor is elevated in accordance with the community's floodplain management ordinance.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

Complete as indicated. This section is provided for certification of measurements when completing Sections A, B, and E. If Section E is completed by a property owner or property owner's authorized representative in Zone AO, AR/AO, or A (without BFE), then the community should confirm the heights in Section E to ensure compliance with community floodplain management ordinances. If Section E is completed by a local floodplain management official, then complete Item G2.a and Section G instead of Section F. The address entered in this section must be the actual mailing address of the individual who provided the information on the certificate. Check the box as indicated if including attachments and describe in the Comments area.

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The community official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C, E, G or H of this Elevation Certificate and sign this section. Section C may be completed by the local official per the instructions below for Item G1.

Item G1. Check if Section C is completed with elevation data from other documentation that has been signed and sealed by a licensed land surveyor, engineer, or architect who is authorized by state law to certify elevation information. Indicate the source of the elevation data and the date obtained in the Comments area of Section G. If you are both a community official and a licensed land surveyor, engineer, or architect authorized by state law to certify elevation information, and you performed the actual survey for a building in any flood zones (including Zones A99, B, C, X and D), you must also complete Section D.

Item G2.a. Check if information is entered in Section E by the community for a building in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when the community certifies Item E5 for a building in Zone AO.

Item G2.b. Check if information is entered in Section H by the community for insurance purposes.

Item G3. Check if the community official is correcting information provided in Sections A, B, E and H. Describe corrections in the Comments area of Section G.

Item G4. Check if the information in Items G5–G11 has been completed for community floodplain management purposes to document the as-built lowest floor elevation of the building. Section C of the Elevation Certificate records the elevation of various building components but does not determine the lowest floor of the building or whether the building, as constructed, complies with the community's floodplain management ordinance. This must be done by the community. Items G5–G11 provide a way to document these determinations.

Item G5. Permit Number. Enter the permit number or other identifier to key the Elevation Certificate to the permit issued for the building.

Item G6. Date Permit Issued. Enter the date the permit was issued for the building.

Item G7. Date Certificate of Compliance/Occupancy Issued. Enter the date that the Certificate of Compliance or Occupancy or similar written official documentation of as-built lowest floor elevation was issued by the community as evidence that all work authorized by the floodplain development permit has been completed in accordance with the community's floodplain management laws or ordinances.

Item G8. New Construction or Substantial Improvement. Check the applicable box. "Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a building, the cost of which equals or exceeds 50 percent of the market value of the building before the start of construction of the improvement (or meets the community's more restrictive standards, if applicable). The term includes buildings that have incurred substantial damage, regardless of the actual repair work performed.

Item G9.a. As-built lowest floor elevation. Enter the elevation of the lowest floor (including basement) when the construction of the building is completed and a final inspection has been made to confirm that the building is built in accordance with the permit, the approved plans, and the community's floodplain management laws or ordinances. Indicate the elevation datum used.

Item G9.b. As-built lowest horizontal structural member. Enter the elevation measured at the bottom of the lowest horizontal structural member of the floor indicated by the selected Building Diagram (Item A7) or in the figure at the end of the instructions for Section C. Indicate the elevation datum used.

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION) (Continued)

Item G10.a. BFE. Using the appropriate FIRM panel, FIS, or other data source, locate the property and enter the BFE (or base flood depth) of the building site. Indicate the elevation datum used.

Item G10.b. Community's minimum elevation or depth requirement. Enter the elevation (including freeboard above the BFE) to which the community requires the lowest floor or the lowest horizontal structural member to be elevated. Indicate the elevation datum used.

Item G11. Indicate Yes if a variance from the floodplain management regulations (Title 44 CFR § 60.6) has been issued for the building, attach the supporting documentation, and describe the attachment in the Comments area of this section. If no such variance has been issued, indicate No.

Enter your name, title, and telephone number, and the name of the community and add any comments. Sign and enter the date in the appropriate blanks.

**SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES
(SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)**

In any flood zone the property owner, owner's authorized representative, or local floodplain management official may complete this certificate for rating purposes to determine the building's first floor height and identify the elevation of Machinery and Equipment (M&E) servicing the building. Sections A, B, and I must also be completed.

Note: If Sections C and/or E and H are all completed, then information in Section C will prevail for insurance purposes and for compliance.

Item H1.a. For Building Diagrams 1A, 1B, 3, and 5–9 shown on pages 17–19, enter in Item H1.a the height to the nearest tenth of a foot (tenth of a meter in Puerto Rico) of the top of the bottom floor (as indicated in the selected Building Diagram, Item A7) above the LAG. Refer to the arrows on the Foundation Type Diagrams on page 16 that indicate which floor to use to determine the height for Item H1.a.

Item H1.b. For Building Diagrams 2A, 2B, 4, and 6–9 shown on pages 17–19, enter in Item H1.b the height to the nearest tenth of a foot (tenth of a meter in Puerto Rico) of the top of the next higher floor or elevated floor (as indicated in the selected Building Diagram, Item A7) above the LAG. Refer to the arrows on the Foundation Type Diagrams on page 16 that indicate which floor to use to determine the height for Item H1.b.

Note: The LAG is the lowest point of the ground level immediately next to a building.

Item H2. Indicate "Yes" if *all* of the following M&E servicing the building, inside or outside the building, are elevated to at least the height of the location shown by the H2 arrow in the Foundation Type Diagrams on page 16: central air conditioner (including exterior compressor), furnace, heat pump (including exterior compressor), water heater, and elevator M&E. For contents-only insurance coverage, *all* of the following appliances will need to be elevated to at least the height of the location shown by the H2 arrow in the Foundation Type Diagrams below: clothes washers and dryers and food freezers.

Note: For both building and contents coverage, *all* of the M&E and appliances listed above must be elevated per the Foundation Type Diagrams on page 16 to be considered for the M&E mitigation discount.

Indicate "No" if any of the M&E listed above is not elevated to at least the height of the location shown by the H2 arrow in the Foundation Type Diagrams on page 16.

The diagrams on the following page illustrate the six NFIP Foundation Type Diagrams. Each foundation type corresponds with one or more of the eleven Building Diagrams shown at the end of this Elevation Certificate. The arrows on the diagrams indicate which floor to use to determine H1.a and H1.b. The arrows marked as H2 show the minimum elevation required to be eligible for the M&E mitigation discount.

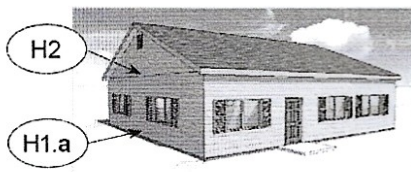
SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

Complete as indicated. This section is provided for certification of measurements when completing Sections A, B, and H. If Section H is completed by a local floodplain management official, then complete Item G2.b and Section G instead of Section I. The address entered in this section must be the actual mailing address of the individual who provided the information on the certificate.

Check the box as indicated if including attachments (e.g., required photos) and describe in the Comments area.

Foundation Type Diagrams (for use in Section H):

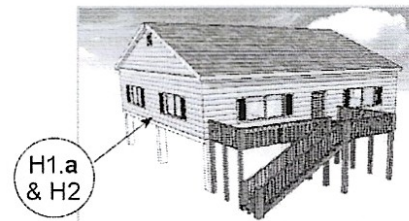
Slab on Grade (Non-Elevated)



Corresponds to EC Diagrams 1A, 1B and 3

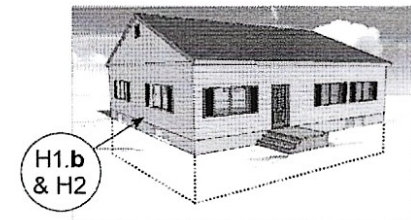
Note: If the building has more than one floor, the Machinery and Equipment should be on the second floor or higher.

Elevated without Enclosure on Posts, Piles, or Piers



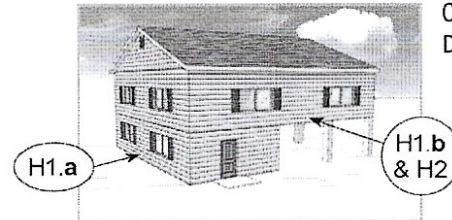
Corresponds to EC Diagram 5

Basement (Non-Elevated)



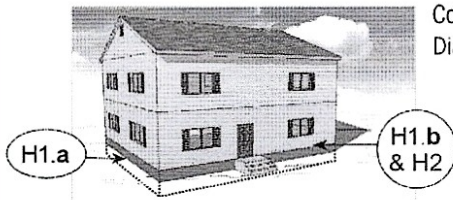
Corresponds to EC Diagrams 2A, 2B and 4

Elevated with Enclosure on Posts, Piles, or Piers



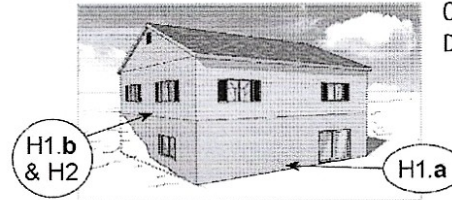
Corresponds to EC Diagram 6

Crawlspace (Elevated, including Non-Elevated Sub-Grade Crawlspace)



Corresponds to EC Diagrams 8 and 9

Elevated with Enclosure Not on Posts, Piles, or Piers (Solid Foundation Walls)



Corresponds to EC Diagram 7

BUILDING DIAGRAMS

The following diagrams illustrate various types of buildings. Compare the features of the building being certified with the features shown in the diagrams and select the diagram most applicable. Enter the diagram number in Item A7, the square footage of crawlspace or enclosure(s) and the area of flood openings as indicated in Items A8.a–f, the square footage of attached garage and the area of flood openings as indicated in Items A9.a–f, and the elevations in Items C2.a–h.

In A, B, C, X and D zones, the floor elevation is taken at the top finished surface of the floor indicated; in V zones, areas seaward of the LiMWA, and in other areas regulated for coastal flooding hazards, the floor elevation is taken at the bottom of the lowest horizontal structural member (see figure at end of instructions for Section C).

DIAGRAM 1A:

All slab-on-grade single- and multiple-floor buildings (other than split-level) and high-rise buildings, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least one side.*

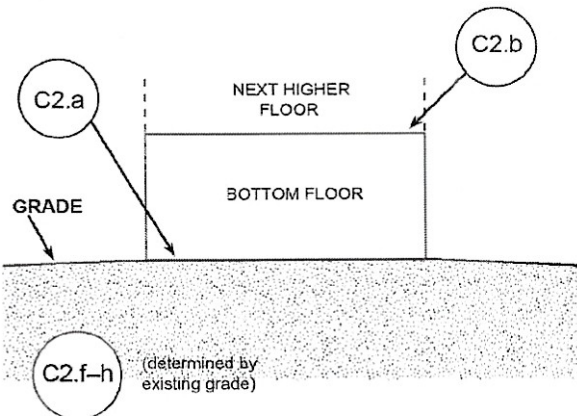


DIAGRAM 1B:

All raised-slab-on-grade or slab-on-stem-wall-with-fill single- and multiple-floor buildings (other than split-level), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor is at or above ground level (grade) on at least one side.*

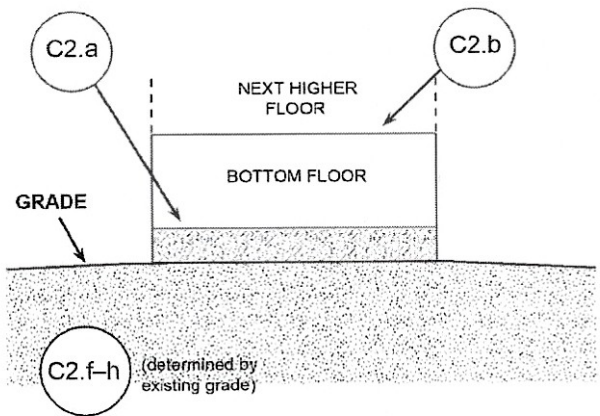


DIAGRAM 2A:

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides.*

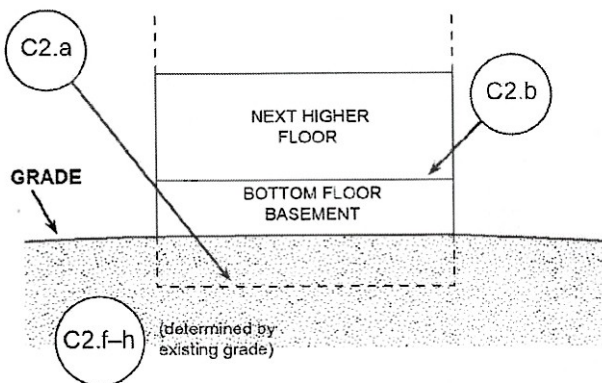
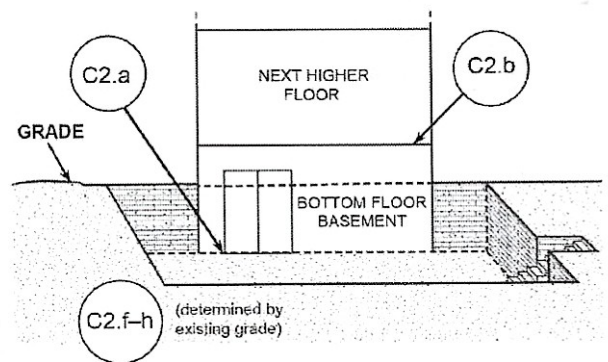


DIAGRAM 2B:

All single- and multiple-floor buildings with basement (other than split-level) and high-rise buildings with basement, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides; most of the height of the walls is below ground level on all sides; and the door and area of egress are also below ground level on all sides.*



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

BUILDING DIAGRAMS

DIAGRAM 3:

All split-level buildings that are slab-on-grade, either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (excluding garage) is at or above ground level (grade) on at least one side.*

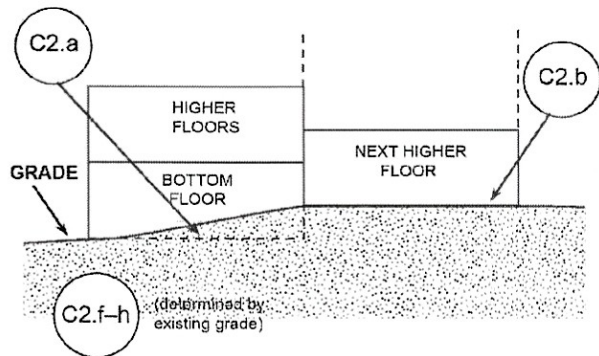


DIAGRAM 4:

All split-level buildings (other than slab-on-grade), either detached or row type (e.g., townhouses); with or without attached garage.

Distinguishing Feature – The bottom floor (basement or underground garage) is below ground level (grade) on all sides.*

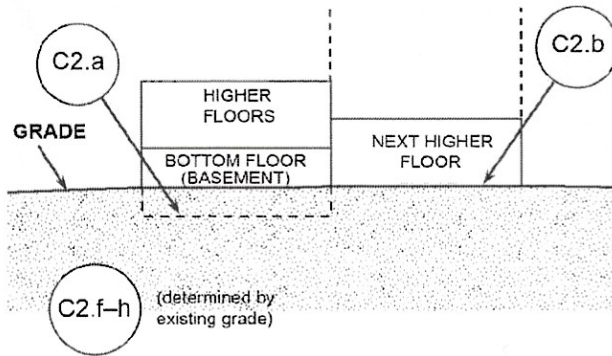


DIAGRAM 5:

All buildings elevated on piers, posts, piles, columns, or parallel shear walls. No obstructions below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is open, with no obstruction to flow of floodwaters (open lattice work and/or insect screening is permissible).

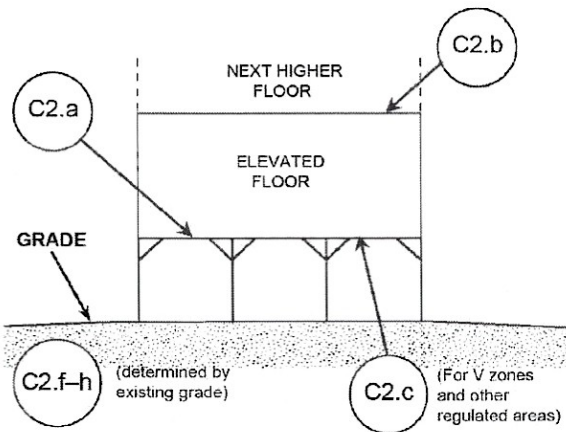
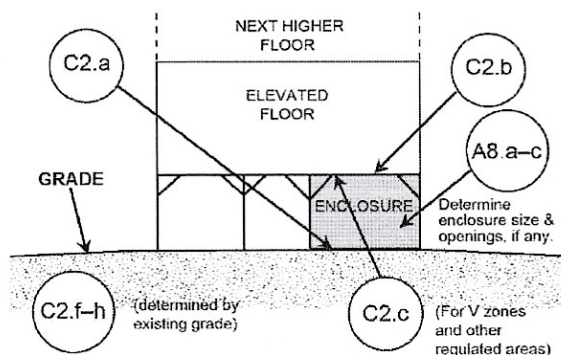


DIAGRAM 6:

All buildings elevated on piers, posts, piles, columns, or parallel shear walls with full or partial enclosure below the elevated floor.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A - Property Information.



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

** An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of two openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than one square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the ICC ES must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least two sides of the enclosed area. If a building has more than one enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.

BUILDING DIAGRAMS

DIAGRAM 7:

All buildings elevated on full-story foundation walls with a partially or fully enclosed area below the elevated floor. This includes walkout levels, where at least one side is at or above grade. The principal use of this building is located in the elevated floors of the building.

Distinguishing Feature – For all zones, the area below the elevated floor is enclosed, either partially or fully. In A Zones, the partially or fully enclosed area below the elevated floor is with or without openings** present in the walls of the enclosure. Indicate information about enclosure size and openings in Section A - Property Information.

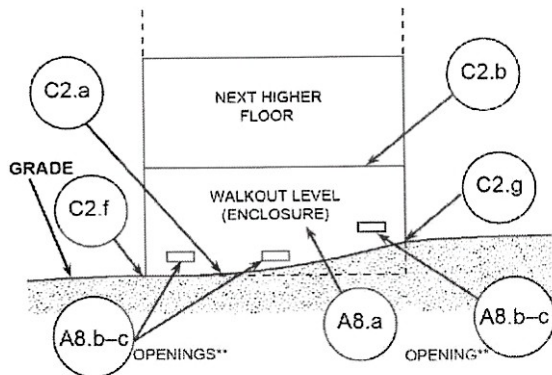


DIAGRAM 8:

All buildings elevated on a crawlspace with the floor of the crawlspace at or above grade on at least one side, with or without an attached garage.

Distinguishing Feature – For all zones, the area below the first floor is enclosed by solid or partial perimeter walls. In all A zones, the crawlspace is with or without openings** present in the walls of the crawlspace. Indicate information about crawlspace size and openings in Section A - Property Information. (If the distance from the crawlspace floor to the top of the next higher floor is more than 5 feet, use Diagram 7.)

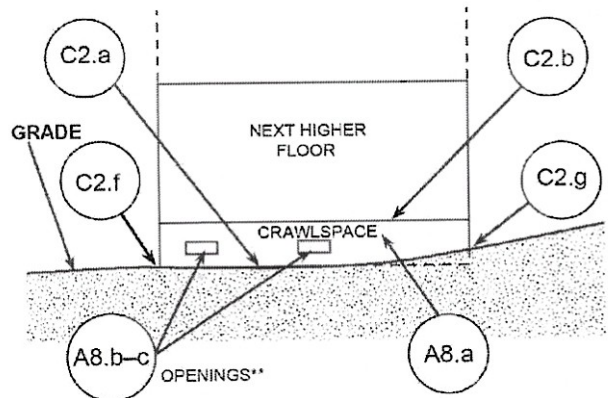
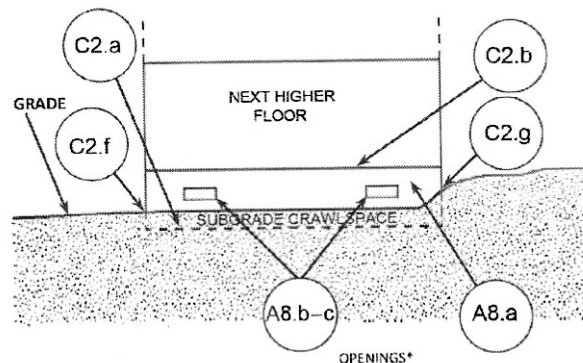


DIAGRAM 9:

All buildings (other than split-level) elevated on a sub-grade crawlspace, with or without attached garage.

Distinguishing Feature – The bottom (crawlspace) floor is below ground level (grade) on all sides.* (If the distance from the crawlspace floor to the top of the next higher floor is more than five feet, or the crawlspace floor is more than two feet below the grade [LAG] on all sides, use Diagram 2A or 2B.)



* A floor that is below ground level (grade) on all sides is considered a basement even if the floor is used for living purposes, or as an office, garage, workshop, etc.

** An "opening" is a permanent opening that allows for the free passage of water automatically in both directions without human intervention. Under the NFIP, a minimum of two openings is required for enclosures or crawlspaces. The openings shall provide a total net area of not less than one square inch for every square foot of area enclosed, excluding any bars, louvers, or other covers of the opening. Alternatively, an Individual Engineered Flood Openings Certification or an Evaluation Report issued by the ICC ES must be submitted to document that the design of the openings will allow for the automatic equalization of hydrostatic flood forces on exterior walls. A window, a door, or a garage door is not considered an opening; openings may be installed in doors. Openings shall be on at least two sides of the enclosed area. If a building has more than one enclosed area, each area must have openings to allow floodwater to directly enter. The bottom of the openings must be no higher than 1.0 foot above the higher of the exterior or interior grade or floor immediately below the opening. For more guidance on openings, see NFIP Technical Bulletin 1.



DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO



Memorandum to File

Date: 8/21/2025

From: Justin Neely

Environmental Manager

CDBG-DR Program

Small Business and Incubators and Accelerators program

Puerto Rico Department of Housing

Application Number: PR-SBIA-00010A

Project: Ponce Neighborhood Housing Services, Inc.

Re: Justification for the Infeasibility and Impracticability of Radon Testing

After reviewing Application Number PR-SBIA-00010A under the Regrow Puerto Rico Program, administered by the Puerto Rico Department of Housing (**PRDOH**), to complete the property's contamination analysis in accordance with 24 C.F.R. § 50.3(i) and 24 C.F.R. § 58.5(i), we have determined that testing the property's radon levels is infeasible and impracticable.

Per the U.S. Department of Housing and Urban Development's (**HUD**) CPD Notice 23-103, the recommended best practices and alternative options for radon testing are infeasible and impracticable in this case due to the following reasons:

- As required by the CPD Notice 23-103, the scientific data reviewed in lieu of testing must consist of a minimum of ten documented test results over the previous ten years. If there are less than ten documented results over this

period, it is understood that there is a lack of scientific data. The latest report for radon testing in Puerto Rico was prepared in 1995 by the U.S. Department of the Interior in Cooperation with the U.S. Environmental Protection Agency. No other completed studies and reports on radon testing are available in Puerto Rico.

- There is no available science-based or state-generated information for Puerto Rico for the last ten years that can be used to determine whether the project site is in a high-risk area. The Department of Health and Human Services, Centers for Disease Control and Prevention (**CDC**), National Environmental Public Health Tracking, and Radon Testing map do not include Puerto Rico data.
- There are only two (2) licensed professionals in Puerto Rico who can conduct radon testing using the American National Standards Institute/American Association of Radon Scientists and Technologists (**ANSI/AARST**) testing standards, which makes it difficult, time-consuming, and highly expensive to coordinate and secure a site visit for the contamination evaluation.
- Do-it-yourself (**DIY**) radon test kits are known to be unreliable in assuring and controlling the quality of the test results; they are not readily available in Puerto Rico, and the cost and time required for purchasing and sending them for analysis are unreasonable when weighed against the results' reliability and the need for prompt results.
- Local authorities in Puerto Rico do not have the specialized radon monitoring equipment or trained staff needed to conduct the radon testing analysis and ensure proper quality control and quality assurance practices are adhered to. We also do not have a radiation laboratory certified for radon testing.

As part of the evaluation for this determination, PRDOH sent information requests to six (6) local agencies at the state and federal levels. We received responses from the following agencies:

- United States Geological Survey;
- Centers for Disease Control and Prevention;
- Puerto Rico Department of Health; and
- United States Environmental Protection Agency.

The agencies mentioned above confirmed the lack of scientific data on Radon testing for Puerto Rico and the technical difficulties that we face to comply with HUD's Radon testing requirement. For the above-mentioned reasons, Radon testing is infeasible and impracticable for this property, and no further consideration of Radon is needed for the environmental review.

Radon Attachments



August 20, 2024

Mrs. Carmen R. Guerrero Pérez
Director
Caribbean Environmental Protection Division
City View Plaza II – Suite 7000
#48 Rd. 165 km 1.2
Guaynabo, PR 00968-8069

Via email: guerrero.carmen@epa.gov

RE: Request for information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

This Notice emphasizes the importance of radon testing and mitigation in ensuring safe living environments, particularly in HUD-assisted properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Mitigation (CDBG-DR/MIT), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MIT programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any mitigation efforts within the islands of Puerto Rico.

Specifically, we are seeking for possible availability of the following information:

Radon testing data – Results from radon testing conducted within your agency's purview, including details on location, testing methods, and recorded radon levels.

Barbosa Ave. #606, Building Juan C. Cordero Davila, Rio Piedras, PR 00981 | PO Box 21365 San Juan, PR 00928-1365
Tel: (787) 274-2527 | www.usenda.pr.gov



August 20, 2024

Dr. Silvina Cancelos
Professor
College of Engineering
University of Puerto Rico – Mayagüez Campus
259 Norte Blvd. Alfonso Valdés Cobián
Mayagüez, Puerto Rico

Via email: silvina.cancelos@upr.edu

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Tel: (787) 274-2527 | www.usenda.pr.gov

Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

Policies and guidelines – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

Historical data – If available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements. If some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:

Mr. Oleg Pavetko, Pavetko.Oleg@epa.gov
Mr. Matthew Laitila, laitila.matthew@epa.gov

Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

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Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,

William O. Rodríguez Rodríguez, Esq.
Secretary

Cc:

Dr. Carlos Marín, carlos.marin3@upr.edu



August 20, 2024

Dr. Jessica Izárry
Director
Office of Island Affairs
U.S. Centers for Disease Control and Prevention
1324 Cll Canada, San Juan, 00920
Guaynabo, PR 00968-8069

Via email: OIA@cdc.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

This Notice emphasizes the importance of radon testing and mitigation in ensuring safe living environments, particularly in HUD-assisted properties. PRDOH, as the grantee of the Community Development Block Grant for Disaster Recovery and Mitigation (CDBG-DR/MIT), is responsible for ensuring compliance with environmental requirements under CDBG-DR/MIT programs. To fulfill our obligations under this Notice, we must compile comprehensive and up-to-date information on radon levels, testing practices, and any mitigation efforts within the islands of Puerto Rico.

Specifically, we are seeking for possible availability of the following information:

Radon testing data – Results from radon testing conducted within your agency's purview, including details on location, testing methods, and recorded radon levels.

Barbosa Ave. #606, Building Juan C. Cordero Dávila, Río Piedras, PR 00918 | PO Box 21365 San Juan, PR 00928-1365
Tel. (787) 274-2527 | www.viviendap.rg.pr.gov

CDBG-DR/MIT Program
Request for Information in relation with HUD CPD-23-103 for Puerto Rico
Page 2 / 2

Reports and assessments – Any reports, studies, or assessments your agency has produced or commissioned that address radon testing or mitigation.

Policies and guidelines – Information or any policy, guideline, or protocol your agency follows concerning radon testing, exposure limits, or mitigation.

Historical data – If available, historical data or trends in radon levels within the regions you monitor that may impact HUD-assisted housing.

This information is vital to ensure that our radon management strategies are practical and compliant with federal requirements, if some of this information may be sensitive or confidential, we are prepared to discuss any necessary agreements or protocols for sharing this data securely.

Please let us know if you require additional details or have any questions regarding this request. We would greatly appreciate your response by September 15, 2024, so we can incorporate this data into our ongoing compliance efforts.

Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary



August 20, 2024

Mrs. Anais Rodríguez
Secretary
Puerto Rico Department of Natural Resources
Carretera 8838, km. 6.3, Sector El Cinco,
Río Piedras San Juan, PR 00926

Via email: anais.rodriguez@dma.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

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Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Luis Márquez, secretariogaire@dma.pr.gov
Eng. Amarilis Rosario, aire@dma.pr.gov
Mrs. Elid Ortega, ortega@dma.pr.gov



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Dr. Carlos R. Mellado López
Secretary
Puerto Rico Department of Health
PO Box 70184
San Juan, PR 00936-8184

Via email: dr.carlos.mellado@salud.pr.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

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Tel. (787) 274-2527 | www.cdh.pr.gov



GOVERNMENT OF PUERTO RICO
DEPARTMENT OF HOUSING

August 20, 2024

Mrs. Holly Weyers
Regional Director, Southeast – Puerto Rico
US Geological Survey
3916 Sunset Ridge Road
Raleigh, NC 27607

Via email: hweyers@usgs.gov

RE: Request for Information regarding available data on radon testing and levels within Puerto Rico

The Puerto Rico Department of Housing (PRDOH) kindly requests your assistance in gathering data, information, or reports related to radon testing in Puerto Rico, as this information is crucial for our compliance with the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) Notice CDP-23-103.

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Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. Raúl Hernández Dabla, rhernandez2@salud.pr.gov

CDBG-DR/MIT Program
Request for Information in relation with HUD CDP-23-103 for Puerto Rico
Page 2 / 2

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Thank you in advance for your cooperation and support. We look forward to working together on this critical initiative.

Sincerely,


William O. Rodríguez Rodríguez, Esq.
Secretary

Cc: Mr. R. Randall Schumann, rschumann@usgs.gov

From: Charp, Paul (CDC/NCEH/DEHSP) <pac4@cdc.gov>
Sent: Tuesday, September 3, 2024 6:36 AM
To: Miranda, Sandra (CDC/PHIC/DPS); Irizarry, Jessica (CDC/PHIC/DPS); Rzeszutarski, Peter (CDC/NCEH/DEHSP); Vinson, D. Aaron (CDC/NCEH/DEHSP)
Cc: Kostak, Liana (CDC/PHIC/DPS); Vazquez, Germaine (CDC/NCEH/DEHSP)
Subject: RE: REHi: Puerto Rico Request for Information- Randon testing and levels

Good morning, Sandra and others,

In response to the request from Mr. William Rodriguez of the Department of Housing, Government of Puerto Rico, I have reviewed all the available data within the CDC National Environmental Public Health Tracking Network system for data related to radon in Puerto Rico. In addition to the tracking data available on the internet, I also reached out to Mr. Aaron Vinson of the NCEH Tracking Branch.

I was not able to find any data in the CDC systems and this was confirmed by Mr. Vinson. We also reached out the US Environmental Protection Agency who indicated they had no radon data in their systems. Please relay this information to Mr. Rodriguez in your response to his requests

If you have any additional questions, please contact me.

Thank you and best regards,

Paul A. Charp, Ph.D., Fellow, HPS
Senior Health Physicist
Emerging Environmental Hazards and Health Effects Branch (EEHHEB)
Division of Environmental Health Science and Practice (DEHSP)
National Center for Environmental Health (NCEH)
Centers for Disease Control and Prevention (CDC)
pcharp@cdc.gov
770-488-0723 office
404.388.0614 Cell



From: Schumann, R. Randall <rschumann@usgs.gov>
Sent: Wednesday, August 21, 2024 4:39 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Weyers, Holly S <hsweyers@usgs.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>
Subject: RE: Request for Information- Radon testing and levels

Dear Ms. Medina Smaine,

In the early 1990s the U.S. Geological Survey (USGS) conducted geologic assessments of radon potential for all 50 states and the territories of Guam and Puerto Rico, in collaboration with the U.S. EPA. I conducted the geologic radon potential assessment for Puerto Rico. The PDF file of the report is too large to attach to this message but it can be obtained at <https://pubs.usgs.gov/of/1993/0292k/report.pdf>. The USGS did not conduct indoor radon testing and we did not conduct field studies associated with this assessment; it was based on existing data. Mr. David Saldana of the Puerto Rico Department of Health kindly provided us with data for 610 homes that were tested for indoor radon by his agency between 1993 and 1995, which are summarized in the report. I am not aware of any other radon-related geologic studies conducted in the Commonwealth of Puerto Rico by the U.S. Geological Survey.

Best regards,

R. Randall Schumann
Scientist Emeritus
U.S. Geological Survey
Geosciences and Environmental Change Science Center
Denver, Colorado, USA
rschumann@usgs.gov
<https://www.usgs.gov/staff-profiles/r-randall-schumann>

From: Raul Hernandez Doble <rhernandez2@salud.pr.gov>
Sent: Wednesday, August 21, 2024 2:13:31 PM
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>; Dr. Carlos Mellado <drcarlos.mellado@salud.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Mayra Toro Tirado <mtoro@salud.pr.gov>
Subject: RE: [EXTERNAL] Request for Information- Radon testing and levels

Good afternoon. Ms. Medina

I regret to inform that we do not have any recent information on radon testing, since we do not have a certified radiation laboratory certified for radon testing. There are companies that sell test kits available online that can be done and mailed to a testing laboratory. There are also lists of radon contractors and these companies that process radon testing cartridges with instructions, on the Environmental Protection Agency Indoor air Quality web page. The last radon study in Puerto Rico done by the PR Department of Health was done on the year 1993.

Raul Hernandez Doble
Director, Seccion Salud Radiologica
Division de Salud Ambiental
Secretaria Auxiliar para la Vigilancia y la Proteccion de la Salud Publica
rhernandez2@salud.gov.pr
Phone: (787)765-2929 ext. 3210

From: Reyes, Brenda <Reyes.Brenda@epa.gov>
Sent: Wednesday, September 18, 2024 11:48 AM
To: Cesar O Rodriguez Santos <cesarrodriguez@drna.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Silvina Cancelos Mancini <silvina.cancelos@upr.edu>; Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Povetko, Oleg (he/him/his) <Povetko.Oleg@epa.gov>
Subject: RE: Request for Information- Randon testing and levels

Saludos.

La EPA esta trabajando una respuesta a su petición. Se sometió borrador a la directora y el subdirector para su aprobación y firma.

Brenda Reyes Tomassini
Public Affairs
U.S. EPA
Region 2
Caribbean Environmental Protection Division
(787) 977-5869/(787) 977-5865
Mobile: 202-834-1290

From: Silvina Cancelos Mancini <silvina.cancelos@upr.edu>
Sent: Friday, September 6, 2024 15:04
To: Melanie Medina Smaine <mmedina@vivienda.pr.gov>
Cc: Elaine Dume Mejia <Edume@vivienda.pr.gov>; Luz S Colon Ortiz <Lcolon@vivienda.pr.gov>; Aldo A. Rivera-Vazquez <aarivera@vivienda.pr.gov>; Maritza Rosa Olivares <maritzarosaolivares@drna.pr.gov>; Reyes, Brenda <Reyes.Brenda@epa.gov>; Povetko, Oleg <Povetko.Oleg@epa.gov>
Subject: Re: Request for Information- Randon testing and levels

Estimada Melanie Medina

Quería dejarle saber que recibimos su correo el 21 de agosto al igual que el de Maritza Rosa el pasado 4 de septiembre. Ya las personas involucradas de EPA, junto conmigo y el Dr. Marín estamos al tanto del asunto y estamos trabajando para poder enviarles la información.

Atentamente

Silvina Cancelos
Professor
Associate Director
Mechanical Engineering Department
University of Puerto Rico - Mayaguez
Call BOX 9000 Mayaguez PR 00680
Tel: 787-832-4040 ext 5956
email: silvina.cancelos@upr.edu



Bubble Dynamics Lab
University of Puerto Rico - Mayaguez



EPA REGION 2
CARIBBEAN ENVIRONMENTAL PROTECTION DIVISION

September 23, 2024

VIA EMAIL

William O. Rodriguez Rodriguez, Esq.
Secretary
Puerto Rico Department of Housing
Barbosa Ave. 606 Building Juan C. Cordero
San Juan, PR 00917
Email: W.Rodriguez@vivienda.pr.gov

RE: EPA Response to August 20, 2024 request for information of data on radon testing and levels in Puerto Rico

Dear Honorable Secretary Rodriguez Rodriguez:

This communication is in response to your letter of August 20, 2024 addressed to the Puerto Rico Department of Natural and Environmental Resources (DNER) and referred to the U.S. Environmental Protection Agency (EPA) regarding available data on radon testing and levels within Puerto Rico.

EPA's National Radon Action Plan 2021–2025 sets a goal for the nation to find, fix and prevent high indoor radon levels in 8 million buildings by 2025 and prevent 3,500 lung cancer deaths per year. Under this Plan, leaders from across multiple sectors are working together to plan, guide, and sustain nationwide action to prevent exposure to radon.

Due to the lack of data in Puerto Rico, EPA undertook an investigation in collaboration with the University of Puerto Rico-Mayaguez (UPRM) Campus, Departments of Civil Engineering and Surveying and Mechanical Engineering, to find out if radon presented a problem in Puerto Rico. Up until 2021, the only data we had for Puerto Rico was a 1993-1995 mail-in radon screening study referred to by the U.S. Geological Survey report (USGS, 1995) in which the USGS concluded that several areas of Puerto Rico have the geologic potential to generate indoor radon levels exceeding the EPA Action Level of 4 pCi/L (picocuries per liter), perhaps locally reaching very high levels above 50 pCi/L, if a house construction and

ventilation allow for soil-gas radon to enter and concentrate within the structure.¹ According to the USGS report, most of these areas are located in the northwest part of the island. Please note that the actual 1993-1995 study documentation is not available to the EPA.

Typical radon testing technology used in mainland United States (charcoal canisters or electric-powered devices) are impractical in Puerto Rico because of high humidity and power outages. The recovery and rebuilding of communities following the aftermath of 2017 Hurricanes Irma and Maria presented an opportunity to develop radon prevention and mitigation strategies in 2019. Initially, EPA sampled indoor radon air in over 170 single-family residences in the municipalities of San Sebastian, Lares, Ciales, Arecibo, Morovis, Camuy, and Hatillo and later expanded the project to other municipalities such as Rincon, Aguada, Aguadilla, Isabela, Quebradillas, Barceloneta and Vega Baja. The quality assurance protocols were anchored in American National Standards Institute/American Association of Radon Scientists and Technologists (ANSI/AARST) standards of practice (ANSI/AARS, 2019). The sampling was designed in two stages: scoping and confirmatory sampling. The scoping sampling was conducted using Corentium Home (CH) electronic monitors and E-Perm systems. Locations measuring above the EPA Action Level of 4 pCi/L with CH were measured at the second stage of the sampling using RAD7 and Corentium Pro Continuous Radon Monitors (CRMs). Nationally certified radon sampling professionals led by one such professional from the UPRM conducted confirmatory sampling in the second stage. Also, during the study, the nationally certified radon mitigation professionals inspected several homes with elevated indoor radon levels.

Mapping radon in Puerto Rico proved to be a complicated endeavor given the COVID-19 pandemic in 2020. EPA and UPRM continue to work on the project, however, results have not been finalized, and no scientific report has been published yet. Unfortunately, EPA cannot share preliminary data at this time because it contains privileged information. Nevertheless, preliminary data from the study does show homes with levels over 4 pCi/L (EPA Action Level) that might need mitigation to protect the health of their inhabitants.

Although many states have developed laws and regulations governing radon disclosure, certification, and mitigation, Puerto Rico lacks legislation or mandatory radon testing provisions for new construction, remodeling, selling or buying homes. Given this loophole and aiming to answer your request, the EPA can provide information on Best Management Practices for sampling indoor radon in Puerto Rico.

¹ **Reference:** USGS. Geologic Radon Potential of Guam and Puerto Rico, Report 93-292-K. Washington, DC: USGS. Retrieved 9/11/2024, from <https://pubs.usgs.gov/of/1993/0292k/report.pdf>.

CITY VIEW PLAZA II BUILDING, 7TH FLOOR
ROUTE 185 GUAYNABO, PR 00988

2

If you have any questions or need any additional information, please contact me at 787-977-5865 or guerrero.carmen@epa.gov or have your staff contact Reyes, Brenda at reyes.brenda@epa.gov or (787) 977-5869.

Sincerely,

**CARMEN
GUERRERO
PEREZ**

Carmen R. Guerrero Pérez
Director

Digitally signed by
CARMEN GUERRERO PEREZ
Date: 2024.09.23 09:41:39
-04'00'

cc: Roberto Mendez, Esq (Acting Secretary, PR Department of Natural and Env. Resources)
Melany Medina: mmedina@vivienda.pr.gov
Elaine Dume Mejia: Edume@vivienda.pr.gov
Luz S Colon Ortiz: Lcolon@vivienda.pr.gov
Aldo A. Rivera-Vazquez: arivera@vivienda.pr.gov
Cesar O. Rodriguez: cesarrodriiguez@drna.pr.gov
Marita Rosa Olivares: maritazarosaolivares@drna.pr.gov

APPRAISAL REPORT

OF

Commercial Property

Located at:

#27 Calle Mayor Cantera Hucar,
Ponce, Puerto Rico 00730



File No. PV-20003-AP

Effective Date: August 13, 2022

Date of Report: September 15 ,2022

PREPARED FOR

Hector Rivera

PREPARED BY

Marylin Quintana

Real Estate Appraisers and Consultants

Tel 787-475-4531

Email: mqtasadora@gmail.com

Marylin Quintana
Real Estate Appraisers and Consultants
Tel 787-475-4531
Email: mqtasadora@gmail.com

September 15, 2022
Hector Rivera

Re: Commercial Structure located at #27 Calle Mayor Cantera Hucar,
Ponce, Puerto Rico 00730

Hector Rivera

Pursuant to your request, I have made the necessary inspection and analysis to appraise the above referenced property. The attached report provides essential data and detailed reasoning employed in reaching my opinion of value. The problem to be solved on this appraisal is to estimate the “as is” market value of the subject property’s fee simple interest as of August 13, 2022.

The subject property is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters) . The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot)The subject property has .47 building-to-land ratio, which is typical for this kind of property. The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition. The owner in record is Hector Rivera

The purpose of the appraisal is to develop and provide the property, market, analysis, and market value information of the “as is” of the fee simple interest of the subject property, as defined in the report, subject to the assumptions, limiting conditions and certification also included in the report. The intended use of the appraisal is known the market value to internal decision. The effective date of valuation is August 13, 2022. The client is Hector Rivera

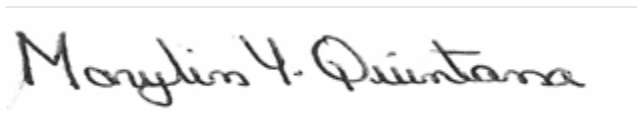
Court presentation is not included in this agreement and in the instance that court presentation is agreed, an additional charge will be made if accepted.

This is a letter of transmittal with introductory information and it is accompanied by a report which details the subject property characteristics and the data, analysis and methods employed to estimate the property value. The value reported is qualified by certain definitions, limiting conditions, and certifications that are set forth in the attached report. The analysis contained in the report that follows is considered to be an appraisal presented in an appraisal report.

Based on my analysis, the opinion of the market value of the subject property, as set forth, documented, and qualified in the attached report under conditions prevailing on the effective date, August 13, 2022 was:

**Fee Simple Market Value (As Is): \$653,000
Six Hundred Fifty -Three Thousand Dollars**

Respectfully submitted,

A handwritten signature in black ink that reads "Marilyn Y. Quintana". The signature is written in a cursive, flowing style.

Marilyn Quintana

Real Estate Appraisers and Consultants
PR, State License No. 1147 EPA

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SUBJECT PHOTOS



SUBJECT PHOTOS





SUBJECT PHOTOS



Limiting Conditions & Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections should not be distributed; this report is intended to be used in whole and not in part. No part of this appraisal, its value estimates or the identity of the appraiser may be communicated to the public through advertising, public relations, media sales, or others.

All files, work papers and documents developed in connection with this assignment are the property of **Marylin Quintana Office**. Information, estimates and opinions were verified with the market participants, but cannot be guaranteed. Sketches provided are intended to assist the reader in visualizing the property physical characteristics; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, was discovered or made known. No responsibility is assumed for such conditions or engineering necessary to discover them. I am not an expert but although the property was inspected, the property shows no evidence of contaminant. This property was appraised as if clear of all contaminants. I assumed there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Based on FEMA maps and interview with owner, property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning-violations, encroachments, easements or other restrictions which could affect the subject property, unless otherwise stated. I carefully compared the zoning setbacks and subject property was built conforming with permitted uses, setbacks and land to building ratio.

Marylin Quintana is not required to give testimony in Court in connection with this appraisal. Appraisals are based on the data available at the time the assignment is completed, August 26, 2022. In the event that court presentation is required, the client or borrower should pay my regular per diem rate plus expenses. In the event that I received help for an appraiser assistant and his presence is also required, he might charge independently from my charges.

Summary of Important Facts and Conclusions

Subject Property: Commercial Property located at: #27 Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730

Property Identification: Subject property was identified per its closer physical address (road), maps, cadastral number, photographs and by owner.

Property Overview: The subject property is located in the is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters). The building was located at a total 635.82 sm and the property has 466.69 sm (parking lot) The subject property has .47 building-to-land ratio, which is typical for this kind of property.

The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition.

Interest Appraised: Fee Simple Interest

Value Appraised: "As Is" Market

**Highest and Best Use
Land As Vacant:** Commercial property

**Highest and Best Use
As Improved:** Commercial property

Zoning: The subject property is located in is located in the Z-H district zoned) as per internet tool of the Planning.

Cost Approach: \$731,000

**Sales Comparison
Approach:** \$653,000

Market Value: \$653,000

Hypothetical Conditions:

No Hypothetical Conditions were considered in this appraisal.

Extraordinary Assumptions:

- The appraisers have assumed that as of the effective date of valuation, the subject property is subject to normal easements and restrictions of record, which are considered to be standard and typical for properties of this type and are not considered to adversely affect the normal use or value of the subject property. The subject property is appraised as though free and clear of all liens, mortgages, obligations, or encumbrances, except of normal leases if any.
- This appraisal is based on the assumption that the site and property are uncontaminated and/or affected by environmentally hazardous materials or substances. The appraisers assume no liability for contamination issues, if any. Moreover, this opinion of value does not imply warranties in this respect. Therefore, any future discrepancy will render the value conclusion null and void.
- In developing the value conclusion, I have dependent upon information supplied by others. This includes information with regard to price, terms, dates of sale, parties, location, and availability of utilities, time on market, absorption, zoning, and conditions of sale for the comparable sales used in this report. In addition, I have consulted with various government officials. This information has been carefully reviewed and based on upon our experience and judgment, there is no reason to doubt its accuracy, however, I do not warrant the accuracy of the information provided to us or confirmed by others.
- I caution the client that the existence of any such materials may have a dramatic effect on the value of the subject property. I reserve the right to change of the values conclusions stated herein, should negative factors was discovered.
- The concluded values in this report are based on market conditions as of the date of value. Marylin Quintana cannot be held responsible for unforeseeable events that alter market conditions that occur after the date of this appraisal.

Competency Rule

The Competency Rule states that an appraiser must be competent to perform an assignment. The appraiser must determine his or her competency prior to accepting an assignment. The competency can be evaluated in aspects such as, but not limited to, the type of property, geographical area, intended use, laws, regulations or analytical methods. Given the lack of competency, the appraiser must acquire the necessary competency to perform the assignment, or decline (or withdraw) from the assignment.

As of August 13, 2022, the effective date of the appraisal, Marylin Quintana possesses the necessary competency (knowledge and experience) to develop credible assignment results for the subject property.

Problem to be solved

The problem to be solved on this appraisal is to estimate the “as is” market value of the subject property’s fee simple interest as of August 13, 2022

Intended Use

The intended use is to know the market value to internal decision.

Intended User(s)

Intended user is Hector Rivera.

Date of Value Opinion

The effective date of this report is the last time the property was inspected. The values effective date is **August 13, 2022**.

Property rights appraised

I appraised property on its fee simple estate, which it’s defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. Definition was taken from The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute.

Market Value Definition

Title 12 Banks and Banking, Chapter I, Comptroller of The Currency, Department of The Treasury, Part 34 Real Estate Lending And Appraisals, Subpart C Appraisals, Sec. 34.42 defines market value as follows:

- (a) Appraisal means a written statement independently and impartially prepared by a qualified appraiser setting forth an opinion as to the market value of an adequately described property as of a specific date(s), supported by the presentation and analysis of relevant market information.
- (b) Appraisal Foundation means the Appraisal Foundation established on November 30, 1987, as a not-for-profit corporation under the laws of Illinois.
- (c) Appraisal Subcommittee means the Appraisal Subcommittee of the Federal Financial Institutions Examination Council.
- (d) Business loan means a loan or extension of credit to any corporation, general or limited partnership, business trust, joint venture, pool, syndicate, sole proprietorship, or other business entity.

(e) Complex 1-to-4 family residential property appraisal means one in which the property to be appraised, the form of ownership, or market conditions are atypical.

(f) Federally related transaction means any real estate-related financial transaction entered into on or after August 9, 1990, that:

- (1) The OCC or any of its regulated institution engages in or contracts for; and
- (2) Requires the services of an appraiser.

(g) Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(h) Real estate or real property means an identified parcel or tract of land, with improvements, and includes easements, rights of way, undivided or future interests, or similar rights in a tract of land, but does not include mineral rights, timber rights, growing crops, water rights, or similar interests severable from the land when the transaction does not involve the associated parcel or tract of land.

- (i) Real estate-related financial transaction means any transaction involving:
 - (1) The sale, lease, purchase, investment in or exchange of real property, including interests in property, or the financing thereof; or
 - (2) The refinancing of real property or interests in real property; or

(3) The use of real property or interests in property as security for a loan or investment, including mortgage-backed securities.

(j) State certified appraiser means any individual who has satisfied the requirements for certification in a State or territory whose criteria for certification as a real estate appraiser currently meet the minimum criteria for certification issued by the Appraiser Qualifications Board of the Appraisal Foundation. No individual shall be a State certified appraiser unless such

individual has achieved a passing grade upon a suitable examination administered by a State or territory that is consistent with and equivalent to the Uniform State Certification Examination issued or endorsed by the Appraiser Qualifications Board of the Appraisal Foundation. In addition, the Appraisal Subcommittee must not have issued a finding that the policies, practices, or procedures of the State or territory are inconsistent with title XI of FIRREA. The OCC may, from time to time, impose additional qualification criteria for certified appraisers performing appraisals in connection with federally related transactions within its jurisdiction.

(k) State licensed appraiser means any individual who has satisfied the requirements for licensing in a State or territory where the licensing procedures comply with title XI of FIRREA and where the Appraisal Subcommittee has not issued a finding that the policies, practices, or procedures of the State or territory are inconsistent with title XI. The OCC may, from time to time, impose additional qualification criteria for licensed appraisers performing appraisals in connection with federally related transactions within its jurisdiction.

(l) Tract development means a project of five units or more that is constructed or is to be constructed as a single development.

(m) Transaction value means:

- (1) For loans or other extensions of credit, the amount of the loan or extension of credit;
- (2) For sales, leases, purchases, and investments in or exchanges of real property, the market value of the real property interest involved; and
- (3) For the pooling of loans or interests in real property for resale or purchase, the amount of the loan or market value of the real property calculated with respect to each such loan or interest in real property.

Exposure Time

“The time a property remains on the market. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort”.

This exposure time assumes the subject would have been competitively priced and adequately promoted within the market area using the professional services of a knowledgeable real estate broker. I selected 24 months for the subject property.

Marketing Time

This is “the time it takes an interest in real property to sell on the market sub-sequent to the date of an appraisal. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.” Based on market research, I selected a marketing time period of 18 month to 36 month for the Subject property, most probably 24 months.

Property Identification

The subject was identified by its current closer physical address which is #27 Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730. In addition, a map was included indicating property's location. Photos were included in previous pages. See road map Subject's identification.



Three-Year Sale History

Standard Rule 1-5 of the Uniform Standards of Professional Appraisal Practice, published by the Appraisal Foundation, requires a statement of the sales history in the development of a real property appraisal. The appraiser must consider and analyze any current agreement of sale option, or listing of the property being appraised, if such information is available to the appraiser in the normal course of business. In addition, appraisers must consider and analyze any prior sales of the property being appraised that occurred within a three-year time period.

----- No previous sale transactions were found in the last three years.

Current Listing/Pending Contracts

The property is for not currently involved in any sales transaction

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

The amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK

REPORT TYPE: Appraisal Report.

PROPERTY IDENTIFICATION AND INSPECTION: The subject has been identified and inspected by the appraiser(s) as follows:

Property was inspected in August 13, 2022. A general inspection was done, which includes: observation of the property physical characteristics and condition. The subject property was photographed and notes of the relevant facts were taken. In addition, a general inspection about the surrounding areas was done.

ANALYSIS OF PHYSICAL FACTORS: Physical factors analyzed were the following: property's location, physical characteristics of the site, property's boundaries, setbacks, on & off site facilities, drainage, access, flood hazard, zoning and general factors that may influenced the subject property.

ANALYSIS OF ECONOMIC FACTORS: The property is located at an urban area, specifically at #27 Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730

IN PREPARING THIS REPORT, THE APPRAISERS:

- The zoning map for the neighborhood was check to determine the zoning classification of the subject and the general land use pattern, a very important aspect in the Highest and Best Use analysis. Flood maps prepared by the Federal Emergency Management Agency were also checked to determine the probability of flooding in the site.
- Gathered information on comparable sales transactions of competitive/similar vacant sites to the subject property.
- Confirmed and analyzed the market data gathered with at least one of the parties involved and the public records at the Municipal Revenues Collection Center (CRIM, by its Spanish acronym) office and/or the respective Property Registry offices and applied the approaches methods of valuation, in order to form the opinions of the value in fee simple.

The Type and Extent of Analysis:

Analysis of the subject property was made as of the date of **August 13, 2022**. Data researched includes improved properties, sales located in similar neighborhoods to the subject property. Other relevant data was researched too. Values reported in analysis included were consistently with effective date.

Market Analysis:

The market analysis includes the research, confirmation and verification of market data required for the development of the sales comparison approach, which is the best value indicator when comparable sales are available. The subject property is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters) . The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot) The subject property has .47 building-to-land ratio, which is typical for this kind of property.

The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition.

Cost Approach:

In the cost approach, an estimated reproduction or replacement cost of the building and land improvements as of the date of appraisal is developed (including an estimate of entrepreneurial profit or incentive), and an estimate of losses in value that have place due to were and tear, design and plan deficiencies, or neighborhood influence is subtracted. An estimate of the value of the land is then added to this depreciated building cost estimate. In this particular case the cost approach was developed.

Sales Comparison Approach: The Sales Comparison Approach has at its premise the comparison of the subject property with other of similar design, utility and use that have sold in the recent past. To indicate a value for the property, a ranking analysis is developed which consider the similarities and the dissimilarities of sales and subject property. This approach will provide a reliable indication of value whenever there's a strong market action and a considerable number of sales of relatively similar properties. To derive a value indication by the sales comparison approach, the appraisers will use the relative comparison analysis qualitative technique, which studies the relationship indicated by the market data, without recourse to quantification. This is the most commonly used technique in appraisal practice.

Income Approach: The Income Approach as used for investment properties has at its premise the estimation of the amount of the net income, which when capitalized in a manner that is commensurate with the risk and the life expectancy of the improvements will indicate the present value of the income stream. The income approach is most useful in the valuation of income producing properties, because the average investor buys such properties based on the future benefits, in monetary terms, he is to receive. The direct capitalization valuation analysis is considered that employs a market derived rate of capitalization to the first-year estimate of net operating income, and it is a primary indication of value of real estate operating at a stabilized level of occupancy at a market rate of income.

The income approach not applies due to similar properties with subject property characteristics and this approach would not create a reliable value

Reconciliation: Normally, these three approaches will each indicate a different value but should fall within a reasonable range. In this particular assignment, the appraisers will develop the Cost Approach and Sales Comparison Approach to value.

MARKET AREA ANALYSIS

Market analysis refers to the process for examining the demand for and supply of a property type and the geographic market area for that property type¹. This process is necessary for determining a property's highest and best use.

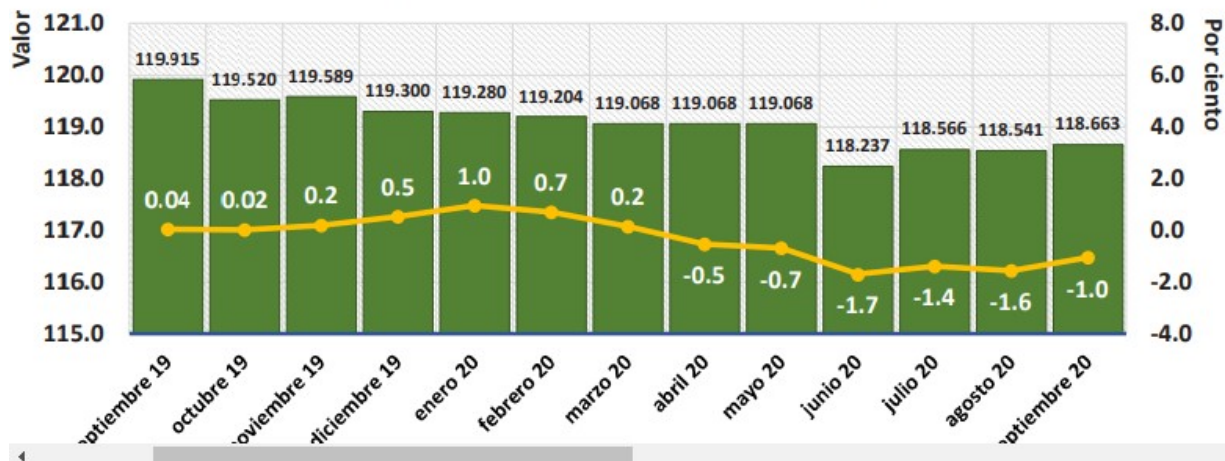
The goal of market analysis is to identify the relationship between demand and competitive supply in the subject property's real estate market, both now and in the future. To do this, the appraiser focuses on the study of the four factors that create value in real property (utility, desire, effective buying power and scarcity). The interaction of these factors is the foundation of real estate market analysis and operates through the principles of supply and demand.

To determine the level of market analysis appropriate for this appraisal assignment, I considered the regulatory requirements, the requirements of the client and user of the appraisal, the market conditions prevailing at the time of the appraisal, the stability of the real estate market and the complexity of the property being appraised. For this assignment we concluded that an inferred analysis is appropriate because the standards do not specify the level of market analysis to be developed.

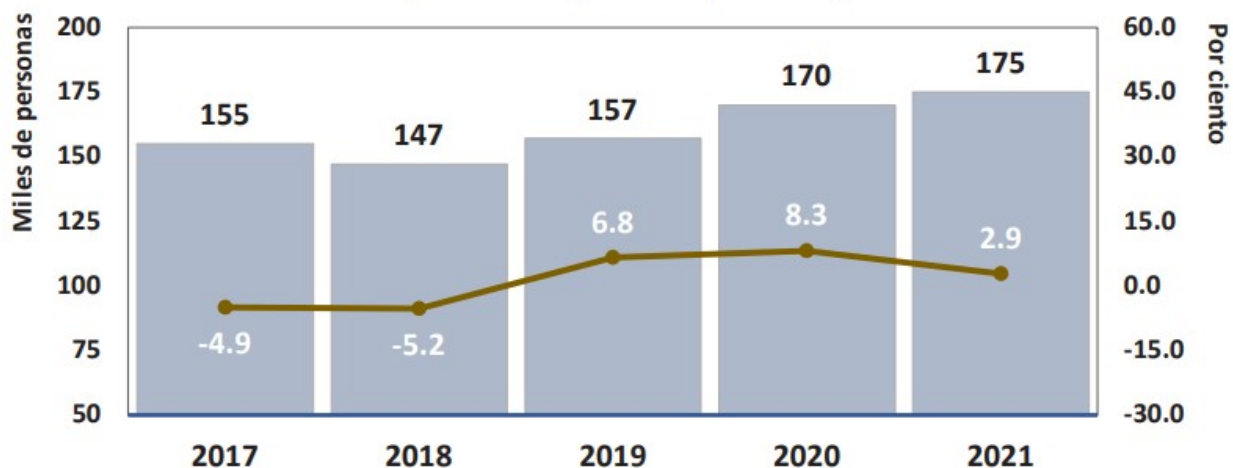
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¹ The Appraisal Real Estate, 13th Edition (Chicago: Appraisal Institute, 2008), 173.

Gráfica 1: Índice General de Precios al Consumidor
(Inflación anual, período de septiembre 2019 a septiembre 2020)

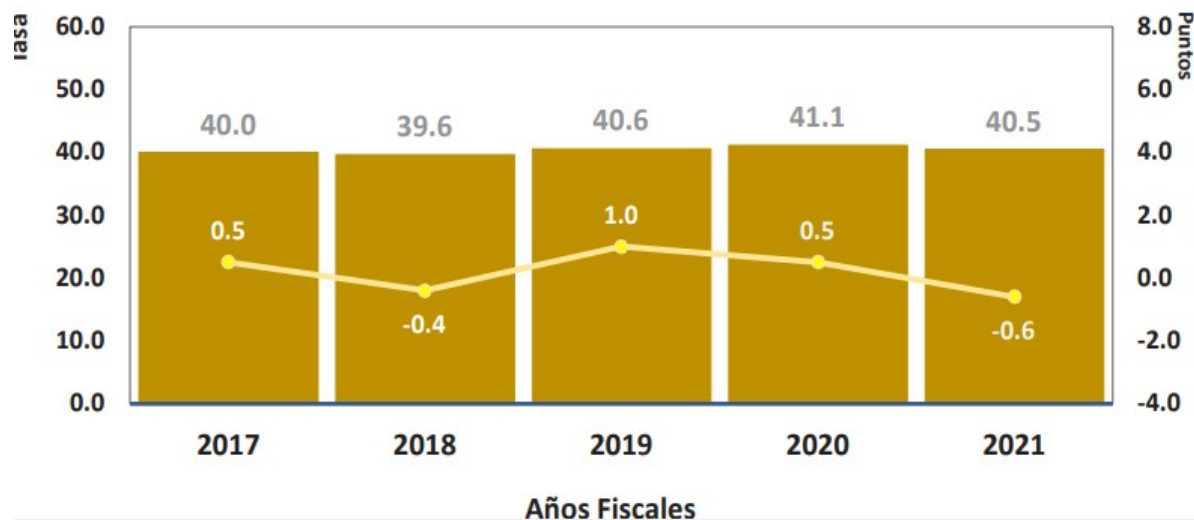


Gráfica 2: Empleo por Cuenta Propia
(No ajustado estacionalmente y cambio porcentual anual, período de julio a septiembre)



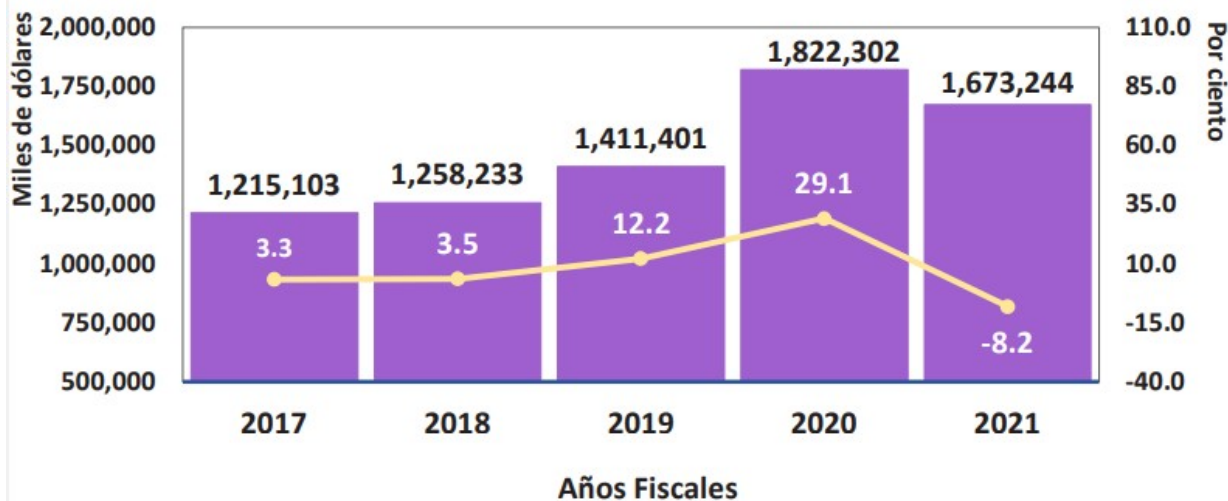
Gráfica 3: Tasa de Participación

(No ajustada estacionalmente y cambio en puntos porcentuales, período de julio a septiembre)



Gráfica 1: Ingresos Netos al Fondo General

(Cambio porcentual anual, período de julio a agosto)



Visión general	Último	Referencia	Anterior	Rango	
PIB - Tasa de crecimiento anual	1.5	2019-12	-4.3	-4.3 : 13.8	
Tasa De Desempleo	8.1	2021-05	7	7 : 25.3	
Tasa De Inflación	0.5	2021-02	0.1	-1.7 : 8.8	
Balanza Comercial	1044	2021-02	-158	-518 : 5218	
Cuenta Corriente	12140	2020-12	12301	-6608 : 12301	
Impuesto Sobre Sociedades	37.5	2021-12	37.5	30 : 39	
Impuesto a la Renta	33	2021-12	33	33 : 33	

Finanzas:				
Ingreso total, según los presupuestos aprobados:	Dólares	\$ 13,301,760	\$ 11,783,055	\$ 13,485,447
Patentes municipales	Dólares	\$ 2,500,000	\$ 2,550,000	\$ 2,000,000
Contribución sobre la propiedad	Dólares	\$ 3,860,796	\$ 3,811,802	\$ 7,001,351
Otros ingresos	Dólares	\$ 6,940,964	\$ 5,421,253	\$ 4,484,096
Gastos corrientes, según los presupuestos aprobados	Dólares	\$ 8,288,323	\$ 6,410,816	\$ 7,621,679
Nómina	Dólares	\$ 5,013,437	\$ 5,372,239	\$ 5,863,768
Según los estados financieros auditados:				
Exceso (deficiencia) de ingresos sobre gastos del año fiscal	Dólares	\$ (1,522,556)	\$ (466,489)	\$ (1,097,198)
Superávit o (déficit) al cierre del año fiscal	Dólares	\$ (11,493,109)	\$ (12,109,609)	\$ (11,118,641)
Importe fondos federales recibidos	Dólares	\$ 2,617,869	\$ 4,723,638	\$ 5,328,798
Ingreso Impuesto sobre Venta y Uso (IVU)	Dólares	\$ 2,760,228	\$ 2,319,160	\$ 2,943,443
Deuda pública municipal, según el B.G.F.**	Dólares	\$ 35,437,000	\$ 34,011,000	\$ 32,574,000
Según certificado por el Municipio:				
Empleo total del Municipio	Personas	572	578	594
De confianza	Personas	13	13	13
Regulares	Personas	386	377	377
Transitorios	Personas	94	78	77
Irregulares	Personas	79	110	127

Property Description, Analysis and Conclusions

SITE Description and Analysis

Information Sources: Information about site was provided by CRIM digital and part of the legal deed. Another source for of information was a physical inspection of the property.

Site Size: The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters). The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot)In Puerto Rico all the sites are measured in square meters. 1sm = 10.764sf

Site Shape: Regular shape

Site Topography: Level topography.

Road Frontage/Access: Subject frontage is adequate; with direct access to Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730

Site Description and Analysis

Soil and Subsoil conditions: Property soil is average with no evidence of contaminant. It is not within conservation areas and no abnormal condition was observed.

Drainage: Subject site has a positive drainage. It is level; rains runoff from the property and also the drainage of the road runs adequately for the subject property. There was no evidence of dampness or any unfavorable condition.

Utilities: Property site has all basic utilities including water, light, telephone, cable facilities and sewer lines. Local government is responsible to provide the electricity and water and facilities are typical for all comparable, since are the only providers. Internet facilities are available from cable company, telephone company and others. There is high speed internet available at competitive prices. Mobile companies have more than 5 companies' alternatives at competitive rates. Comparable sales selected and properties in the region enjoy the same providers. Subject competes well in that area.

Access: The property has one mayor access. Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730

Proximity to hazards, nuisances and detrimental influences: No nuisances or detrimental condition observed at subject property. There was no evidence of presence of any foreign material at soil. I am not an expert in this material but carefully inspected all around the subject property looking for any contaminant evidence.

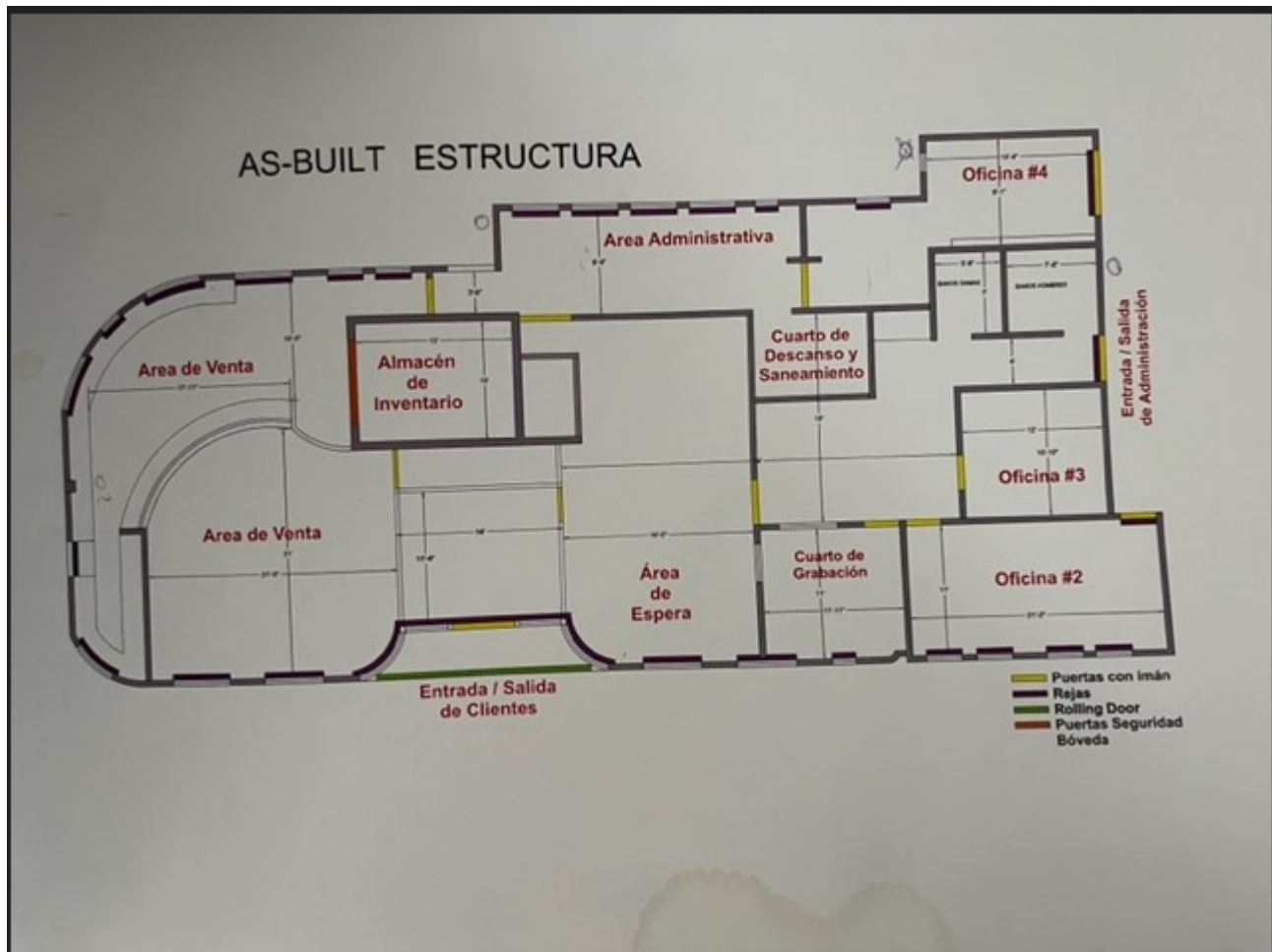
Flood Zone: The subject site is located inside the flood hazard, zone AO,

according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009.

Easements: The subject lot has the typical easements. Easements are typical and do not pose a negative effect on the Market Value of the subject property. The typical easement includes water and electricity easements. They have no positive or negative effect on property.

Encroachments: No encroachments were observed for the subject property

SKETCH



Analysis of Economic AREA LOCATION

Factors: Subject property is located in a urban area of the Ponce municipality. This is Calle Mayor Cantera Hucar, Ponce, Puerto Rico. Most of the facilities are at close and walking distance.

GROWTH RATE – Ponce’s mixed uses properties hasn’t grown in recent years. It’s been stable during that time. Local economy is mostly driven by neighborhood shopping centers. Besides, local stores around the Town Square are observed with average clientele traffic. Other area of impact in the economy is the local tourism. Several people from other towns visit Ponce every week. However, Ponce presents slow market activity on commercial and residential properties. At sales researched, their marketing time was from 18 months to 48 months with a predominant of 24 months. Several vacant properties are observed through the urban/suburban areas of the municipality.

DEMAND - Demand for commercial and residential properties in Ponce has been stable in the last year.

SUPPLY – Ponce presents an adequate supply of residential and commercial properties.

LAND USE PERCENTAGE:

- 1-Family - 15 percent
- 2-4 Family - 4 percent
- Condominiums - 5 percent
- Public – 20 percent
- Commercial – 55 percent
- Vacant Sites – 1 percent

LAND USE CHANGE – Not major changes have occurred recently. Subject property area is actually moving mostly from vacant land parcel to residential. Also, municipal government is acquiring properties for different governmental uses. Predominant use is commercial and residential.

IMPROVED PROPERTY VACANCY -Vacancy was observed on properties to be in the range of 5% to 20

There are scattered sales and that is the reasoning to extend my research over time and other towns.

There is retention of properties but also, rentals are observed too. Most of the properties, when acquired, they are converted to commercial and/or commercial-residential.

PREDOMINANT OCCUPANCY – Subject property is located in the Pueblo Ward in Ponce municipality. Predominant use is commercial uses followed by mixed uses

PROPERTY MAINTENANCE – Active commercial and residential properties in the area exhibit maintenance levels, which are average for such property types in the neighborhood.

FINANCING - Financing for the acquisition of residential and commercial properties in favorable locations is currently available at competitive interest rates but they did not implied to be better than typical. I interviewed some managers of banks and the residential properties received similar offers no matter their specific use.

VALUE TRENDS – Stable.

Improvement Description and Analysis

Current Use: The property was use as Green House (Cannabis) Dispensary at inspection date

Age, Effective Age & Condition: Chronological Age: +/-over 25 years (remodeled).

Subject condition; good conditions with adequate maintenance.

The building was observed in good physical condition. This represents a depreciation of 3.33% with a Remaining Economic Life of 58 years

Stories & Dimensions: The market analysis includes the research, confirmation and verification of market data required for the development of the sales comparison approach, which is the best value indicator when comparable sales are available. The subject property is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters) . The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot)The subject property has .47 building-to-land ratio, which is typical for this kind of property.

The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition.

Quality & type of construction: This is a commercial property typical in quality for its area. It is an Average Class-C. Built of reinforced concrete and concrete walls

Foundation/Basement: Poured concrete slab with quality and conditions considered average.

Foundation/Frame: Concrete block, masonry & reinforce concrete, covered of plastering and painting finishes.

Exterior: Exterior walls of concrete block & reinforced concrete.

Roof: Concrete

Service Access/

Loading Docks: N/A.

Elevators: None.

Interior

Interior Finish: Concrete block plaster.

Ceilings & Ceiling Height: Concrete and approximately 9' feet.

Floor Cover: Ceramic tile and concrete

Doors: Aluminum/wood

Restrooms: Ceramic floors and concrete walls.

MECHANICAL SYSTEMS

Heating/HVAC: N/A

Electrical: Subject property has typical electrical system

Plumbing: Typical PVC plumbing for this property type.

SITE IMPROVEMENTS

Parking: Yes

Lighting: Looks adequate.

Drainage: Adequate. The property has a level topography; water runoff the property towards the street.

Landscaping: Property doesn't have landscaping. This is typical in Puerto Rico. Where available, not parking area typical in this area.

PROPERTY ANALYSIS

Functional Utility: The subject property seems with typical one levels building. The height is also typical.

Design & Appeal: Good. The subject property physical condition was in good conditions.

External influences

Social trends

Demographic composition based on census completed for year 2000 and the results from the 2010 census reveals a decrease in the subject municipality and adjacent towns. This trend is negative in the demand for properties in the subject area. In fact, at inspection time several properties were observed closed.

Economic Circumstances

After analysis of the demand and supply for the market analysis I estimate that subject area has sufficient vacant land and residential properties of subject type. The occupancy rate is average on subject area and the rental patterns of existing properties have been decreased over last years.

Governmental controls and regulations

Local and central government is always investing resources and efforts in the enhancement of the municipality of Ponce. Ponce presents the construction of some properties by private contractors but also, by the municipal government. Various parcels were observed vacant during inspection time. Other projects are related to roads expansions and/or constructions. This shall have a positive future influence for additional market in this city and, as a result, in the subject area.

Environmental conditions

The subject area is located at a regular, tropical climate without significant fluctuations. There is no external influence by any toxic issue, natural barrier, or transportation system.

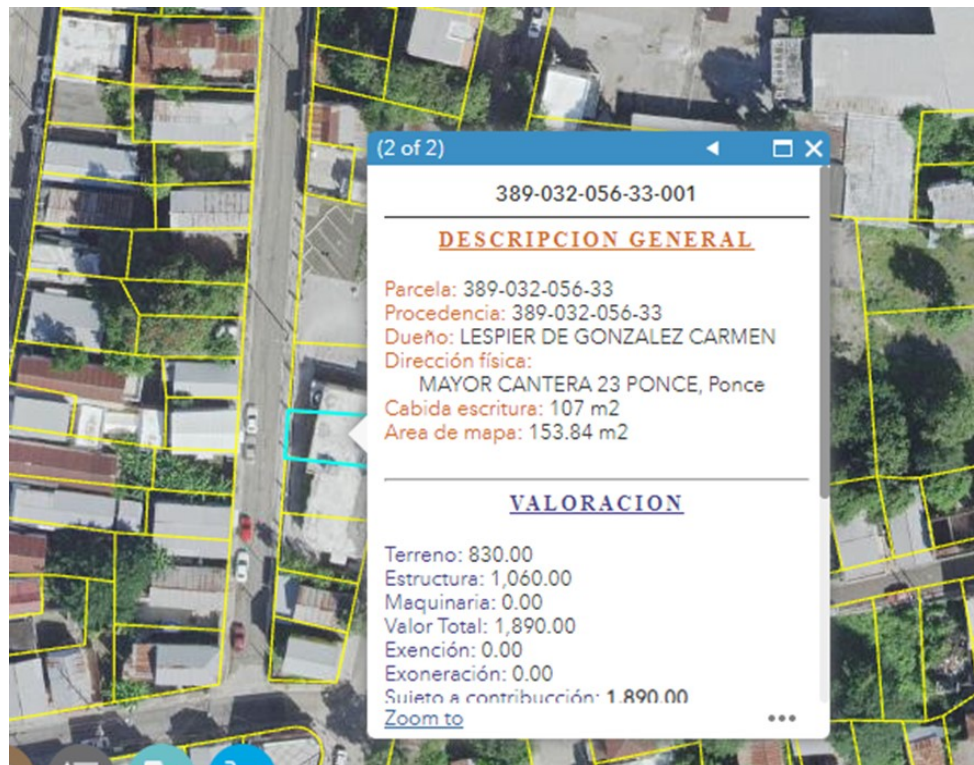
Conclusion about the four forces

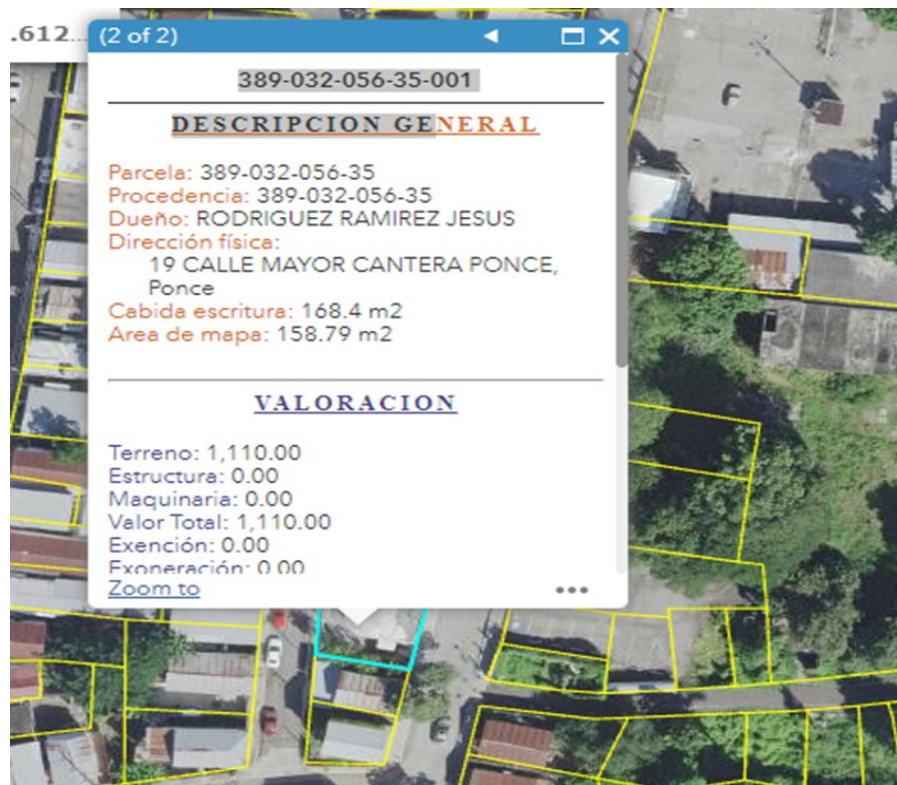
The four forces mentioned, the value balance corroborated with sales, and the population decrease provides the subject property with a fair environment to develop and continue with its commercial/residential use.

Excess or Surplus Land

Subject site has no excess or surplus land based on subject relation within its market. The subject property site area is over site of typical of the neighborhood.

CRIM digital (Parking Area)





GPS Coordinate (Parking Area)



Ubicación	
Catastro	389-032-056-31
Coordenadas Nad83	x: 181042.2054, y: 220500.1021 (Lat: 18.01846833, Lon: -66.61235942) Ver: Google Google Earth OpenStreet Temblores USC Waze
Area Aprox. (m.c.)	483.5714
Municipio	Ponce
Barrio	Sexto
Características Ambientales	
Zona Inund. Advisory	A
Zona Inundabilidad (firm)	AO
Panel Inundabilidad (advisory)	72000C1665J
Floodway	No ubica en floodway
Suelo (NRCS)	SNS (Soil not surveyed)
Calificación y Clasificación de Suelo	
Calificación	Oficializacion del geodato en proceso, favor de referirse a mapa de calificacion vigente.
Clasificación PT	Oficializacion del geodato en proceso, favor de referirse a mapa de calificacion vigente.
Clasificación PUT	SU (Suelo Urbano)
Mapas de Calificación	Hoja: 119 de Ponce Otros Mapas Mapa PU
Distrito Sobrepuesto	
Zona Histórica	Zona Histórica de Ponce, Resolución:JP-H-3
Sitio Histórico	

zoning Map



Zoning Analysis

District: Z-H district zoned

Highest and Best Use

Highest and best use may be defined as

The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.²

- **Permissible Use.** What uses are permitted by zoning and other legal restrictions?
- **Possible Use.** To what use is the site physically adaptable?
- **Feasible Use.** Which possible and permissible use will produce any net return to the owner of the site?
- **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use as Vacant:

LEGALLY PERMISSIBLE USES

The subject property is located in the is located in the Z-H district zoned) as per internet tool of the Planning. which allows different commercial related uses if legal permits are obtained. Te subject property is located at Historic zone district zoned -urban area of Ponce municipality where there are commercial uses, residential properties, institutional structures for the collective services necessary for the operations of the society

PHYSICALLY POSSIBLE USES

The subject property is located in the is located in the Z-H district zoned) as per internet tool of the Planning. The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1655 J, last revised on November 18, 2009.

The access provides adequate ingress and egress access capabilities to/from the subject. It has no encroachments and is not affected by any special nuisances or hazard. All necessary municipal public utilities are available and in service to the site.

FINANCIAL FEASIBILITY TEST

² *The Appraisal of Real Estate* 12th Edition, Appraisal Institute

In terms of financial feasibility, the current demand of sites for several commercial uses, within the subject market area produces an adequate cash flow, which makes it financially feasible; a commercial or institutional use is the most appropriate possible use considering the subject's exposure to Calle Mayor Cantera Hucar, Ponce, Puerto Rico.

MAXIMALLY PRODUCTIVITY & CONCLUSION

Predominant uses in the subject property's area, for properties facing the Calle Mayor Cantera Hucar, Ponce, Puerto Rico are commercial, and institutional uses are observed. Sales transactions of comparable properties in competitive locations evidenced adequate demand.

Highest and Best Use as Improved:

The subject property is located in is located in the Z-H district zoned) as per internet tool of the Planning The subject property is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters). The building was located at a total 635.82 sm and the property has 466.69 sm (parking lot). The subject property has .47 building-to-land ratio, which is typical for this kind of property. The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition.

The building was observed in good physical condition. The subject property was remodeled. Subject property has an estimated Effective Age of 2 years based on an economical life of 60 years. This represents a depreciation of 3.33% with a Remaining Economic Life of 58 years.

FINANCIAL FEASIBILITY TEST

The test of financial feasibility of the property as improved addresses the market demand for the subject property in its current state. If the existing use creates a positive return on the investment, that use is financially feasible. It relies on the conclusions of the three approaches to value as well as the land value estimate. If the value of the property as improved exceeds the value of the land as though vacant, the appraiser could reasonably conclude that continuation of the existing use is financially feasible.

There is evidence that vacancy rates are increasing and fluctuate from 5% to 25% for commercial properties in the neighborhood. Due to the prevailing economic condition and stage in cycle of the market area an uncertain risk levels exists. In general terms, every real estate contains an element of risk affected by changes in the market for example shifts in demand and/or supply influenced by type of property, location and stage in cycle.

MAXIMALLY PRODUCTIVITY & CONCLUTION

In summary, after analyzing the subject site physical characteristics, the composition of the general and immediate neighborhood, its recent past development trends, other alternate uses, the property's present zoning; the highest and best use of the subject is its commercial.

Appraisal Process and Approaches

Three basic approaches may be used by the appraiser in the estimation of market value. These three approaches are the Cost Approach, the Sales Comparison Approach and the Income Approach.

In the cost approach, an estimated reproduction or replacement cost of the building and land improvements as of the date of appraisal is developed (including an estimate of entrepreneurial profit or incentive), and an estimate of losses in value that have place due to were and tear, design and plan deficiencies, or neighborhood influence is subtracted. An estimate of the value of the land is then added to this depreciated building cost estimate. In this particular case the cost approach was developed.

The Sales Comparison Approach has at its premise the comparison of the subject property with other of similar design, utility and use that have sold in the recent past. To indicate a value for the property, a ranking analysis is developed which consider the similarities and the dissimilarities of sales and subject property. This approach will provide a reliable indication of value whenever there's a strong market action and a considerable number of sales of relatively similar properties. To derive a value indication by the sales comparison approach, the appraisers will use the relative comparison analysis qualitative technique, which studies the relationship indicated by the market data, without recourse to quantification. This is the most commonly used technique in appraisal practice.

The Income Approach as used for investment properties has at its premise the estimation of the amount of the net income, which when capitalized in a manner that is commensurate with the risk and the life expectancy of the improvements will indicate the present value of the income stream. The income approach is most useful in the valuation of income producing properties, because the average investor buys such properties based on the future benefits, in monetary terms, he is to receive.

The current high cost of development and the current soft rental market that could produce an unreliable value estimate via the Income Capitalization Approach.

Normally, these three approaches will each indicate a different value but should fall within a reasonable range. In this particular assignment, the appraisers will develop the Cost Approach and Sales Comparison Approach to value.

THE SALES COMPARISON APPROACH

For the sales comparison approach, we listed and analyzed three (5) sales in Ponce municipality We visited the different areas and made a visual inspection of the properties involved in these transactions. The data pertaining to the listed sales was verified with at least one of the parties involved and the public records at the respective CRIM Municipal Offices.

To derive a value indication by the sales comparison approach, the appraisers will use the relative comparison analysis qualitative technique, which studies the relationship indicated by the market data, without recourse to quantification. This is the most commonly used technique in appraisal practice. The next table contains a summary of the main characteristics of the sales. The listed sales represent "all cash to seller" transactions requiring no adjustments for financing concessions. The unit of comparison utilized was the price per square foot of gross building area.

Cost Approach

The Cost Approach is based on the principle of substitution - that a prudent and rational person would pay no more for a property than the cost to construct a similar and competitive property, assuming no undue delay in the process. The applied process is as follows:

1. Estimate the land value according to its Highest and Best Use. I have used the Sales Comparison Approach; the process is as follows:
 - Comparable sales, contracts for sale and current offerings are researched and documented.
 - Each comparable is analyzed and adjusted to equate with the subject property.
 - The value indication of each comparable is analyzed and the data reconciled for a land value indication.
2. Estimate the replacement cost of the building and site improvements.
3. Estimate the physical, functional and/or external depreciation accrued to the improvements (if any). The deferred maintenance is also established. With the economic life derived from market and the depreciation, we estimate a weight average for a very correct application of the numbers.
4. Sum the depreciated value of the improvements with the value of the land for an indication of value.

Land Value

• Applicability and Limitations of Land Valuation Techniques	
• Sales Comparison	
• Procedure • Applicability • Limitations	• Sales of similar, vacant parcels are analyzed, compared, and adjusted to provide a value for the land being appraised. • Sales comparison is the most common technique for valuing land, and it is the preferred method when comparable sales are available. • A lack of sales and the comparability of the available data may weaken the support for the value estimate.
• Extraction	
• Procedure • Applicability • Limitations	• An estimate of the depreciated cost of the improvements is deducted from the total sale price of the property to arrive at the land value. • This technique is applicable when • The building's contribution to total property value is generally small and relatively easy to identify • The appraiser must be able to determine the value contribution of the improvements, estimated at their depreciated cost.
• Allocation	
• Procedure • Applicability • Limitations	• A ratio of land value to property is extracted from comparable sales and applied to the sale price of the subject property to arrive to the land value. • The technique is applicable when: • The number of vacant sales is inadequate • A check of reasonableness is needed rather than a formal opinion of value • The allocation method does not produce conclusive value indications and is rarely used as a primary land valuation technique. Also, land to property value ratios can be difficult to support.
• Income Capitalization Techniques	
• Direct Capitalization: Land Residual Technique	
• Procedure • Applicability • Limitations	• The net operating income attributable to the land is capitalized at a market derived land capitalization rate to provide an estimate of value. • This technique is ONLY applicable in testing the feasibility of alternative uses of a particular site in highest and best use analysis or when land sales are not available. • The technique is generally recognized by the courts as too speculative to yield a reliable indication of value • The following conditions must be met: • Building value is known or can be accurately estimate • Net operating income to the property is known or can be estimated

Land Value of the Subject Site

The subject's land value has been developed via the Land Sales Comparison Approach. The appraiser made an extensive market research in the Camuy area; and none competitive and recent comparable land sales were available to appraise the subject site. Due to the lack of sale activity in the immediate subject area, the appraiser was forced to expand the geographical research to others neighboring towns of the north & west regions to seek those competitive sales to appraise the subject site. Finally, three (3) competitive and recent comparable sales were found in the towns of Isabela, Aguadilla and Añasco. These comparable land sales are considered competitive enough to appraise the subject site and to demonstrate the market behavior for property with location and exposure in the Highway PR-2, as of the effective date of the appraisal report.

The comparable land sale are detailed on the following pages followed by an analysis grid, analysis narrative and value conclusion.

Analysis Grid

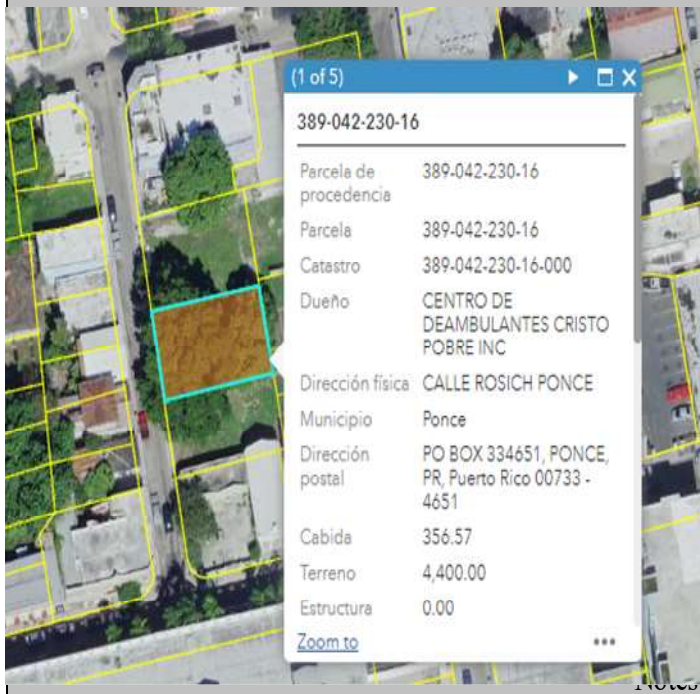
The above sales have been analyzed and compared with the subject property. On the following pages the appraiser includes detailed information about the sale and a table with adjustments and value conclusions.

Sales Number: 1**General Information:**

Property Type:	Vacant Land	Date Sold:	2/26/2022
Property Address:	8 Segundo Street Segundo Ward Ponce, PR	Price:	\$61,000
Seller:	Cubagel Apartments Inc.	Price Per Square Meter	\$356.57
Buyer:	Centro Deambulantes Cristo Pobre Inc.	Financial Terms:	Cash
Deed/Attorney:	Deed: 20 Before attorney Felix Santiago	Time in Market:	N/A
Book/Page:	N/A	Use at sales time:	Vacant
Property Interest Conveyed:	Fee Simple	Data Source:	Fellow Appraiser, Notary,
Tax Number:	389-042-230-16-000	GPS Location:	18.0101,-66.6138

Site Information

Site Size (Square meters):	171.070	Utilities:	Adequate
Topography:	level	Location:	SU: Urban Land
Parcel Configuration:	Rectangular	Zoning	CT
Access:	Corner Lot/ Adequate	Highest & Best Use:	Commercial
Flooding:	Zone "AO"	Flood Map	72000C1665J



389-042-230-16

Parcela de procedencia: 389-042-230-16

Parcela: 389-042-230-16

Catastro: 389-042-230-16-000

Dueño: CENTRO DE DEAMBULANTES CRISTO POBRE INC

Dirección física: CALLE ROSICH PONCE

Municipio: Ponce

Dirección postal: PO BOX 334651, PONCE, PR, Puerto Rico 00733 - 4651

Cabida: 356.57

Terreno: 4,400.00

Estructura: 0.00

[Zoom to](#)

Ubicación

Calastro: 389-042-230-16

Coordenadas Nad83: x: 180699.3995, y: 220123.0037 (Lat: 18.01506097, Lon: -66.61559155)
Ver: [Google](#) | [Google Earth](#) | [OpenStreet](#) | [Tomblores](#) | [Waze](#)

Area Aprox. (m.c.): 356.948

Municipio: Ponce

Barrio: Segundo

Características Ambientales

Zona Inund. Advisory: A

Zona Inundabilidad (firm): AO

Panel Inundabilidad (advisory): 72000C1665J

Floodway: No ubica en floodway

Suelo (NRCS): SNS (Soil not surveyed)

Calificación y Clasificación de Suelo

Calificación: Oficialización del geodato en proceso, favor de referir: mapa de calificación vigente.

Clasificación PT: Oficialización del geodato en proceso, favor de referir: mapa de calificación vigente.

Clasificación PUT: SU (Suelo Urbano)

Mapas de Calificación: Hoja: 105 de Ponce Mapa PUT

Distrito Sobrepuesto

Zona Histórica: Zona Histórica de Ponce, Resolución: JP-H-3

Sales Number: 2**General Information:**

Property Type:	Vacant Land	Date Sold:	1/8/2021
Property Address:	PR-123 Km. 4.7 Int. #29 Concordia St., Primero	Price:	\$78,500
Seller:	Laboratorio Ramirez	Price Per Square Meter	\$139.85
Buyer:	AM Properties LLC	Financial Terms:	Cash
Deed/Attorney:	#2 before notary Maria Archevald	Time in Market:	N/A
Book/Page:	N/A	Use at sales time:	Vacant
Property Interest Conveyed:	Fee Simple	Data Source:	Property Registry; CRIM; Field
Tax Number:	389-062-505-25-000	GPS Location:	18.081, -66.6145

Site Information

Site Size (Square Meters):	561.31	Utilities:	On Site Required
Topography:	Level	Location:	SU: Urban Land
Parcel Configuration:	Rectangular	Zoning	ZH
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone AO	Flood Map	72000C1665J

Picture

389-062-505-25

Parcela de procedencia: 389-062-505-25

Parcela: 389-062-505-25

Catastro: 389-062-505-25-000

Dueño: AM PROPERTIES LLC

Dirección física: CONCORDIA 29 PONCE

Municipio: Ponce

Dirección postal: 51 CALLE PALMA ARECIBO PR 00612

Cabida: 561.32

Terreno: 7,830.00

Estructura: 0.00

Maquinaria: 0.00

Valor Total: 7,830.00

[Zoom to](#)

Ubicación

Catastro: 389-062-505-25

Coordenadas Nad83: x: 180810.7652, y: 219360.1817 (Lat: 18.00816710, Lon: -66.61453435)
Ver: [Google](#) | [Google Earth](#) | [OpenStreet](#) | [Tiempos U](#)
[Vaze](#)

Area Aprox. (m.c.): 578.4546

Municipio: Ponce

Barrio: Primero

Características Ambientales

Zona Inund. Advisory: AO

Zona Inundabilidad (firm): AO

Panel Inundabilidad (advisory): 72000C1665J

Floodway: No ubica en floodway

Suelo (NRCS): SNS (Soil not surveyed)

Calificación y Clasificación de Suelo

Calificación: Oficialización del geodato en proceso, favor de referir mapa de calificación vigente.

Clasificación PT: Oficialización del geodato en proceso, favor de referir mapa de calificación vigente.

Clasificación PUT: SU (Suelo Urbano)

Mapas de Calificación: Hoja: 093 de Ponce Otros Mapas
[Mapa PUT](#)

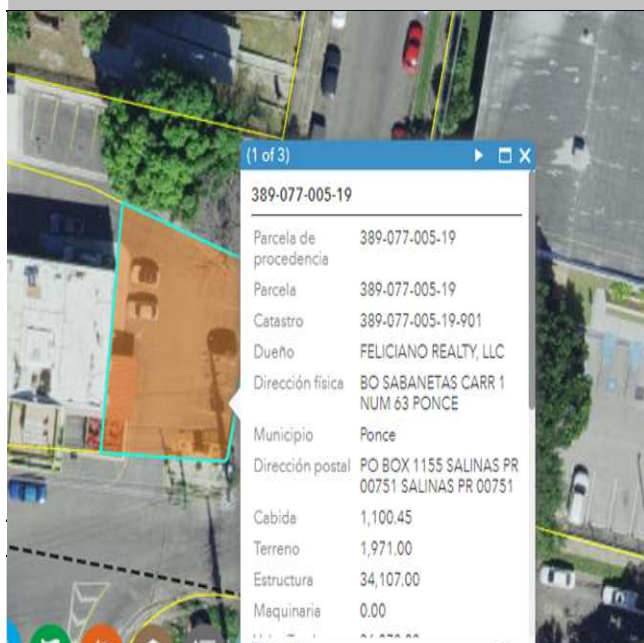
Distrito Sobrepuesto

Sales Number: 3**General Information:**

Property Type:	Commercial	Date Sold:	6/1/2022
Property Address:	#63 Pao Villa Flores, Ponce PR 00780	Price:	\$125,000
Seller:	Feliciano Realty LLC	Price Per Square Meter:	\$604.84
Buyer:	Rafael Espinet Perez	Financial Terms:	Cash
Deed/Attorney:	#18 before notary Lemuel Negron	Time in Market:	N/A
Book/Page:	N/A	Use at sales time:	Commercial
Property Interest Conveyed:	Fee Simple	Data Source:	Property Registry; CRIM; Field
Tax Number:	389-077-005-19	GPS Location:	18.0068,-66.5853

Site Information

Site Size (Square Meters):	355 sm	Utilities:	On Site Required
Topography:	Level	Location:	SU: Urban Land
Parcel Configuration:	Trapezoid	Zoning:	EV.4
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone "AO"	Land Residual Value:	72000C1655

Picture


(1 of 3)

389-077-005-19

Parcela de procedencia 389-077-005-19

Parcela 389-077-005-19

Catastro 389-077-005-19-901

Dueño FELICIANO REALTY, LLC

Dirección física BO SABANETAS CARR 1 NUM 63 PONCE

Municipio Ponce

Dirección postal PO BOX 1155 SALINAS PR 00751 SALINAS PR 00751

Cabida 1,100.45

Terreno 1,971.00

Estructura 34,107.00

Mequinaria 0.00

Ubicación

Catastro 389-077-005-19

Coordenadas Nad83 x: 183910.3183, y: 219195.2763
(Lat: 18.00670265, Lon: -66.58526446)
Ver: [Google](#) | [Google Earth](#) | [OpenStreet](#) | [Tomblores U](#)
[Waze](#)

Area Aprox. (m.c.) 376.0369

Municipio Ponce

Barrio Sabanetas

Características Ambientales

Zona Inund. Advisory X 0.2% ACF (82.8%) A (17.2%)

Zona Inundabilidad (firm) X

Panel Inundabilidad (advisory) 72000C1655J

Floodway No ubica en floodway

Suelo (NRCS) SNS (Soil not surveyed)

Calificación y Clasificación de Suelo

Calificación Oficialización del geodato en proceso, favor de referirse mapa de calificación vigente.

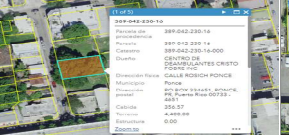
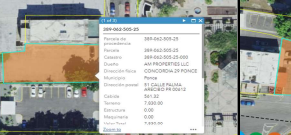
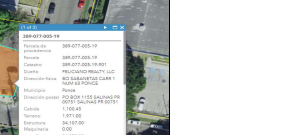
Clasificación PT Oficialización del geodato en proceso, favor de referirse mapa de calificación vigente.

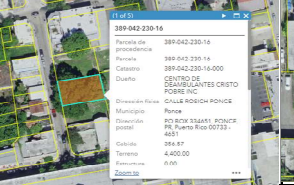
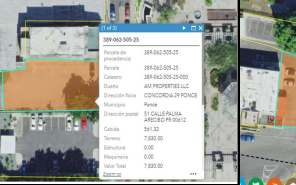
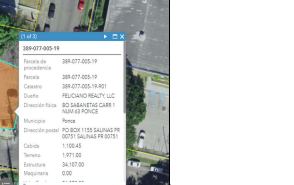
Clasificación PUT SU (Suelo Urbano)

Mapas de Calificación Hoja: 095 de Ponce Mapa PUT

Distrito Sobrepuerto

Zona Histórica

	Subject	Comparable 1	Comparable 2	Comparable 3
				
Address	#27 Mayor Cantera Hucar Street, Ponce PR	8 Segundo Street Segundo Ward Ponce, PR	PR-123 Km. 4.7 Int. #29 Concordia St, Primero	#63 Paseo Villa Flores, Ponce PR
ID	068-080-041-08-001	389-042-230-16-000	389-062-505-25-000	389-077-005-19
Site Size(SM)	635.82 sm	171.07	561.31	355 sm
Sale Date	N/A	2/26/2022	1/8/2021	6/1/2022
Sale Price	N/A	\$61,000	\$78,500	\$125,000
Sale Price/SM	N/A	\$356.57	\$139.85	\$352.00
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%
Financing	Cash	Cash	Cash	Cash
% Adjustment		0.00%	0.00%	0.00%
Conditions of Sale	Normal	Normal	Normal	Normal
% Adjustment		0.00%	0.00%	0.00%
Economic Trends	8/13/2022	2/26/2022	1/8/2021	6/1/2022
Adjusted Price		\$356.57	\$139.85	\$352.00
Highest & Best Use	Commercial Use	Commercial Use	Commercial Use	Commercial Use
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Location	Urban	Urban	Urban	Urban
Comparison		Similar	Inferior	Superior
% Adjustment		0.0%	0.0%	0.0%
Access	Adequate	Adequate	Adequate	Adequate
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Site Size	635.82 sm	171.07	561.31	355 sm
Flood Zoning	Zone "AO"	Zone "AO"	Zone "AO"	Zone "AO"
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Zoning	ZH	ZH	ZH	EV
Final Adjusted Price		\$356.57	\$139.85	\$352.00
Net Adjustments				
Reconciled Value/"Square Meter"	The land value : 635.82 @\$352 per sm=\$224,000, Rounded			

	Subject	Comparable 1	Comparable 2	Comparable 3
				
Address	#27 Mayor Cantera Hucar Street, Ponce PR	8 Segundo Street Segundo Ward Ponce, PR	PR-123 Km. 4.7 Int. #29 Concordia St., Primero	#63 Paseo Villa Flores, Ponce PR
ID	068-080-041-08-001	389-042-230-16-000	389-062-505-25-000	389-077-005-19
Site Size(SM)	466.69 sm	171.07	561.31	355 sm
Sale Date	N/A	2/26/2022	1/8/2021	6/1/2022
Sale Price	N/A	\$61,000	\$78,500	\$125,000
Sale Price/SM	N/A	\$356.57	\$139.85	\$352.00
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%
Financing	Cash	Cash	Cash	Cash
% Adjustment		0.00%	0.00%	0.00%
Conditions of Sale	Normal	Normal	Normal	Normal
% Adjustment		0.00%	0.00%	0.00%
Economic Trends	8/13/2022	2/26/2022	1/8/2021	6/1/2022
Adjusted Price		\$356.57	\$139.85	\$352.00
Highest & Best Use	Commercial Use	Commercial Use	Commercial Use	Commercial Use
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Location	Urban	Urban	Urban	Urban
Comparison		Similar	Inferior	Superior
% Adjustment		0.0%	0.0%	0.0%
Access	Adequate	Adequate	Adequate	Adequate
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Site Size	466.69 sm	171.07	561.31	355 sm
Flood Zoning	Zone "AO"	Zone "AO"	Zone "AO"	Zone "AO"
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Zoning	ZH	ZH	ZH	EV
Final Adjusted Price		\$356.57	\$139.85	\$352.00
Net Adjustments				
Reconciled Value/"Square Meter"		The land value : 466.69sm @\$352 per sm=\$164,000, Rounded		

Adjustment Notes

SALES COMPARISON ANALYSIS

DISCUSSION/ANALYSIS OF SALES

Vacant land Sale 1 refers to 171.070 square meters located at 8 Segundo Street Segundo Ward Ponce, PR. This sale was sold on February 26, 2022 for \$61,000 or \$356.57 per square meters. This sale has similar highest and best use, location, but slightly inferior in site improvements (paved area) but superior in site size.

Vacant land Sale 2 refers to 561.31 square meters located at PR-123 Km. 4.7 Int. #29 Concordia St, Primero Ward, Ponce, PR. This sale was sold in January 8, 2021, for \$78,500 or \$139.85 per square meters. This sale has similar highest and best use and location. This land sale is inferior in location in comparison with the subject property.

Vacant land Sale 3 refers to 355 square meters located at #63 Paseo Villa Flores, Ponce PR 00780. This sale was sold in June 1, 2022 for \$125,000 or \$352 per square feet. This sale has similar highest and best use and location.

No adequate data was found to make any quantitative adjustment. Qualitative analysis is made to select from data gathered the most comparable sale. Sales support values that range from \$139.85 per squared meters to \$356.57 per squared meters. The three (3) comparable land sales chosen for this valuation analysis are sales suitable for residential relates uses like the subject property.

I conclude by comparable sale #3 since is the most similar in location highest and best use, topography and site improvements to the subject property.

Then 635.82 sm (site with building)@\$352 per sm=\$224,000 Rounded

Then 466.69sm (parking area) @\$352 per sm=\$164,000, Rounded

Through intellectual processes of combining data analysis with professional judgment, a sound reasonable value opinion for the subject property was performed.

CONCLUSION
After analysis of the data mentioned above and considering the site size market trends, highest and best use, I considered a market value of \$388,000. Three Hundred Eighty-Eight Thousand Dollars \$388,000

Cost Analysis

The next step in the Cost Approach is to estimate the replacement cost of the buildings and site improvements. The replacement cost of the subject site and building improvements are based on local cost sources such as contractor's estimates. Also, past experience with properties appraised by my office was utilized too. For purpose of this analysis we utilized the information provided by the just mentioned sources in form of unitary values to determine the replacement or reproduction cost of the improvements; these including soft cost and entrepreneurial profit.

Soft Cost or Indirect Cost

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect cost might include administrative costs; professional fees; financing costs and the interest paid on construction loans; taxes and the developer's all-risk insurance during construction; and marketing, sales, and lease-up cost incurred to achieve occupancy or sale.

Developer's Profit

This factor reflects the profit necessary for the developer to undertake the management, responsibility and risks of construction associated with the subject property. Current valuation theory states that the four components that create value are land, labor, capital and coordination. Developer's profit as used in the Cost Approach reflects the coordination component of value. Unitary included in the next two pages includes direct, indirect and entrepreneurial profit as a single figure

Depreciation Analysis

Depreciation may be defined as any loss of value from any cause. There are three general areas of depreciation: physical deterioration, functional obsolescence and external obsolescence. Depreciation may be curable or incurable, the test being that money spent to cure the depreciation be gained in value. If the depreciation costs more to fix than will be gained in value, then the depreciation is considered incurable.

Physical Deterioration

This results from deterioration from aging and use. This type of depreciation may be curable or incurable.

Functional Obsolescence

This results from a lack of utility or desirability due to design or market perception of the improvements. This type of depreciation may be curable or incurable.

External Obsolescence

This is due to circumstances outside the property itself, such as industry, demographic and economic conditions or an undesirable proximate use. This type of depreciation is rarely curable. Considering that the data relating to population (decrease) and is expected that the population will continue to decrease, the public debt 2007 to 2014 had an increase of 101 % and the unemployment is around 13.6%. The economics is going decreases, the purchasing power decreases, there are fewer jobs, lower wages, higher taxes (including the IVU(and eventually IVA), and the higher cost of living lead us to conclude that our market conditions continue to decline . I considered a 10% of external obsolesce.

Depreciation Accrued to the Subject

. The subject property is located in the is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters) . The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot) The subject property has .47 building-to-land ratio, which is typical for this kind of property.

- Subject property has an estimated Effective Age of 2 years. Based on an economical life of 60 years this represents a depreciation of 3.33% with a remaining economic Life of 40 years; at the inspection time it was in average conditions with adequate maintenance.
- The Depreciation percent for the main building, other improvements and site improvements are detailing in the below table.
- Unitary included in the next two pages includes direct, indirect and entrepreneurial profits a single figure.

k

Building Improvements			Cost Section 1 of 1	
Item	Unit Type	Cost	Quantity	Total
GBA	Sq. Ft.	\$100.00	3,261	\$326,100
Total Building Improvement Costs				\$326,100
Site Improvements				
Item	Unit Type	Cost	Quantity	Total
Site Improvements	Lump Sum	\$10,000.00	1	\$30,000
				\$0
				\$0
Total Site Improvement Costs				\$30,000
Subtotal: Building & Site Costs				\$356,100
Soft Costs				
Item	Percent Cost	Percent Typ	Total	
Engineering	0.0%	% Building Cost	\$0	
Architectural	0.0%	% Building Cost	\$0	
Permits & Legal			\$0	
Leasing			\$0	
Total Soft Costs				\$0
	Contingency @	0.0%	\$0	
	Entrepreneurial Profit	0.0%	\$0	
Total Cost				\$356,100
Cost Allocation				
Total Building Costs				\$326,100
Total Site Costs				\$30,000
Depreciation				
Component	Effective Age	Life	Percent	Amount
Physical Depreciation: Building	2	60	3%	\$10,870
Physical Depreciation: Site	1	15	7%	\$2,000
Functional Obsolescence Building			0%	\$0
External Obsolescence Building			0%	\$0
Total Depreciation				\$12,870
Depreciated Value of Improvements				\$343,230
Other Cost Sections				
				
				
				\$0
				\$0
Land Value				
Land Value	1102.51 sm			\$388,000
Cost Approach Value Indication				\$731,230
Rounded				\$731,000

Cost Approach Conclusion

The cost approach is based on the premise that a prudent buyer will pay no more for an existing property than the cost to the purchaser of constructing an alternative structure on a similar site less any depreciation. This approach is considered for special/unique properties and/or low depreciation structures. On the other hand, the cost approach is useful for determining market value in situations where the sales comparison and income approaches lack validity or applicability.

Two sources of replacement cost were use. These were local contractor costs estimates and past experience with previous properties appraised by our office. The property site value was developed using extracted values from competitive properties at subject area and other similar neighborhoods. Any adjustments, when applied, were market derived.

Based on the analysis detailed on this section, we have reconciled to a cost approach value of \$810,000, as of June 30,2022, subject to the limiting conditions and assumptions of this appraisal.

\$731,000.00

\$731,000

(Seven Hundred Thirty-One Thousand Dollars)

Comparable sales

Sales Number: 1			
General Information:			
Property Type:	Commercial	Date Sold:	8/4/2022
Property Address:	#42 & #44 Guadalupe corner Leon St Ponce, PR 00716	Price:	\$475,000
Seller:	Hector Rodriguez	Price Per Squared feet:	\$32.00
Buyer:	Reign Holdings LLC	Financial Terms:	Cash
Legal deed	Deed: 15 before attorney Dennis Velez	Time in Market:	N/A
Property Interest Conveyed:	Fee Simple	Data Source:	Property Registry/CRIM
Tax Number:	389-042-191-17/14/001	GPS	18.0162,-66.6132
Site Information			
Site Size (SM):	1,384.39	Utilities:	All typical
Topography:	Level	Location:	Sub-urban
Parcel Configuration:	Rectangular	Zoning	ZH
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone X	Flood Zone	72000C1665J
Improvements Information			
Improvements	Commercial		
Gross Building Area	15,000		
Net Leasable Area	15,000		
Year Built			
Condition			
Picture			
 (1 of 3) 389-042-191-17 Parcela de procedencia 389-042-191-17 Parcela 389-042-191-17 Catastro 389-042-191-17-001 Dueño RODRIGUEZ RETAMAR HECTOR Dirección física CALLE GUADALUPE PONCE PR Municipio Ponce Dirección postal URB LA RAMBLA 2111 CALLE GIBALTAR PONCE PR 00730 Cabida 1,786.00 Terreno 22,920.00 Estructura 48,590.00 Zoom to 389-042-191-17 x: 180947.2297, y: 220256.3662 (Lat: 18.01626811, Lon: -66.61325249) Ver: Google Google Earth OpenStreet Temblor Waze 1403.1136 Ponce Sexto A AO 72000C1665J No ubica en floodway SNS (Soil not surveyed) Suelo Oficialización del geodato en proceso, favor de mapa de calificación vigente. Oficialización del geodato en proceso, favor de mapa de calificación vigente. SU (Suelo Urbano) Hoja: 106 de Ponce Otros Mapas Mapa PUT			

Sales Number: 2			
General Information:			
Property Type:	Commercial	Date Sold:	6/24/2022
Property Address:	41 Luna Street, Primero Ward Ponce, PR 00717	Price:	\$185,000
Seller:	Suc. Peniza Davila	Price Per Squared Feet:	\$66.00
Buyer:	Julio Lugo Rivas	Financial Terms:	Cash
Deed/Attorney:	Deed: 48 Before attorney Jesus Delgado Velez	Time in Market:	N/A
Property Interest Conveyed	Fee Simple	Data Source:	Property Registry/CRIM
Tax Number:	389-062-447-03-001	GPS Location:	(18.0101,-66.6138)
Site Information			
Site Size (SM):	600.86 SM	Utilities:	All typical
Topography:	Level	Location:	Urban
Parcel Configuration:	Rectangular	Zoning	ZH
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone AO	Flood Zone	72000C1665J
Improvements Information			
Improvements	Commercial		
Gross Building Area	2,800		
Net Leasable Area	2,800		
Year Built			
Condition			
Picture			




389-062-447-03

Parcela de procedencia: 389-062-447-03

Parcela: 389-062-447-03

Catastro: 389-062-447-03-001

Dueño: DAVILA BONILLA FRANCISCO

Dirección física: CALLE LUNA NUM 41 PONCE

Municipio: Ponce

Dirección postal: MANSION REAL 520 CALLE CASTILLA COTO LAUREL PR 00780-2636

Cabida: 314.00

Terreno: 4,540.00

Estructura: 20,300.00

Zoom to

Indicador

Catastro: 389-062-447-03

Coordenadas Nad83: X: 180878.2510, Y: 219580.3436 (Lat: 18.01015666, Lon: -66.61389914) Ver: [Google](#) | [Google Earth](#) | [OpenStreet](#) | [TomTom](#) | [Waze](#)

Area Aprox. (m.c.): 303.1412

Municipio: Ponce

Barrio: Primero

Características Ambientales

Zona Inund. Advisory: AO

Zona Inundabilidad (firm): AO

Panel Inundabilidad (advisory): 72000C1665J

Floodway: No ubica en floodway

Suelo (NRCS): SNS (Soil not surveyed)

Calificación y Clasificación de Suelo

Calificación: Oficialización del geodato en proceso, favor de refe mapa de calificación vigente.

Clasificación PT: Oficialización del geodato en proceso, favor de refe mapa de calificación vigente.

Clasificación PUT: SU (98%) | VIAL (2%)

Mapas de Calificación: Hoja: 093 de Ponce Mapa PUT

Distrito Sobrepuesto: Zona Histórica de Ponce, Resolución JP-H-3

Sales Number: 3**General Information:**

Property Type:	Commercial	Date Sold:	12/3/2021
Property Address:	23 Trujillo Street corner Cristina St Tercero Ward, Ponce, PR 00780	Price:	\$360,000
Seller:	Isabel Madera Caban	Price Per Squared Feet:	\$102.00
Buyer:	Inmobiliaria AMB LLC	Financial Terms:	Cash
Deed/Attorney:	#179 before notary Melissa Gonzalez Fiol	Time in Market:	N/A
Property Interest Conveyed	Fee Simple	Data Source:	Property Registry/CRIM
Tax Number:	389-053-393-01-001	GPS Location:	18.0115, -66.6089

Site Information

Site Size (SM):	502.25 SM	Utilities:	All typical
Topography:	Level	Location:	Urban area
Parcel Configuration:	Rectangular	Zoning	CH
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	AO Zone	Flood Zone	72000C1665J

Improvements Information

Improvements	Commercial		
Gross Building Area	3,500		
Net Leasable Area	3,500		
Year Built			
Condition			

Picture

Sales Number: 4			
General Information:			
Property Type:	Commercial- Guest House Cafeteria	Date Sold:	6/1/2022
Property Address:	63 Hugar St. Paseo Villa Flores, Ponce	Price:	\$1,000,000
Seller:	Feliciano Realty LLC	Price Per Squared Feet:	\$186.00
Buyer:	Rafael Espinet Perez	Financial Terms:	Cash
Deed/Attorney:	18 before notary Lemuel Negron Colon	Time in Market:	N/A
Tract	58537	Use at sales time:	Restaurant
Property Interest Conveyed	Fee Simple	Data Source:	Property Registry/CRIM
Tax Number:	389-077-005-19/20-901	GPS Location:	18.0068,-66.5853
Site Information			
Site Size (SM):	772.96 SM	Utilities:	All typical
Topography:	Level	Location:	Sub-urban
Parcel Configuration:	Trapezoid	Zoning	EV.1
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone AE	Flood Zone	72000C1665J
Improvements Information			
Improvements	Average		
Gross Building Area	5,400		
Net Leasable Area	5,400		
Year Built			
Condition			
Picture			
   (1 of 4) 389-077-005-20 Parcela de procedencia: 389-077-005-20 Parcela: 389-077-005-20 Catastro Dueño Dirección física Municipio Dirección postal Cabida Terreno Estructura Maquinaria Valor Total Exención Zoom to			
Ubicación Catastro 389-077-005-20 Coordenadas Nad83 x: 183889.4567, y: 219198.9000 (Lat: 18.00673523, Lon: -66.58546148) Ver: Google Google Earth OpenStreet Temblores Waze Area Aprox. (m.c.) 656.2766 Municipio Ponce Barrio Sabanetas Características Ambientales Zona Inund. Advisory X 0.2% ACF (99.6%) A (0.4%) Zona Inundabilidad (firm) X Panel Inundabilidad (advisory) 72000C1665J Floodway No ubica en floodway Suelo (NRCS) SNS (94.8%) Sa (5.2%) Calificación y Clasificación de Suelo Calificación Oficialización del geodato en proceso, favor de referir mapa de calificación vigente. Clasificación PT Oficialización del geodato en proceso, favor de referir mapa de calificación vigente. Clasificación PUT SU (Suelo Urbano) Mapas de Calificación Hoja: 095 de Ponce Mapa PUT Distrito Sobrepuesto Zona Histórica			

Sales Number: 5																																																																	
General Information:																																																																	
Property Type:	Commercial	Date Sold:	2/10/2022																																																														
Property Address:	56 Ave E. Fagot, Machuelo Abajo Ward, Ponce, PR 00716	Price:	\$125,000																																																														
Seller:	Frankie Villanueva Rodriguez	Price Per Squared Feet:	\$37.19																																																														
Buyer:	Academia de Artes Mat Inc.	Financial Terms:	Cash																																																														
Estate	N/A	Time in Market:	N/A																																																														
Deed	#8 before notary Romina Soldevila Munc	Use at sales time:	Vacant																																																														
Property Interest Conveyed	Fee Simple	Data Source:	Property Registry/CRIM																																																														
Tax Number:	389-025-968-04-001	GPS Location:	18.0207, -66.5997																																																														
Site Information																																																																	
Site Size (SM):	312.24 SM	Utilities:	All typical																																																														
Topography:	Level	Location:	Sub-Urban																																																														
Parcel Configuration:	Rectangular	Zoning	EV.1																																																														
Access:	Adequate	Highest & Best Use:	Commercial																																																														
Flooding:	Zone X	Land Residual Value:	72000C1665J																																																														
Improvements Information																																																																	
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	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
						
Address	#27 Calle Mayor Cantera Hucar, Ponce	#42 & #44 Guadalupe corner Leon St Ponce, PR 00716	41 Luna Street, Primer Ward Ponce, PR 00717	23 Trujillo Street corner Cristina St Tercero Ward, Ponce, PR 00780	63 Hugar St Paseo Villa Flores	56 Ave E. Fagot, Machuelo Abajo Ward, Ponce, PR 00716
ID	(Several)-see pag 31	389-042-191-17/14/001	389-062-447-03-001	389-053-393-01-001	389-077-005-19/20-901	389-025-968-04-001
Improved Area /Sf	3,261	15,000.00	2,800	3,500	5,400	1,200
Sale Date	N/A	8/4/2022	6/24/2022	12/3/2021	6/1/2022	2/10/2022
Sale Price	N/A	\$475,000	\$185,000	\$360,000	\$1,000,000	\$125,000
Sale Price/sf	N/A	\$32	\$66.00	\$102.00	\$185.00	\$104.00
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Financing	Cash	Cash	Cash	Cash	Cash	Cash
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale	Normal	Normal	Normal	Normal	Normal	Normal
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Economic Trends	N/A	8/4/2022	6/24/2022	12/3/2021	6/1/2022	2/10/2022
Adjusted Price		\$32.00	\$66.67	\$102.00	\$185.00	\$104.00
Highest & Best Use	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Comparison		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Site Size (SM)	635.82 sm (6,841 sf)	1384.39 sm (14896 sf)	600.86 (6,465.25 sf)	502.25 sm (5,404.21 sf)	772.96 sm (8,317 sf)	312.24 sm (3,359.70 sf)
% Adjustment						
Building to land Ratio	0.47	1	0.43	0.64	0.65	0.36
Location	Urban	Urban	Urban	Urban	Urban/slightly superior	Urban
Comparison		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Topography	Level	Level	Level	Level	Level	Level
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Frontage	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate
Comparison		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Additional Features	Entrance	None	Stairs	Entrance	Entrance, terrace, extra baths, kitchen bar area	None
		Inferior	Similar	Similar	Superior	Inferior
			0.0%	0.0%	0.0%	0.0%
Parking	None	None	None	None	None	None
Comparison			Inferior	Superior	Superior	Superior
Condition of Improvements	Good conditions	Average condition(needs repairs)	Average condition	Average condition	Average -interior remodeled	Average condition(repairs after sale)
% Adjustment		Inferior	Inferior	Inferior	Similar	Inferior
Final Adjusted Price						
Reconciled Value/"Square Feet"		\$32.00	\$66.67	\$102.00	\$185.00	\$104.00
Then 3,261sf @ 150= \$ Rounded to \$489,000 + 164,000=653,000						

Discussion/Analysis of Building Sales

Sale No. 1 refers to a commercial use property located at #42 & #44 Guadalupe corner Leon St Ponce, PR. It comprises approximately 15,000 square feet of gross building. It was acquired on June 23 of 2022 for \$475,000 or \$32 per square foot indication. This property is considered similar in highest and best use, inferior in condition, building to land ratio and gross building area.

Sale No. 2 refers to commercial use property located in 41 Luna Street, Primero Ward Ponce, PR. It comprises approximately 2800 square feet of gross building area. It was acquired on June 24 of 2022 for \$185,000 or \$66 per square foot indication. This property is considered similar in highest and best use, inferior in building to Land Ratio and condition

Sale No. 3 refers to a commercial use property located at 23 Trujillo Street, Tercero Ward, Ponce, PR. It comprises approximately 3500 square feet of gross building. It was acquired on December 3 of 2021 for \$360,000 or \$102 per square foot indication. This property is considered similar in location, inferior in building to Land Ratio and condition .

Sale No. 4 refers to a commercial use property located at 63 Hugar St. Paseo Villa Flores, Ponce . It comprises approximately 5400 square feet of gross building. It was acquired on June 1 of 2022 for \$1,000,000 or \$185,000 per square foot indication. This property is considered similar in location, slightly superior in location and additional features.

Sale No. 5 refers to a commercial use property located at 56 Ave E. Fagot, Machuelo Abajo Ward, Ponce, PR. It comprises approximately 1200 square feet of gross building. It was acquired on February 10 of 2022 for \$125,000 or \$104 per square foot indication. This property is considered similar in location, inferior in condition (repairs after sale) .

SUBJECT POSITIONING

Transaction	Area in SF	Price per SF(After Adjustment)	Relative Comparison
Sale 4	5400	\$185	Value
Subject	3,261	\$150	
Sale 5	1200	\$104	
Sale 3	3500	\$102	
Sale 2	2800	\$66	
Sale 1	15,000	32	

I considered the comparable #4 and Sale #5(Middle point) to conclude. All properties are located in Ponce downtown as the Subject. The comparable #1 is superior in condition but is inferior in gross building area. All comparable are larger in gross building area in comparison with the subject property, the comparable #3 is inferior in condition attribute in comparison with the subject property. Based on all listed data, \$150 per/sf Rounded is a good and supportable value for the subject property and is representative to the market trend in the subject area. providing a rounded subject property value conclusion of 3,261sf @ 150= \$ Rounded to \$489,000 + 164,000(land-improved parking area)=653,000

I concluded that market value by Sales Comparison Approach, of the subject property, under conditions prevailing as of August 13, 2022, is concluded at a rounded:

\$653,000

(Six HUNDREDFIFTY THREE THOUSAND DOLLARS)

RECONCILIATION AND FINAL VALUE ESTIMATE

The Sales Comparison Value in this report have yielded the following value indication:

Cost Approach:	\$731,000
Sales Comparison Approach:	\$653,000
Income Approach:	Not Developed
<i>"As Is" Market Value:</i>	\$653,000
Date of Value:	August 13, 2022

Sales Comparison Approach

The Sales Comparison Approach is a good proof of the market since it reflects the behaviors of buyers and sellers dealing with similar properties. This approach combined four recent sales of competitive properties located in similar locations to the subject. The listed sales were analyzed based on an all-inclusive per square foot of gross building area, as a basis for comparison. To derive a value indication by the sales comparison approach, the appraiser used the relative comparison analysis qualitative technique, which studies the relationship indicated by the market data, without recourse to quantification. This is the most commonly used technique in appraisal practice. This approach resulted in a rounded **\$64,000** value indication for the subject property.

Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to a value estimate of **\$731,000**, as of August 13, 2022, subject to the Limiting Conditions and Assumptions of this appraisal.

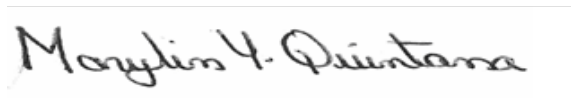
\$653,000
(SIX HUNDRED FIFTY THREE THOUSAND DOLLARS)

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- _____ The statements of fact contained in this report are true and correct.
- _____ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- _____ I have no present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- _____ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- _____ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- _____ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- _____ My analyses, opinions, and conclusions were developed, and this report have been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* and with the *Appraisal Institute*.
- _____ I not have performed prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3 year period immediately preceding acceptance of this appraisal assignment.

Respectfully submitted,



Marilyn Quintana,
Real Estate Appraisers and Consultants
PR, State License No. 1147 EPA

Addenda

Qualifications of Marylin Quintana

EDUCATION

- B.B.A., Bachelor of Science in Business Administration (Finance)
University of Puerto Rico, Mayagüez Campus – 2000 –
Minor in Accounting

LICENSE

- Puerto Rico Estate Licensed Real Property Appraiser (*EPA # 1147*)*Exp. September 29 2025*
Puerto Rico Licensee Real Estate Broker Lic #C20030 Exp. August 8, 2023

PROFESSIONAL AFFILIATIONS

Instituto de Evaluadores de Puerto Rico

REAL ESTATE COURSES AND SEMINARS

- Basic Appraisal Procedures- June 2021
- Basic Appraisal Principles- May 2021
- National USPAP- April 2021
- National USPAP- July 2021
- An Appraiser as an Expert Witness- December 2020
- Leyes y Reglamentos Julio 2020-
- New Technology for real Estates- December 24, 2017
- Verification Methods- December 28, 2017
- Puerto Rico Housing Conference, -September 22, 2016
- Better Safe than Sorry -course, March 11, 2016
- FHA Lender Training, September 16, 2015
- Residential Appraisal , What do to think About, June 26, 2015
- National USPAP Updated course, October 25, 2014
- Leyes y Reglamentos, October 10, 2014

- Nuevos Cambio en la planilla, Formas 1004,2044,,1073,1075, Abril,2014
- National USPAP Updated course, August 10,2013
- Mastering Unique & Complex Property Appraisal , January 26, 2013
- Basic Appraisal Procedures, May 24,2012
- Eminent Domain and Condemnation, March 1,2012
- National USPAP Updated course, February 4, 2012
- Leyes y Reglamentos , offered at University of Puerto Rico, Mayaguez Campus, February 13 & 20, November 2010
- 18vo “Congreso de Vivienda”, August 18 ,2010.
- Ley de Reforma Financiera , August 13,2010
- FHA &VA Appraiser: Thriving & Surviving, February 13,2009
- National USPAP Equivalent Course, In Chicago IL March 2,2009
- General Market Analysis & Highest and Best use, March 23,2009
- Guías para la Inspección Residencial, Comercial e Industrial métodos y Procedimientos” November 9,2007
- U.S. Department of Housing and Urban Development. Appraiser Seminar (May 16,2007)
- Leyes y Reglamentos, offered at University of Puerto Rico, Aguadilla Campus, Date: February 17 & 18, 2007 by Instructor Rinaldi Pérez; (15 hours)
- Nuevo Reglamento Que Regula Nuestra Profesión y Cambios a Proponer a Las Leyes Que Regularn Nuestra Profesión, held at Hotel Guajataca, Quebradillas. Sponsored by Instituto de Evaluadores de Puerto Rico; Seminar of 3 credits; January 2007
- National USPAP Course (7 hours) sponsored by Instituto de Evaluadores in Parador Guajataca, Quebradillas, July 24, 2006.
- Condominium unit Appraisal Report, Fannie Mae 1073, March 2006

- Cambios a la forma Individual Condominium Unit Appraisal Report, Fanniema 1073, March 2006
- The Professional Guide to the Uniform Residential Appraisal Report, Sponsored by the Appraisal Institute of Chicago, Tropimar, Carolina PR, June 7, 2005
- Desarrollo y Permiso de Terrenos, BORTECH Institute, Universidad Politécnica, Ing.Héctor Morales (31 de mayo 2003)
- Basic Course of Appraisal of Real Estate Sponsored by Recinto Universitario de Mayaguez, June 7,2001
- Expropiacion Forzosa Sponsored by Recinto Universitario de Mayaguez, May 25,2000
- Curso de Mapas Catastrales (Aguadilla P.R.), August 13,2000
- Curso de Libros de Registros de la Propiedad (Aguadilla), June 10,2000
- Curso de Calculadora Basica(Mayagüez), June,1 2000
- Mathematics for Appraisers Sponsored by Recinto Universitario de Mayagüez,PR College Basic Course of Appraisal of Real Estate Sponsored by Recinto Universitario de Mayagüez, December 14,1999

APPRAISAL EXPERIENCE

- Lourdes N. Cruz & Associates 2001 to June 2018
Appraiser/ Contractor - Appraising , dairy farms, residential properties, multi-tenant residential properties, mixed use properties, income generating property, general commercial properties. I also appraised proposed and existing residential properties, vacant lots, condominiums.
- Private Appraiser & Consultant- dairy farms, residential properties, multi-tenant residential properties, mixed use properties, income generating property, basic commercial properties. I also appraised proposed and existing residential properties, vacant lots, condominiums. 2018 to present

Client: Hector Rivera

Effective Date: August 13, 2022

CONSTRUCTION ESTIMATE PONCE MAYOR (

	Item	Unit	Qty
1	General Condition		
	Sub Total Mobilization	LS	1
2	Site Construction (Demolition) Wall and cabinets		
	Sub Total	LS	1
3	Folding Walls and Door by ACHA Trading		
	Sub Total	LS	1
4	STEEL AND METALS		
	Sub Total	LS	1
5	WOOD AND PLASTIC		
	Sub Total	LS	1
6	THERMAL AND MOISTURE PROTECTION		
	Sub Total	LS	1
7	DOORS AND WINDOWS		
	Sub Total	LS	1
8	FINISHES		
	Sub Total	LS	1
9	SPECIALTIES Partitions		
	Sub Total	LS	1
10	PLOMBING		
	Sub Total	LS	1

11	ELECTRICAL		
	Sub Total	LS	1
12	EQUIPMENT AND OTHERS Air Conditioning		
	Sub Total	LS	1
13	Electrical Gates Repair and Remote divices (20)		
	Sub Total	LS	1
14	Conference Room Equipment		
	Sub Total	LS	1
15	Office Equipment		
	Sub Total	LS	1
16	Diesel Power Generator		
	Sub Total	LS	1
17	Interior Paint		
	Sub Total	LS	1
18	Ponce NHS Sing		
	Sub Total	LS	2

19 Contingencies (10%) \$59294.02 Aprox

	Sub Total	LS	1
	TOTAL		

CANTERA #27 REHAB

Labor	Material	Equipment	Total Cost
\$ 5,000.00	\$ 7,000.00	\$ 2,000.00	\$ 14,000.00
\$ 15,000.00	\$ 5,000.00	\$ 2,100.00	\$ 22,100.00
\$ 10,000.00	\$ 25,000.00	\$ 6,000.00	\$ 41,000.00
\$ 5,000.00	\$ 8,000.00	\$ 5,000.00	\$ 18,000.00
\$ 3,000.00	\$ 3,500.00	\$ 1,000.00	\$ 7,500.00
\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 12,000.00
\$ 5,000.00	\$ 18,000.00	\$ 1,000.00	\$ 24,000.00
\$ 12,000.00	\$ 4,000.00	\$ 1,600.00	\$ 17,600.00
\$ 10,000.00	\$ 45,000.00	\$ 5,000.00	\$ 60,000.00
\$ 2,000.00	\$ 6,000.00	\$ 1,000.00	\$ 9,000.00

\$ 12,000.00	\$ 15,000.00	\$ 1,300.00	\$ 28,300.00
\$ 5,000.00	\$ 15,000.00	\$ 1,500.00	\$ 21,500.00
\$ 1,000.00	\$ 5,000.00	\$ 1,000.00	\$ 7,000.00
\$ 5,000.00	\$ 35,000.00	\$ 2,000.00	\$ 42,000.00
\$ 10,000.00	\$ 75,000.00	\$ 1,000.00	\$ 86,000.00
\$ 8,000.00	\$ 35,000.00	\$ 5,000.00	\$ 48,000.00
\$ 10,000.00	\$ 15,000.00	\$ 2,000.00	\$ 27,000.00
\$ 5,000.00	\$ 10,000.00	\$ 2,500.00	\$ 17,500.00

			\$ 59,294.02
\$ 105,000.00	\$ 271,500.00	\$ 33,500.00	\$ 561,794.02

2024EXHIBIT I - BUDGET PROPOSAL/ANEJO I - PRESUPUESTO DE

Grant/FUENTE:	CDBG-DR	
Contractor/Contratista:	Ponce Neighborhood Housing Services, Inc.	
Program/Programa:	SMALL BUSINESS INCUBATORS AND ACCELERATORS/INCUBADORAS Y A	
DRGR Activity Code/Código de DRGR:	R01E16BIA-EDC	
Cost Type/Tipo de Gasto	Accounts	Activity Description/Descripción de
ADMINISTRATION/ADMINISTRACIÓN		
Costs/Costos		
TOTAL COSTS/COSTO TOTAL		
PLANNING/PLANIFICACIÓN		
Costs/Costos		
TOTAL COSTS/COSTO TOTAL		
PROJECT/PROYECTO		
Project/Proyecto		
Adquisition	Aquisition of physical facilities.	
Permits/Inspection	Permits and inspection	
Rehabilitation	Rehabilitation of facilities	
Solar Panel System	Efficiency and productivity	
TOTAL COSTS/COSTO TOTAL		

PROJECT ACTIVITY DELIVERY COSTS/COSTOS DIRECTOS DEL PROYECTO	
Staff/Personnel	Personnel in charge of the administrative and programmatic tasks of the program.
Other Operating Cost	Break down administrative expenses.
Equipment	The equipment necessary to work with the program is broken down.
TOTAL COSTS/COSTO TOTAL	
GRAND TOTAL/GRAN TOTAL	

PROPUESTA

ACCELERADORAS

CONTRACT

\$	1,053,552.66
\$	1,053,552.66
\$	1,053,552.66

\$	-
\$	-

\$	2,450,762.00
----	--------------

\$	650,000.00
\$	80,000.00
\$	561,794.02
\$	100,000.00
\$	1,391,794.02

\$	1,053,552.66
\$	1,000.00
\$	4,415.32
\$	1,058,967.98
\$	2,450,762.00

2024

Budget Detail/Detalle de Presupuesto

SMALL BUSINESS INCUBATORS AND ACCELERATORS/INCUBADORAS Y ACELERADORAS

Subrecipient Name: Ponce Neighborhood Housing Services, Inc.

STAFFING

Position	Qty. of Resources [A]	Estimated Hours per month per Resource [B]	Maximum Hourly Rate [C]	Estimated Monthly Cost [D=AxBxC]
Executive Director	1	28	\$69.97	\$ 1,959.16
Financial Director	1	28	\$57.05	\$ 1,597.40
Finance and Loan Servicing Officer	1	25.5	\$22.61	\$ 576.56
Human Resources and Administrative Officer	1	16.5	\$22.61	\$ 373.07
Quality Control and Program Coordinator	1	30	\$38.75	\$ 1,162.50
Community Programs Coordinator	1	21	\$22.61	\$ 474.81
FFEF Coordinator	1	160	\$27.01	\$ 4,321.60
Finance Support and Compliance Officer	1	30	\$16.15	\$ 484.50
Outreach & Recruitment Officer	1	160	\$16.69	\$ 2,670.40
Professor and mentor of Business Administration	1	120	\$21.53	\$ 2,583.60
Professor and mentor of Business Administration	1	160	\$21.53	\$ 3,444.80
Total Maximum Monthly Cost:				\$ 19,648.39
Total Cost for contract period:				\$ 1,053,552.66

*Estimated amounts may vary depending on the actual need of the Program. Any substantial increase may not be approved if not justified accordingly and approved by PRDOH.

OTHER OPERATING/OTROS GASTOS OPERACIONALES

Item Name/Articulo	Item Description/Descripcion	
Travel Expenses	Mobilization payment to impact municipalities outside Ponce.	\$ 1,000.00
Total Expenses Budget/Gastos Totales:		\$ 1,000.00

EQUIPMENT/EQUIPO

Item Name/Articulo	Item Description/Descripcion	
Office Equipment	Purchase of computers , photocopiers and printers.	\$ 4,415.32
Total Expenses Budget/Gastos Totales:		\$ 4,415.32

ACQUISITION/REHABILITATION

Item Name/Articulo	Item Description/Descripcion	
Acquisition	The new building provides ample space and resources to support the diverse needs of the SBIA program. From enhanced facilities to improved accessibility, we are confident that this transition will greatly benefit both our team and the individuals we assist through our program.	\$ 650,000.00
Permits Endorsement and Inspection	Permits are crucial for ensuring compliance with regulations and standards. Inspection services to verify the process according to compliance and needs.	\$ 80,000.00
Rehabilitation/Reconstruction	Renovation and rehabilitation to improve functionality, aesthetics, and energy efficiency. Acquire quality, ergonomic, and stylish office furniture that can enhance the comfort and productivity of our participants while reflecting our professional image. Furniture items, including desks, chairs, storage units, conference tables, and ergonomic accessories and any other reconstruction process that has to be done.	\$ 561,794.02
Solar Panels System	Installing solar panels on the office building offers a wide range of benefits, including cost savings, environmental sustainability, energy independence, enhanced brand image.	\$ 100,000.00
Total Expenses Budget/Gastos Totales:		\$ 1,391,794.02

\$ 2,450,762.00

\$ -

SRA \$ 2,450,762.00

ORAS DE NEGOCIOS PEQUENOS

2024Budget Detail/Detalle de Presupuesto

SMALL BUSINESS INCUBATORS AND ACCELERATORS/INCUBADORAS Y ACELERADOR

Subrecipient Name: Ponce Neighborhood Housing Services, Inc.

STAFFING

Position	Qty. of Resources [A]	Estimated Months Needed [B]	Estimated Hours per month per Resource [C]	Maximum Hourly Rate [D]	Estimated Monthly Cost [E=AxCxD]	Cost of Staff Position [F=BxE]
Executive Director	1	54	28	\$69.97	\$ 1,959.16	\$ 105,794.64
Financial Director	1	54	28	\$57.05	\$ 1,597.40	\$ 86,259.60
Finance and Loan Servicing Officer	1	54	25.5	\$22.61	\$ 576.56	\$ 31,133.97
Human Resources and Administrative Officer	1	54	16.5	\$22.61	\$ 373.07	\$ 20,145.51
Quality Control and Program Coordinator	1	54	30	\$38.75	\$ 1,162.50	\$ 62,775.00
Community Programs Coordinator	1	54	21	\$22.61	\$ 474.81	\$ 25,639.74
FFEF Coordinator	1	34	160	\$23.68	\$ 3,788.80	\$ 128,819.20
FFEF Coordinator	1	20	160	\$27.01	\$ 4,321.60	\$ 86,432.00
Finance Support and Compliance Officer	1	20	30	\$16.15	\$ 484.50	\$ 9,690.00
Outreach & Recruitment Officer	1	54	160	\$16.69	\$ 2,670.40	\$ 144,201.60
Professor and mentor of Business Administration	1	36	155	\$21.53	\$ 3,337.15	\$ 120,137.40
Professor and mentor of Business Administration	1	18	120	\$21.53	\$ 2,583.60	\$ 46,504.80
Professor and mentor of Business Administration	1	54	160	\$21.53	\$ 3,444.80	\$ 186,019.20
Total Maximum Monthly Cost:					\$26,774.34	
Total Cost for contract period:					\$	1,053,552.66

OTHER OPERATING/OTROS GASTOS OPERACIONALES

Item Name/Articulo	Item Description/Descripcion	
--------------------	------------------------------	--

Travel Expenses	Mobilization payment to impact municipalities outside Ponce.	\$	1,000.00
Total Expenses Budget/Gastos Totales:		\$	1,000.00

EQUIPMENT/EQUIPO

Item Name/Articulo	Item Description/Descripcion		
Office Equipment	Purchase of computers , photocopiers and printers.	\$	4,415.32
Total Expenses Budget/Gastos Totales:		\$	4,415.32

ACQUISITION/REHABILITATION

Item Name/Articulo	Item Description/Descripcion		
Acquisition	The new building provides ample space and resources to support the diverse needs of the SBIA program. From enhanced facilities to improved accessibility, we are confident that this transition will greatly benefit both our team and the individuals we assist through our program.	\$	650,000.00
Permits Endorsement and Inspection	Permits are crucial for ensuring compliance with regulations and standards. Inspection services to verify the process according to compliance and needs.	\$	80,000.00
Rehabilitation/Reconstruction	Renovation and rehabilitation to improve functionality, aesthetics, and energy efficiency. Acquire quality, ergonomic, and stylish office furniture that can enhance the comfort and productivity of our participants while reflecting our professional image. Furniture items, including desks, chairs, storage units, conference tables, and ergonomic accessories and any other reconstruction process that has to be done.	\$	561,794.02
Solar Panels System	installing solar panels on the office building offers a wide range of benefits, including cost savings, environmental sustainability, energy independence, enhanced brand image.	\$	100,000.00
Total Expenses Budget/Gastos Totales:		\$	1,391,794.02

\$ 2,450,762.00

SRA \$ 2,450,762.00

**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: PR-SBIA-00010

HEROS Number: 900000010216610

Responsible Entity (RE): Department of Housing - Puerto Rico, P.O. Box 21365 San Juan PR,
00928

State / Local Identifier:

RE Preparer: Maria T. Torres-Bregon

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): HORNE LLP

Point of Contact: Paige Pilkinton

Project Location: , Ponce, PR 00730

Additional Location Information:

The project is located at latitude 18.01304, longitude -66.61601 at the address given above. Tax ID
Number: 389-052-363-08-001

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project entails the award of a SBIA grant to Ponce Neighborhood Housing Services, Inc. at Calle Mendez Vigo Esquina Sol, Ponce, PR 00730. The grant includes one or more of the following: * Technical assistance related to small business incubation/acceleration; * Operational costs including but not limited to utilities, maintenance, and equipment for incubators/accelerators or business within; * Architectural, engineering and design costs for construction related to rehabilitation or new construction of an incubator/accelerator space; and * Non-Profit assistance, For-profit assistance, and Microenterprise assistance. The specific project description includes staffing, professional services, other operating, and equipment (see attached scope and budget).

[Budget PR-SBIA-00010.pdf](#)

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b):

58.35(b)(2)

58.35(b)(3)

58.35(b)(4)

Signature Page

[PR-SBIA-00010 Signature Page.pdf](#)

Funding Information

Grant / Project Identification Number	HUD Program	Program Name
B-17-DM-72-0001	Other	CDBG-DR Puerto Rico Small Business Incubators and Accelerators Program
B-18-DP-72-0001	Other	CDBG-DR Puerto Rico Small Business Incubators and Accelerators Program

Estimated Total HUD Funded, Assisted or Insured Amount: \$482,580.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$482,580.00

Compliance with 24 CFR §50.4 & §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4 & §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Runway Clear Zones and Clear Zones 24 CFR part 51	☐ Yes ☒ No	The nearest airport RPZ/CZ is approximately 11,394.5 feet away. Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4 & §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
		with Airport Runway Clear Zone requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☒ No	This project is not located in a CBRS Unit. It is at 17,726.1 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☒ Yes ☐ No	Flood Map Number 72000C1665J, effective on 11/18/2009: The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements.

Mitigation Measures and Conditions [CFR 40 1505.2(c)]: Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.	N/A		

Project Mitigation Plan

Buyer must purchase flood insurance because the grant exceeds \$10,000 and the site is located in a Special Flood Hazard Area.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Runway Clear Zones

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. **Does the project involve the sale or acquisition of developed property?**

✓ No

Based on the response, the review is in compliance with this section.

Yes

Compliance Determination

The nearest airport RPZ/CZ is approximately 11,394.5 feet away. Based on the project description the project includes no activities that would require further evaluation under this section. The project is in compliance with Airport Runway Clear Zone requirements.

Supporting documentation

[PR-SBIA-00010 Airports.pdf](#)

Are formal compliance steps or mitigation required?

Yes
✓ No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Screen Summary**Compliance Determination**

This project is not located in a CBRS Unit. It is at 17,726.1 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[PR-SBIA-00010 CBRS.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[PR-SBIA-00010 Flood Map.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

No

✓ Yes

3. Is the community participating in the National Flood Insurance Program or has less than one year passed since FEMA notification of Special Flood Hazards?

✓ Yes, the community is participating in the National Flood Insurance Program.

Based on the response, the review is in compliance with this section. Flood insurance under the National Flood Insurance Program must be obtained and maintained for the economic life of the project, in the amount of the total project cost or the maximum coverage limit, whichever is less.

Document and upload a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance below.

Yes, less than one year has passed since FEMA notification of Special Flood Hazards.
No. The community is not participating, or its participation has been suspended.

Screen Summary**Compliance Determination**

Flood Map Number 72000C1665J, effective on 11/18/2009: The structure or insurable property is located in a FEMA-designated Special Flood Hazard Area. The community is participating in the National Flood Insurance Program. For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less. With flood insurance the project is in compliance with flood insurance requirements.

Supporting documentation**Are formal compliance steps or mitigation required?**

✓ Yes
No



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: PR-SBIA-00010

HEROS Number: 900000010216610

State / Local Identifier:

Project Location: , Ponce, PR 00730

Additional Location Information:

The project is located at latitude 18.01304, longitude -66.61601 at the address given above. Tax ID Number: 389-052-363-08-001

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project entails the award of a SBIA grant to Ponce Neighborhood Housing Services, Inc. at Calle Mendez Vigo Esquina Sol, Ponce, PR 00730. The grant includes one or more of the following: * Technical assistance related to small business incubation/acceleration; * Operational costs including but not limited to utilities, maintenance, and equipment for incubators/accelerators or business within; * Architectural, engineering and design costs for construction related to rehabilitation or new construction of an incubator/accelerator space; and * Non-Profit assistance, For-profit assistance, and Microenterprise assistance. The specific project description includes staffing, professional services, other operating, and equipment (see attached scope and budget).

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b):

58.35(b)(2)

58.35(b)(3)

58.35(b)(4)

Funding Information

Grant Number	HUD Program	Program Name
B-17-DM-72-0001	Other	CDBG-DR Puerto Rico Small Business Incubators and Accelerators Program
B-18-DP-72-0001	Other	CDBG-DR Puerto Rico Small Business Incubators and Accelerators Program

43B

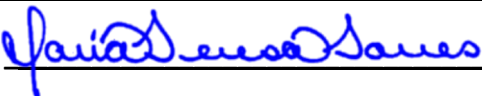
Estimated Total HUD Funded Amount: \$482,580.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$482,580.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
Flood Insurance	For loans, loan insurance or guarantees, the amount of flood insurance coverage must at least equal the outstanding principal balance of the loan or the maximum limit of coverage made available under the National Flood Insurance Program, whichever is less. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must at least equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less.	N/A	

Preparer Signature:  **Date:** September 15, 2021

Name / Title / Organization: Maria T. Torres-Bregon / / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature: _____ **Date:** _____

Name / Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



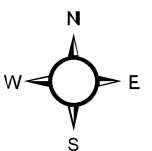
PR-SBIA-00010 Airports



Legend

- Military Airports 15,000ft Buffer
- Civilian Airports 2,500ft Buffer
- Military Accident Protection Zones APZ 2
- Military Accident Protection Zones APZ 1
- Runway Protection Zones
- Airport Runways
- Major
- Minor Airport

0 0.35 0.7 1.4 mi

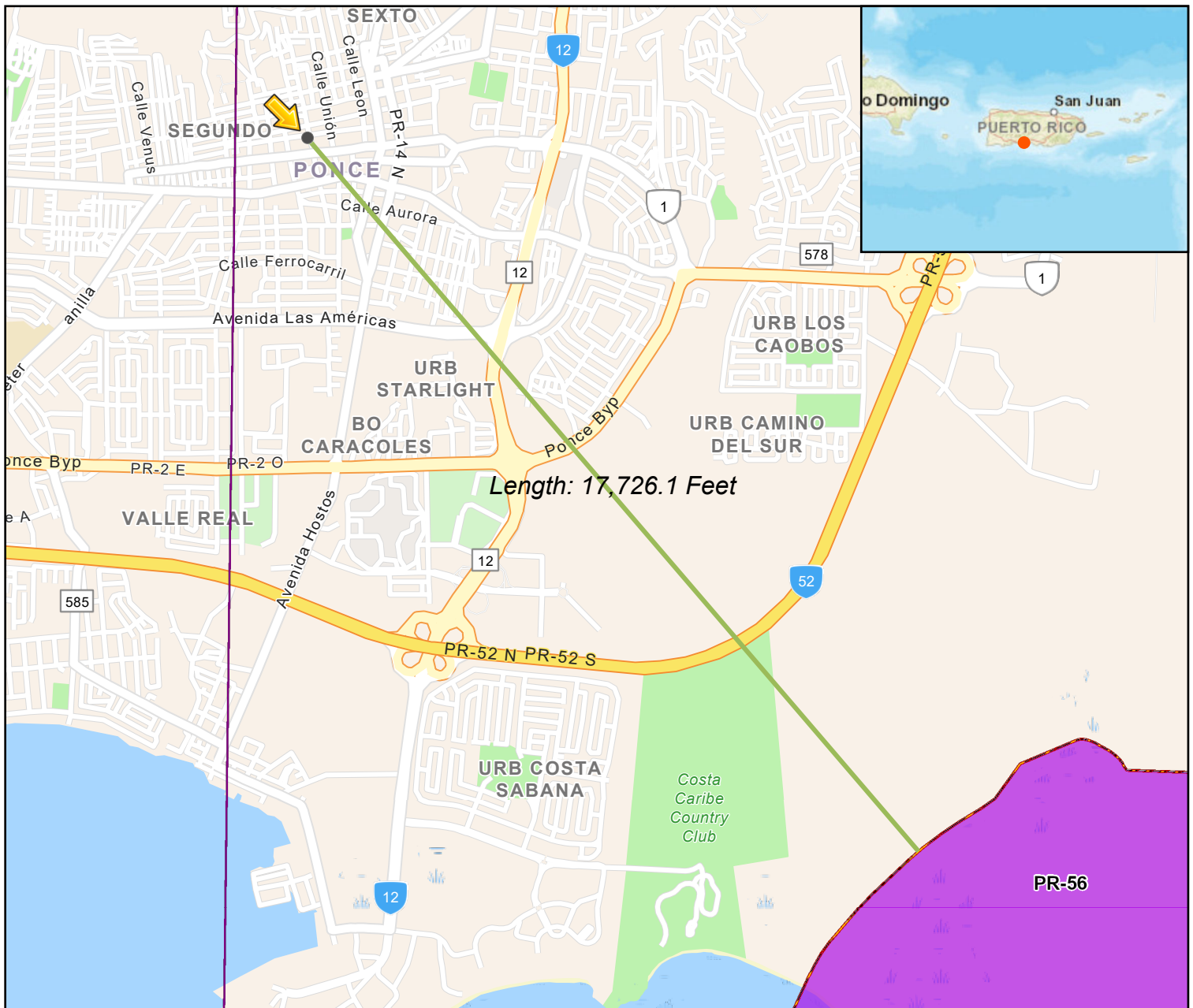


Runway Protection Zones

Major Civil and Military Airports



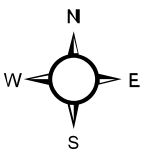
PR-SBIA-00010 CBRS



Legend

- CBRS Map Panels
- Otherwise Protected Area
- System Unit
- CBRS Prohibitions
- CBRS Buffer Zone

0 0.35 0.7 1.4 mi

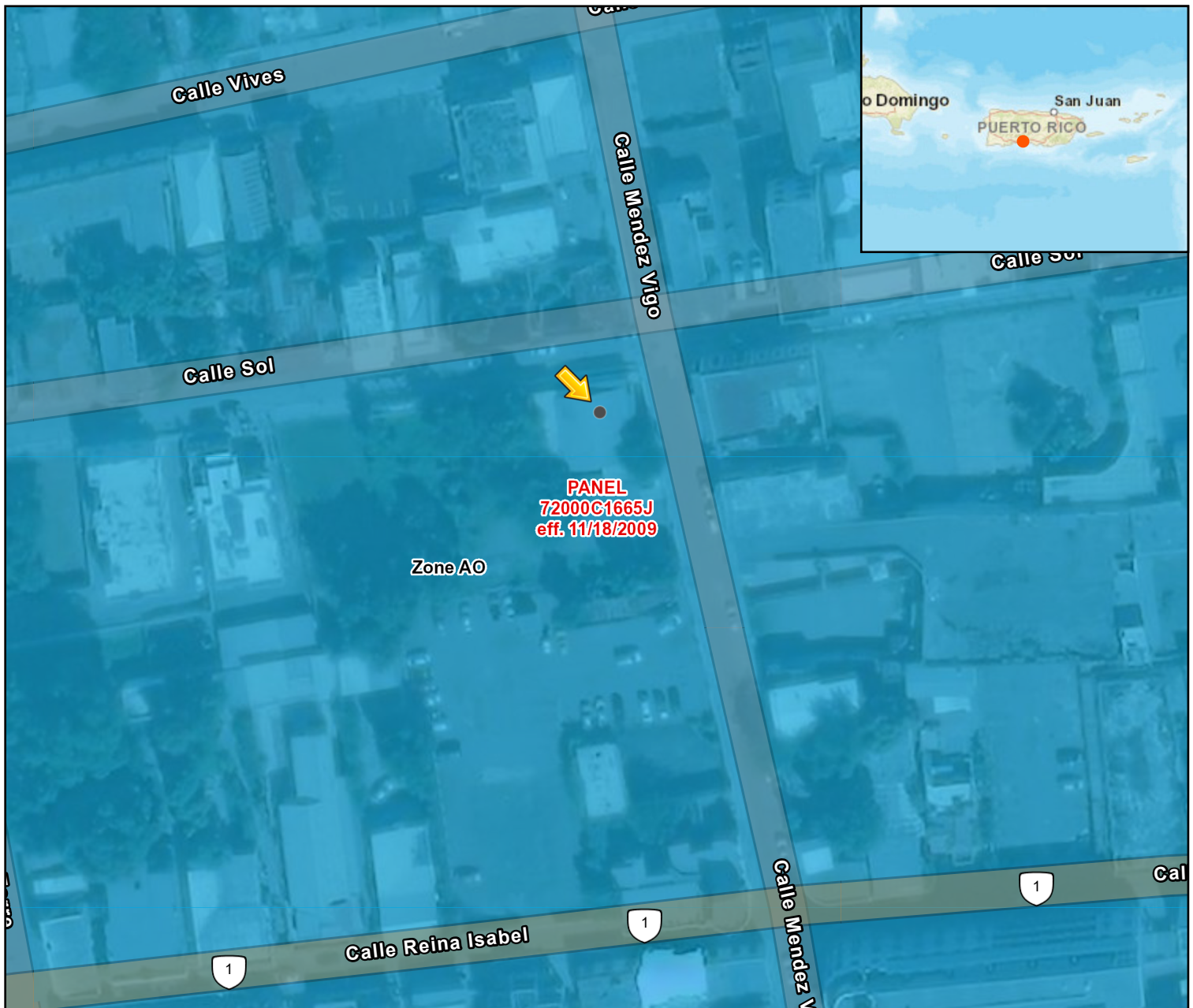


U.S. Fish and Wildlife Service

Coastal Barrier Resources Act Program



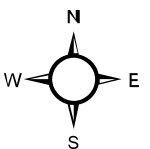
PR-SBIA-00010 Flood Map



Legend

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- FEMA Floodzone Panels - Effective

0 0.01 0.02 0.04 mi



FEMA Map Service

Flood Insurance Rate Maps

**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: PR-SBIA-00010A-Exempt-Action-2

HEROS Number: 900000010480692

Start Date: 06/30/2025

Responsible Entity (RE): Department of Housing - Puerto Rico, P.O. Box 21365 San Juan PR,
00928

State / Local Identifier:

RE Preparer: Ricardo Espiet Lopez

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): HORNE LLP

Point of Contact: Justin Neely

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: , Ponce, PR 00730

Additional Location Information:

The project is located at latitude 18.018217, longitude -66.612376 at the address given above. Tax ID Number: 389-032-056-67-000

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project entails the award of a SBIA grant to Ponce Neighborhood Housing Services, Inc., Inc. at Calle Mayor Cantera # 27, Ponce PR 00730. This case previously had an exempt action review to cover the cost of of engineering design plans for floodproofing certification. See attached first exempt action CENST review. This project includes property acquisition. This review scope of work includes the exempt 58.34(a)(3) action for administrative and management activities. The applicant is requesting funds to cover the cost of the appraisal of the property to be acquired. Appraisal cost: \$2,000.00. See attached appraisal quote.

[PR-SBIA-00010A CENST Exempt Action ERR.pdf](#)

[PR-SBIA-00010A Exempt Action 2 Appraisal Quote.pdf](#)

Level of Environmental Review Determination

Activity / Project is Exempt per 24 CFR 58.34(a):

58.34(a)(3)

Signature Page

[00010A-SIG-PAGE.pdf](#)

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,507,179,000.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,932,347,000.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$8,220,783,000.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$277,853,230.00

Estimated Total HUD Funded, Assisted \$2,000.00

or Insured Amount:

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$2,000.00

Compliance with 24 CFR §50.4 & §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4 & §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Runway Clear Zones and Clear Zones 24 CFR part 51	☐ Yes ☒ No	The project is not in a Runway Protection Zone/Clear Zone. The nearest airport RPZ/CZ is approximately 10,315 feet away. The project is in compliance with Airport Runway Clear Zone requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☒ No	This project is not located in a CBRS Unit. It is approximately 18,371.4 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☒ No	Flood Map Number 72000C1665J, effective on 11/18/2009: The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Mitigation Measures and Conditions [CFR 40 1505.2(c)]: Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
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Project Mitigation Plan

No mitigation required.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities**Airport Runway Clear Zones**

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. Does the project involve the sale or acquisition of developed property?

No

✓ Yes

2. Is the project in the Runway Protection Zone/Clear Zone (RPZ/CZ)?

✓ No

Based on the response, the review is in compliance with this section.
Document and upload the map showing that the site is not within the applicable distances to a military or civilian airport below.

Yes

Screen Summary**Compliance Determination**

The project is not in a Runway Protection Zone/Clear Zone. The nearest airport RPZ/CZ is approximately 10,315 feet away. The project is in compliance with Airport Runway Clear Zone requirements.

Supporting documentation[PR-SBIA-00010A Airports.pdf](#)**Are formal compliance steps or mitigation required?**

✓

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the	Coastal Barrier Resources Act (CBRA) of 1982, as amended by	

Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
--	---	--

1. Is the project located in a CBRS Unit?

✓ No

Document and upload map and documentation below.

Yes

Screen Summary**Compliance Determination**

This project is not located in a CBRS Unit. It is approximately 18,371.4 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation

[PR-SBIA-00010A CBRS.pdf](#)

Are formal compliance steps or mitigation required?

✓

Yes
No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?

No. This project does not require flood insurance or is excepted from flood insurance.

✓ Yes

2. Upload a FEMA/FIRM map showing the site here:

[PR-SBIA-00010A FIRM.pdf](#)

The Federal Emergency Management Agency (FEMA) designates floodplains. The [FEMA Map Service Center](#) provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

☒ No

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

☒ No

Screen Summary**Compliance Determination**

Flood Map Number 72000C1665J, effective on 11/18/2009: The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.

Supporting documentation**Are formal compliance steps or mitigation required?**

Yes

☒ No



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**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: PR-SBIA-00010A-Exempt-Action-2

HEROS Number: 900000010480692

Start Date: 06/30/2025

State / Local Identifier:

Project Location: , Ponce, PR 00730

Additional Location Information:

The project is located at latitude 18.018217, longitude -66.612376 at the address given above. Tax ID Number: 389-032-056-67-000

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project entails the award of a SBIA grant to Ponce Neighborhood Housing Services, Inc., Inc. at Calle Mayor Cantera # 27, Ponce PR 00730. This case previously had an exempt action review to cover the cost of engineering design plans for floodproofing certification. See attached first exempt action CENST review. This project includes property acquisition. This review scope of work includes the exempt 58.34(a)(3) action for administrative and management activities. The applicant is requesting funds to cover the cost of the appraisal of the property to be acquired. Appraisal cost: \$2,000.00. See attached appraisal quote.

Level of Environmental Review Determination

Activity / Project is Exempt per 24 CFR 58.34(a):

58.34(a)(3)

Funding Information

Grant Number	HUD Program	Program Name	
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,507,179,000.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$1,932,347,000.00
B-18-DP-72-	Community Planning and	Community Development Block	\$8,220,783,000.00

0001	Development (CPD)	Grants (Disaster Recovery Assistance)	
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$277,853,230.00

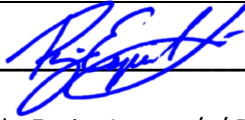
Estimated Total HUD Funded Amount: \$2,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$2,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
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Preparer Signature:  **Date:** July 1, 2025

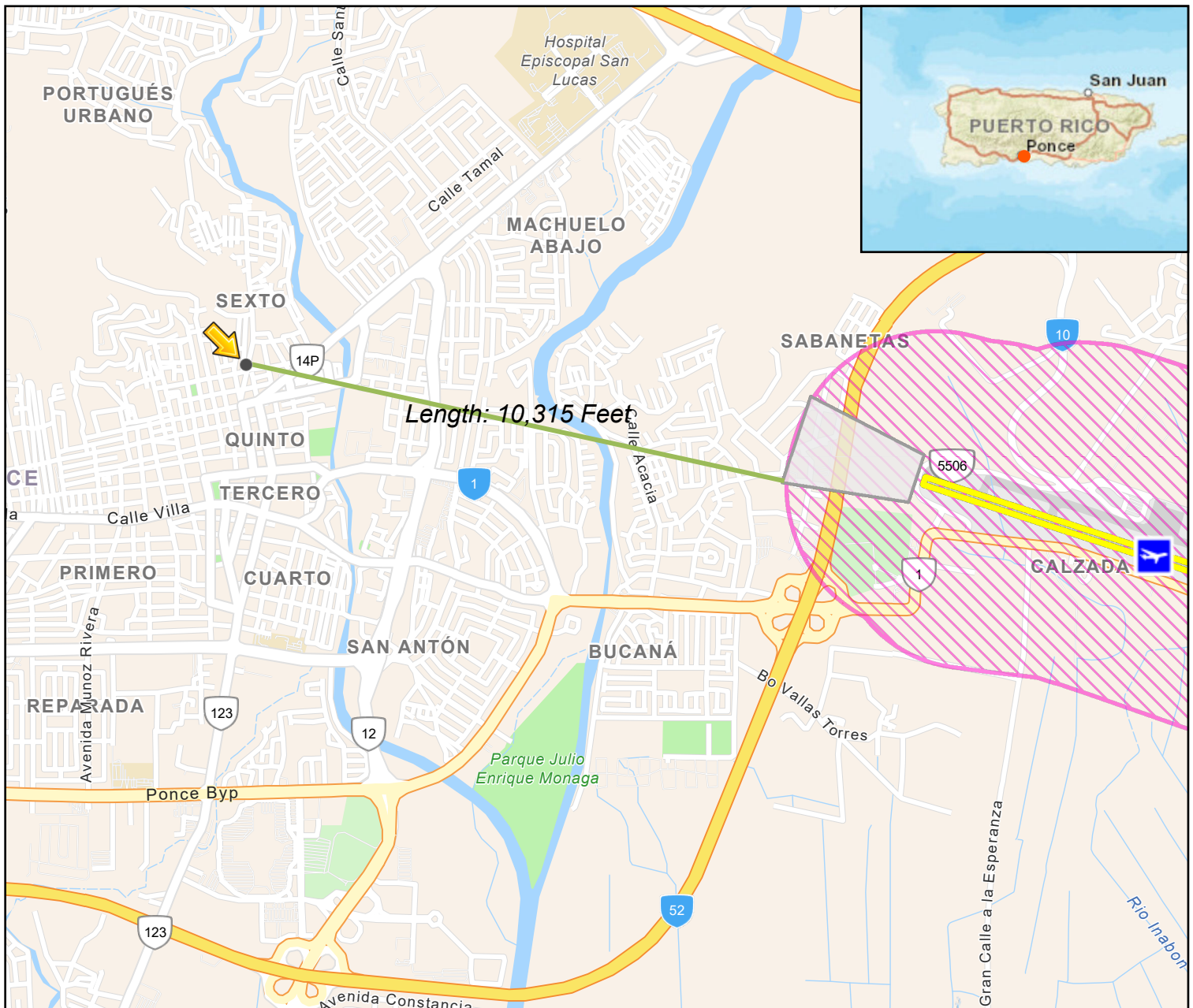
Name / Title/ Organization: Ricardo Espiet Lopez / / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature: _____ **Date:** _____

Name/ Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

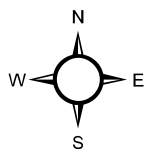
PR-SBIA-00010A Airports



Legend

- Civilian Airports 2,500ft Buffer
- Runway Protection Zones
- Airport Runways
- Major

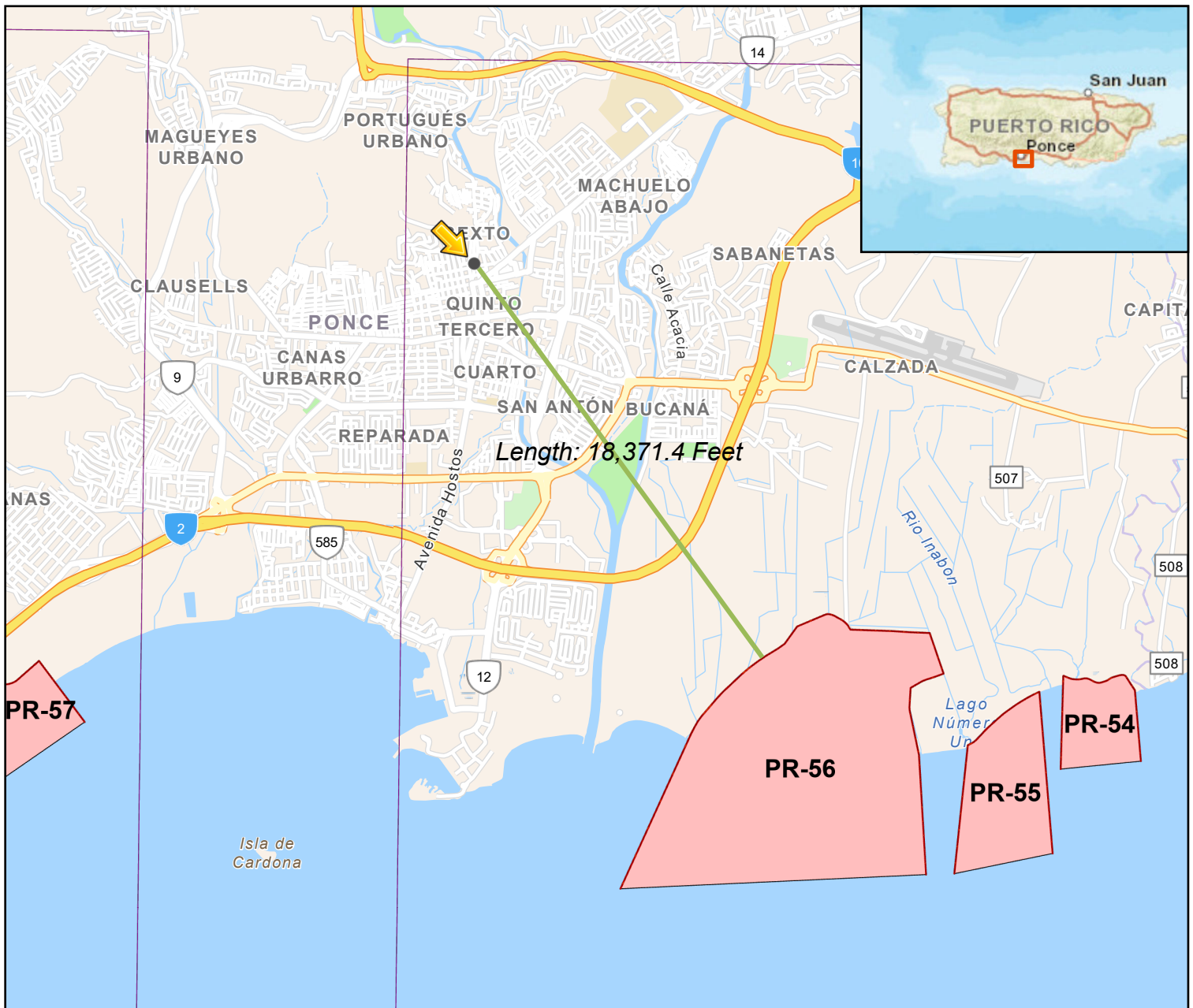
0 0.35 0.7 1.4 mi



Runway Protection Zones

Major Civil and Military Airports

PR-SBIA-00010A CBRS



Legend

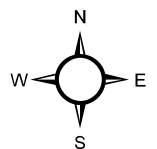
CBRS Map Panels

Unit_Type

System Unit

CBRS Buffer Zone

0 0.5 1 2 mi



U.S. Fish and Wildlife Service

Coastal Barrier Resources Act Program

PR-SBIA-00010A FIRM

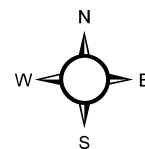


Legend

FEMA Flood Zones - Effective

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- X, Area of Minimal Flood Hazard
- FEMA Flood Zone Panel

0 0.01 0.02 0.04 mi



FEMA Map Service

Flood Insurance Rate Maps

Cotización tasación commercial

A: Ing. Miguel Velazquez

Ponce NHS

De: José L. Pacheco Quiñones, EPA, CRA

Tasador Certificado de Bienes Raíces

Asunto: Cotización de valoración de una estructura con uso comercial localizada en Mayor Cantera #27, Ponce, Puerto Rico.

Fecha: 10 de junio de 2025

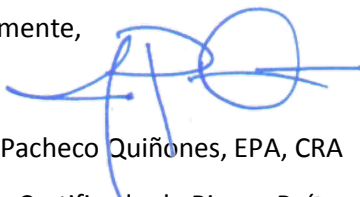
Estimado Ing. Miguel Velazquez:

Siguiendo sus instrucciones, he preparado la cotización a facturar por la valoración de una estructura de uso comercial localizada en Mayor Cantera #27, Ponce PR. Este informe residencial incluirá el valor de la propiedad "as is" a solicitud del cliente.

El propósito de esta tasación es el estimar el valor en el mercado para la propiedad sujeto "as is" a la fecha de efectividad de esta tasación, en pleno dominio, en su más alto y provechoso uso, según la definición de valor en el mercado y sujeto a la certificación, asunciones, condiciones contingentes y limitantes contenidas en el reporte.

El honorario para este caso particular será por \$2,000.00. Los honorarios en específico son establecidos en libre negociación entre el cliente y el proveedor de servicios de valoración. Le reitero mi disponibilidad para brindarle servicios de tasación y consultoría cumpliendo con los estándares de ética que regulan nuestra profesión (USPAP).

Atentamente,



José L. Pacheco Quiñones, EPA, CRA

Tasador Certificado de Bienes Raíces de Puerto Rico

Lic. 1208EPA, CRA199

**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: PR-SBIA-00010A-Exempt-Action

HEROS Number: 900000010453388

Start Date: 02/13/2025

Responsible Entity (RE): Department of Housing - Puerto Rico, P.O. Box 21365 San Juan PR,
00928

State / Local Identifier:

RE Preparer: Ricardo Espiet Lopez

Grant Recipient (if different than Responsible Entity):

Point of Contact:

Consultant (if applicable): HORNE LLP

Point of Contact: Justin Neely

40 CFR 1506.5(b)(4): The lead agency or, where appropriate, a cooperating agency shall prepare a disclosure statement for the contractor's execution specifying that the contractor has no financial or other interest in the outcome of the action. Such statement need not include privileged or confidential trade secrets or other confidential business information.

- ✓ By checking this box, I attest that as a preparer, I have no financial or other interest in the outcome of the undertaking assessed in this environmental review.

Project Location: , Ponce, PR 00730

Additional Location Information:

The project is located at latitude 18.018217, longitude -66.612376 at the address given above. Tax ID Number: 389-032-056-67-000

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project entails the award of a SBIA grant to Ponce Neighborhood Housing Services, Inc., Inc. at Calle Mayor Cantera # 27, Ponce PR 00730. This project is located in the 100 yr FFRMS floodplain and the overall scope of work includes construction work that is considered substantial improvement and therefore elevation or floodproofing is required. This review scope of work includes the exempt 58.34(a)(8) action for engineering and design cost. The applicant is requesting funds to cover the cost of engineering design plans for floodproofing certification. Engineering and design cost: \$6,700.00. See attached construction scope of work estimate, appraisal report, and proposal for floodproofing design cost.

[PR-SBIA-00010A Construction Estimate.xlsx](#)

[PR-SBIA-00010A Appraisal Report.pdf](#)

[PR-SBIA-00010A Consulting Proposal - Anti-Flood System Certification.pdf](#)

Level of Environmental Review Determination

Activity / Project is Exempt per 24 CFR 58.34(a):

58.34(a)(8)

Signature Page

[00010A-SIG-PAGE.pdf](#)

Funding Information

Grant / Project Identification Number	HUD Program	Program Name	Funding Amount
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DP-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00

**Estimated Total HUD Funded, Assisted \$6,700.00
or Insured Amount:**

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$6,700.00

Compliance with 24 CFR §50.4 & §58.6 Laws and Authorities

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §50.4 & §58.6	Are formal compliance steps or mitigation required?	Compliance determination (See Appendix A for source determinations)
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §50.4 & § 58.6		
Airport Runway Clear Zones and Clear Zones 24 CFR part 51	☐ Yes ☒ No	Based on the project description the project includes no activities that would require further evaluation under this section. The nearest airport RPZ/CZ is approximately 10,315 feet away. The project is in compliance with Airport Runway Clear Zone requirements.
Coastal Barrier Resources Act Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	☐ Yes ☒ No	This project is not located in a CBRS Unit. It is approximately 18,371.4 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	☐ Yes ☒ No	Flood Map Number 72000C1665J, effective on 11/18/2009: Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. This project grant is for engineering and design cost; therefore, it does not include insurable personal property.

Mitigation Measures and Conditions [CFR 40 1505.2(c)]: Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Mitigation Plan	Complete
---------------------------------	---------------------------------	--------------------------------------	--------------------	----------

Project Mitigation Plan

No mitigation required.

Supporting documentation on completed measures

APPENDIX A: Related Federal Laws and Authorities

Airport Runway Clear Zones

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D

1. **Does the project involve the sale or acquisition of developed property?**

✓ No

Based on the response, the review is in compliance with this section.

Yes

Compliance Determination

Based on the project description the project includes no activities that would require further evaluation under this section. The nearest airport RPZ/CZ is approximately 10,315 feet away. The project is in compliance with Airport Runway Clear Zone requirements.

Supporting documentation

[PR-SBIA-00010A Airports.pdf](#)

Are formal compliance steps or mitigation required?

✓

Yes

No

Coastal Barrier Resources

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	

1. Is the project located in a CBRS Unit?☒ No

Document and upload map and documentation below.

Yes

Screen Summary**Compliance Determination**

This project is not located in a CBRS Unit. It is approximately 18,371.4 feet from a protected area. Therefore, this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.

Supporting documentation[PR-SBIA-00010A CBRS.pdf](#)**Are formal compliance steps or mitigation required?**☒

Yes

No

Flood Insurance

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).

1. Does this project involve financial assistance for construction, rehabilitation, or acquisition of a mobile home, building, or insurable personal property?☒ No. This project does not require flood insurance or is excepted from flood insurance.

Based on the response, the review is in compliance with this section.

Yes

4. While flood insurance is not mandatory for this project, HUD strongly recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). Will flood insurance be required as a mitigation measure or condition?

Yes

✓ No

Screen Summary**Compliance Determination**

Flood Map Number 72000C1665J, effective on 11/18/2009: Based on the project description the project includes no activities that would require further evaluation under this section. The project does not require flood insurance or is excepted from flood insurance. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with Flood Insurance requirements. This project grant is for engineering and design cost; therefore, it does not include insurable personal property.

Supporting documentation

[PR-SBIA-00010A FIRM.pdf](#)

Are formal compliance steps or mitigation required?

Yes

✓ No



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: PR-SBIA-00010A-Exempt-Action

HEROS Number: 900000010453388

Start Date: 02/13/2025

State / Local Identifier:

Project Location: , Ponce, PR 00730

Additional Location Information:

The project is located at latitude 18.018217, longitude -66.612376 at the address given above. Tax ID Number: 389-032-056-67-000

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

This project entails the award of a SBIA grant to Ponce Neighborhood Housing Services, Inc., Inc. at Calle Mayor Cantera # 27, Ponce PR 00730. This project is located in the 100 yr FFRMS floodplain and the overall scope of work includes construction work that is considered substantial improvement and therefore elevation or floodproofing is required. This review scope of work includes the exempt 58.34(a)(8) action for engineering and design cost. The applicant is requesting funds to cover the cost of engineering design plans for floodproofing certification. Engineering and design cost: \$6,700.00. See attached construction scope of work estimate, appraisal report, and proposal for floodproofing design cost.

Level of Environmental Review Determination

Activity / Project is Exempt per 24 CFR 58.34(a):
58.34(a)(8)

Funding Information

Grant Number	HUD Program	Program Name	
B-17-DM-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DE-72-0001	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00
B-18-DP-72-	Community Planning and	Community Development Block Grants	\$0.00

0001	Development (CPD)	(Disaster Recovery Assistance)	
B-19-DP-78-0002	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$0.00

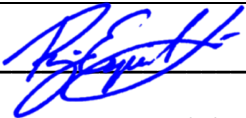
Estimated Total HUD Funded Amount: \$6,700.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$6,700.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
---------------------------	---------------------------------	--------------------------------	----------

Preparer Signature:  **Date:** February 14, 2025

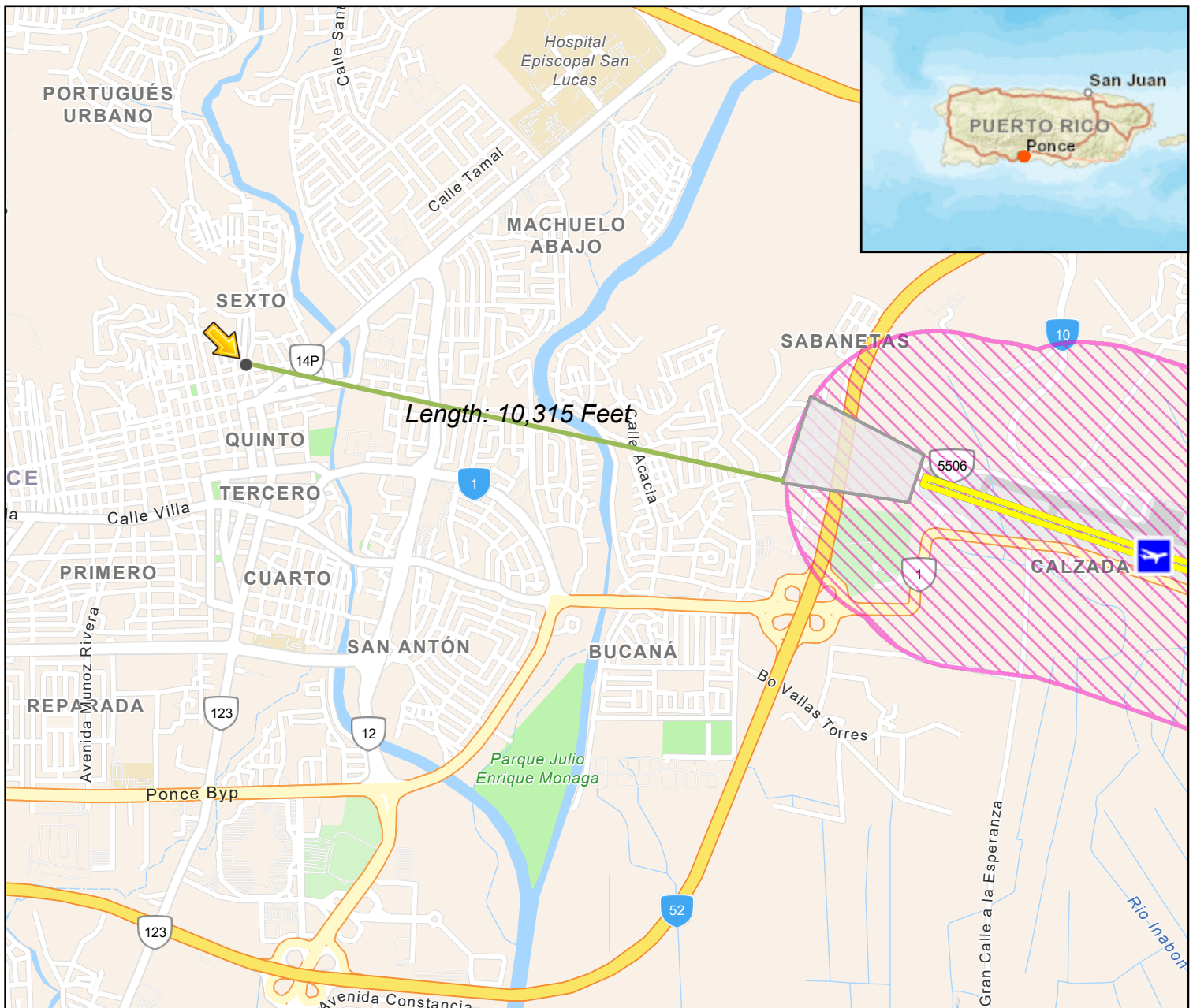
Name / Title/ Organization: Ricardo Espiet Lopez / / Department of Housing - Puerto Rico

Responsible Entity Agency Official Signature: _____ **Date:** _____

Name/ Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

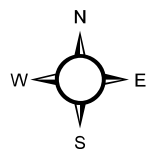
PR-SBIA-00010A Airports



Legend

- Civilian Airports 2,500ft Buffer
- Runway Protection Zones
- Airport Runways
- Major

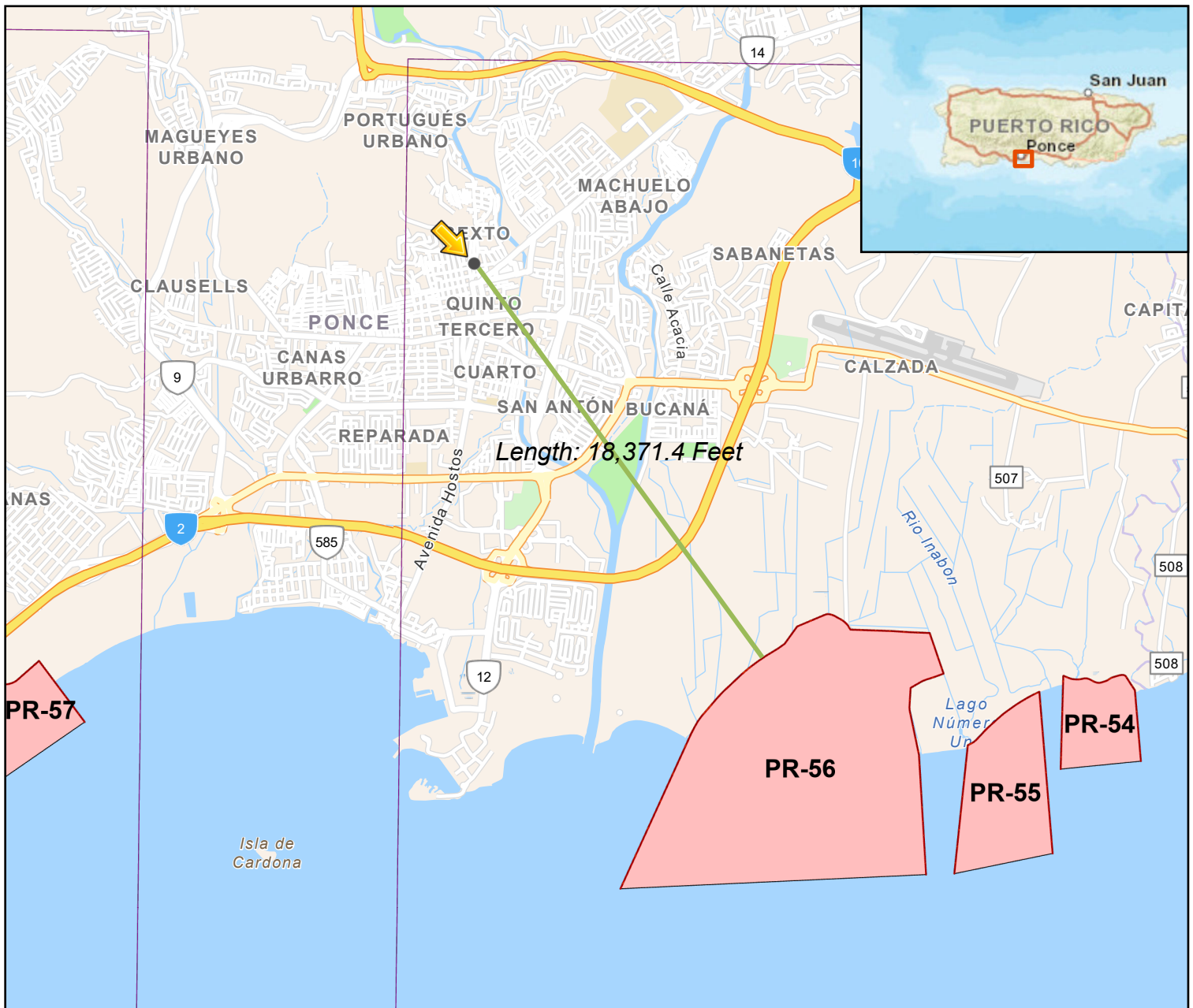
0 0.35 0.7 1.4 mi



Runway Protection Zones

Major Civil and Military Airports

PR-SBIA-00010A CBRS



Legend

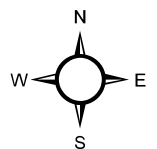
CBRS Map Panels

Unit_Type

System Unit

CBRS Buffer Zone

0 0.5 1 2 mi



U.S. Fish and Wildlife Service

Coastal Barrier Resources Act Program

PR-SBIA-00010A FIRM

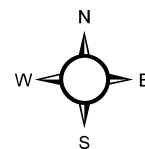


Legend

FEMA Flood Zones - Effective

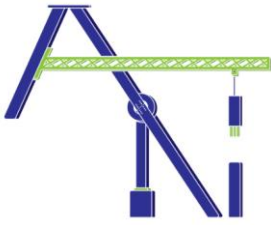
- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- X, Area of Minimal Flood Hazard
- FEMA Flood Zone Panel

0 0.01 0.02 0.04 mi



FEMA Map Service

Flood Insurance Rate Maps



5 de febrero de 2025

Atención: *Ponce Neighborhood Housing Services, Inc.*

Referencia: Propiedad Comercial – Rev. 3

Proyecto: Certificación Sistema de Control de Inundación (“Flood Logs”)

Localización: Calle Mayor Cantera #27, Ponce, P.R.

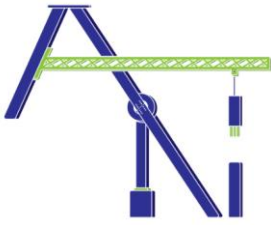
DESCRIPCION DE LA PROPUESTA:

Servicios de consultoría estructural para evaluar y certificar el diseño de un sistema de control contra inundaciones en edificios conocido como el “Flood Logs”, el cual es un sistema propietario Floodproofing, el cual consiste en un sistema de ensamblaje de barrera mediante el uso de planchas de aluminio, las cuales son resistentes a impacto y fuerzas generadas durante eventos de inundación. El alcance del servicio propuesto consiste en lo siguiente:

1. Realizar visita al edificio en referencia para ver su configuración e identificar cualquier deficiencia que pudiera afectar la instalación del sistema.
2. Realizar as-built arquitectónico de la propiedad.
3. Evaluación del diseño, planos y especificaciones (“peer review”) a preparar por Floodproofing sobre el sistema de control de inundaciones “Flood Logs”.
4. Emitir certificación sobre el sistema de control de inundaciones, particularmente las secciones I (Flood Insurance Rate Map (FRIM) Information), II (Dry Floodproofed Design Certification), y III (Dry Floodproofed Elevation Certification) de FEMA.



Figura 1: Ilustración del Sistema “Flood Logs” (Imagen de floodproofing.com)



PROPUESTA DE CONSULTORIA EN INGENIERIA

ENTREGABLES:

Entre los documentos a entregar como resultado del servicio propuesto se encuentran los siguientes:

1. Certificación del Sistema de Control de Inundaciones “Flood Logs”.
2. As-built arquitectónico.

REQUERIDO PARA EL DISEÑO/SERVICIO:

1. Planos, especificaciones técnicas y memoria de cálculos realizados por la compañía Floodproofing sobre el diseño del sistema “Flood Logs” para el edificio en referencia.
2. Acceso seguro y coordinado al edificio en referencia.

HONORARIOS DE CONSULTORIA:

El costo por los servicios y entregables descritos en esta propuesta es por la cantidad de **\$6,700.00**.

Todo pago se realizará a nombre de *Anthony Noriega Negrón y/o AN Structural Engineering*.

COSTOS ADICIONALES:

Esta propuesta no contempla los siguientes costos ni documentación adicional:

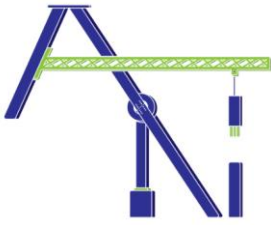
- Diseño estructural.
- Preparación de planos.
- Estudio de condición del edificio.
- Equipos de acceso ni exploratorias.
- Permisos.
- Inspecciones especiales y servicios durante la construcción.

TERMINOS Y CONDICIONES GENERALES

- El impuesto de 4% por concepto de servicios profesionales no aplica.
- El alcance del servicio propuesto es una revisión de pares para la implementación y certificación de un sistema de control de inundaciones (“Flood Logs”). Cualquier otro tipo de trabajo no explícitamente especificado en esta propuesta deberá ser cotizado por separado.

AN STRUCTURAL ENGINEERING

Barceloneta Industrial Park PR-2 km 59 Suite 238, Barceloneta P.R. 00617
Cel. (787) 222-0268; email: anoriega@anstructuralengineering.com

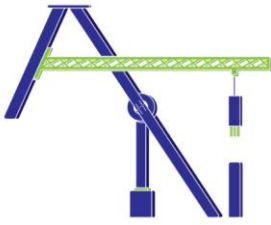


PROPUESTA DE CONSULTORIA EN INGENIERIA

- La certificación de la sección III del “Flood Log”, se estará utilizando al agrimensor Benigno Rodríguez Burgos con número de licencia 8569 del Estado Libre Asociado de Puerto Rico.
- Se requiere acceso a las áreas a inspeccionar, seguro y debidamente coordinado.
- Costo incluye las estampillas especiales requeridas por Colegio de Ingenieros, para los trabajos estructurales.
- Se contempla 1 visita de campo.
- Entregables en formato digital y certificados.
- La revaluación de cualquier rediseño del sistema que se entienda pertinente como resultado de la evaluación tendrá costo adicional.
- Los términos de pago serán de la siguiente forma:
 - Orden de proceder **\$3,250.00**
 - Entregables 1 **\$3,250.00**
 - Entregable 2 **\$200.00**
- Los términos de pago deberán ser no mayor a 15 días calendario. En caso de que se requieran tiempos mayores, esta propuesta deberá ser revisada.
- Los trabajos pueden tomar entre 7 y 12 semanas en ser completados una vez se tenga toda la información requerida para realizar la evaluación, y completados los trabajos de campo para el levante de detalles adicionales.
- La entrega inicial de la certificación será sin ponche de ingeniero licenciado, una vez realizado el pago final correspondiente se procederá con una segunda entrega debidamente ponchada y certificada.
- La fecha de inicio de los trabajos se programará una vez realizado el pago de la orden de proceder, y se devuelva esta propuesta aceptada y firmada. La fecha de inicio estará sujeta a disponibilidad al momento de la contratación de los servicios.
- Propuesta válida por 30 días.

AN STRUCTURAL ENGINEERING

Barceloneta Industrial Park PR-2 km 59 Suite 238, Barceloneta P.R. 00617
Cel. (787) 222-0268; email: anoriega@anstructuralengineering.com



PROPUESTA DE CONSULTORIA EN INGENIERIA

En caso de surgir alguna pregunta, no dude en comunicarse.

Sinceramente,

Anthony Noriega Negrón, MSCE, AP, PE Lic. 25685
Structural Engineer
AN STRUCTURAL ENGINEERING

Aceptado por:

Nombre: _____

Firma: _____

Fecha: _____



AN STRUCTURAL ENGINEERING

Barceloneta Industrial Park PR-2 km 59 Suite 238, Barceloneta P.R. 00617
Cel. (787) 222-0268; email: anoriega@anstructuralengineering.com

CONSTRUCTION ESTIMATE PONCE MAYOR

	Item	Unit	Qty
1	General Condition		
	Sub Total Mobilization	LS	1
2	Site Construction (Demolition) Wall and cabinets		
	Sub Total	LS	1
3	Folding Walls and Door by ACHA Trading		
	Sub Total	LS	1
4	STEEL AND METALS		
	Sub Total	LS	1
5	WOOD AND PLASTIC		
	Sub Total	LS	1
6	THERMAL AND MOISTURE PROTECTION		
	Sub Total	LS	1
7	DOORS AND WINDOWS		
	Sub Total	LS	1
8	FINISHES		
	Sub Total	LS	1
9	SPECIALTIES Partitions		
	Sub Total	LS	1

10	PLOMBING		
	Sub Total	LS	1
11	ELECTRICAL		
	Sub Total	LS	1
12	EQUIPMENT AND OTHERS Air Conditioning		
	Sub Total	LS	1
13	Electrical Gates Repair and Remote divices (20)		
	Sub Total	LS	1
14	Conference Room Equipment		
	Sub Total	LS	1
15	Office Equipment		
	Sub Total	LS	1
16	Diesel Power Generator		
	Sub Total	LS	1
17	Interior Paint		
	Sub Total	LS	1
18	Ponce NHS Sing		
	Sub Total	LS	2

19 Contingencies (10%) \$59294.02 Aprox

	Sub Total	LS	1
	TOTAL		

CANTERA #27 REHAB

Labor	Material	Equipment	Total Cost
\$ 5,000.00	\$ 7,000.00	\$ 2,000.00	\$ 14,000.00
\$ 15,000.00	\$ 5,000.00	\$ 2,100.00	\$ 22,100.00
\$ 10,000.00	\$ 25,000.00	\$ 6,000.00	\$ 41,000.00
\$ 5,000.00	\$ 8,000.00	\$ 5,000.00	\$ 18,000.00
\$ 3,000.00	\$ 3,500.00	\$ 1,000.00	\$ 7,500.00
\$ 5,000.00	\$ 5,000.00	\$ 2,000.00	\$ 12,000.00
\$ 5,000.00	\$ 18,000.00	\$ 1,000.00	\$ 24,000.00
\$ 12,000.00	\$ 4,000.00	\$ 1,600.00	\$ 17,600.00
\$ 10,000.00	\$ 45,000.00	\$ 5,000.00	\$ 60,000.00

\$ 2,000.00	\$ 6,000.00	\$ 1,000.00	\$ 9,000.00
\$ 12,000.00	\$ 15,000.00	\$ 1,300.00	\$ 28,300.00
\$ 5,000.00	\$ 15,000.00	\$ 1,500.00	\$ 21,500.00
\$ 1,000.00	\$ 5,000.00	\$ 1,000.00	\$ 7,000.00
\$ 5,000.00	\$ 35,000.00	\$ 2,000.00	\$ 42,000.00
\$ 10,000.00	\$ 75,000.00	\$ 1,000.00	\$ 86,000.00
\$ 8,000.00	\$ 35,000.00	\$ 5,000.00	\$ 48,000.00
\$ 10,000.00	\$ 15,000.00	\$ 2,000.00	\$ 27,000.00
\$ 5,000.00	\$ 10,000.00	\$ 2,500.00	\$ 17,500.00

			\$ 59,294.02
\$ 105,000.00	\$ 271,500.00	\$ 33,500.00	\$ 561,794.02

APPRAISAL REPORT

OF

Commercial Property

Located at:

#27 Calle Mayor Cantera Hucar,
Ponce, Puerto Rico 00730



File No. PV-20003-AP

Effective Date: August 13, 2022

Date of Report: September 15 ,2022

PREPARED FOR

Hector Rivera

PREPARED BY

Marylin Quintana

Real Estate Appraisers and Consultants

Tel 787-475-4531

Email: mqtasadora@gmail.com

Marylin Quintana
Real Estate Appraisers and Consultants
Tel 787-475-4531
Email: mqtasadora@gmail.com

September 15, 2022
Hector Rivera

Re: Commercial Structure located at #27 Calle Mayor Cantera Hucar,
Ponce, Puerto Rico 00730

Hector Rivera

Pursuant to your request, I have made the necessary inspection and analysis to appraise the above referenced property. The attached report provides essential data and detailed reasoning employed in reaching my opinion of value. The problem to be solved on this appraisal is to estimate the “as is” market value of the subject property’s fee simple interest as of August 13, 2022.

The subject property is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters) . The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot)The subject property has .47 building-to-land ratio, which is typical for this kind of property. The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition. The owner in record is Hector Rivera

The purpose of the appraisal is to develop and provide the property, market, analysis, and market value information of the “as is” of the fee simple interest of the subject property, as defined in the report, subject to the assumptions, limiting conditions and certification also included in the report. The intended use of the appraisal is known the market value to internal decision. The effective date of valuation is August 13, 2022. The client is Hector Rivera

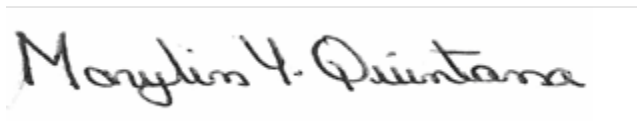
Court presentation is not included in this agreement and in the instance that court presentation is agreed, an additional charge will be made if accepted.

This is a letter of transmittal with introductory information and it is accompanied by a report which details the subject property characteristics and the data, analysis and methods employed to estimate the property value. The value reported is qualified by certain definitions, limiting conditions, and certifications that are set forth in the attached report. The analysis contained in the report that follows is considered to be an appraisal presented in an appraisal report.

Based on my analysis, the opinion of the market value of the subject property, as set forth, documented, and qualified in the attached report under conditions prevailing on the effective date, August 13, 2022 was:

**Fee Simple Market Value (As Is): \$653,000
Six Hundred Fifty -Three Thousand Dollars**

Respectfully submitted,

A handwritten signature in black ink that reads "Marilyn Y. Quintana". The signature is written in a cursive style and is contained within a rectangular box.

Marilyn Quintana

Real Estate Appraisers and Consultants
PR, State License No. 1147 EPA

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SUBJECT PHOTOS



SUBJECT PHOTOS





SUBJECT PHOTOS



Limiting Conditions & Assumptions

Acceptance of and/or use of this report constitutes acceptance of the following limiting conditions and assumptions; these can only be modified by written documents.

This appraisal is to be used only for the purpose stated herein. While distribution of this appraisal in its entirety is at the discretion of the client, individual sections should not be distributed; this report is intended to be used in whole and not in part. No part of this appraisal, its value estimates or the identity of the appraiser may be communicated to the public through advertising, public relations, media sales, or others.

All files, work papers and documents developed in connection with this assignment are the property of **Marylin Quintana Office**. Information, estimates and opinions were verified with the market participants, but cannot be guaranteed. Sketches provided are intended to assist the reader in visualizing the property physical characteristics; no other use of these plans is intended or permitted.

No hidden or unapparent conditions of the property, subsoil or structure, which would make the property more or less valuable, was discovered or made known. No responsibility is assumed for such conditions or engineering necessary to discover them. I am not an expert but although the property was inspected, the property shows no evidence of contaminant. This property was appraised as if clear of all contaminants. I assumed there is no existence of hazardous materials or conditions, in any form, on or near the subject property.

Based on FEMA maps and interview with owner, property is assumed to be outside of areas where flood hazard insurance is mandatory. Maps used by public and private agencies to determine these areas are limited with respect to accuracy. Due diligence has been exercised in interpreting these maps, but no responsibility is assumed for misinterpretation.

Good title, free of liens, encumbrances and special assessments is assumed. No responsibility is assumed for matters of a legal nature. Necessary licenses, permits, consents, legislative or administrative authority from any local, state or Federal government or private entity are assumed to be in place or reasonably obtainable.

It is assumed there are no zoning-violations, encroachments, easements or other restrictions which could affect the subject property, unless otherwise stated. I carefully compared the zoning setbacks and subject property was built conforming with permitted uses, setbacks and land to building ratio.

Marylin Quintana is not required to give testimony in Court in connection with this appraisal. Appraisals are based on the data available at the time the assignment is completed, August 26, 2022. In the event that court presentation is required, the client or borrower should pay my regular per diem rate plus expenses. In the event that I received help for an appraiser assistant and his presence is also required, he might charge independently from my charges.

Summary of Important Facts and Conclusions

Subject Property: Commercial Property located at: #27 Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730

Property Identification: Subject property was identified per its closer physical address (road), maps, cadastral number, photographs and by owner.

Property Overview: The subject property is located in the is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters). The building was located at a total 635.82 sm and the property has 466.69 sm (parking lot) The subject property has .47 building-to-land ratio, which is typical for this kind of property.

The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition.

Interest Appraised: Fee Simple Interest

Value Appraised: "As Is" Market

**Highest and Best Use
Land As Vacant:** Commercial property

**Highest and Best Use
As Improved:** Commercial property

Zoning: The subject property is located in is located in the Z-H district zoned) as per internet tool of the Planning.

Cost Approach: \$731,000

**Sales Comparison
Approach:** \$653,000

Market Value: \$653,000

Hypothetical Conditions:

No Hypothetical Conditions were considered in this appraisal.

Extraordinary Assumptions:

- The appraisers have assumed that as of the effective date of valuation, the subject property is subject to normal easements and restrictions of record, which are considered to be standard and typical for properties of this type and are not considered to adversely affect the normal use or value of the subject property. The subject property is appraised as though free and clear of all liens, mortgages, obligations, or encumbrances, except of normal leases if any.
- This appraisal is based on the assumption that the site and property are uncontaminated and/or affected by environmentally hazardous materials or substances. The appraisers assume no liability for contamination issues, if any. Moreover, this opinion of value does not imply warranties in this respect. Therefore, any future discrepancy will render the value conclusion null and void.
- In developing the value conclusion, I have dependent upon information supplied by others. This includes information with regard to price, terms, dates of sale, parties, location, and availability of utilities, time on market, absorption, zoning, and conditions of sale for the comparable sales used in this report. In addition, I have consulted with various government officials. This information has been carefully reviewed and based on upon our experience and judgment, there is no reason to doubt its accuracy, however, I do not warrant the accuracy of the information provided to us or confirmed by others.
- I caution the client that the existence of any such materials may have a dramatic effect on the value of the subject property. I reserve the right to change of the values conclusions stated herein, should negative factors was discovered.
- The concluded values in this report are based on market conditions as of the date of value. Marylin Quintana cannot be held responsible for unforeseeable events that alter market conditions that occur after the date of this appraisal.

Competency Rule

The Competency Rule states that an appraiser must be competent to perform an assignment. The appraiser must determine his or her competency prior to accepting an assignment. The competency can be evaluated in aspects such as, but not limited to, the type of property, geographical area, intended use, laws, regulations or analytical methods. Given the lack of competency, the appraiser must acquire the necessary competency to perform the assignment, or decline (or withdraw) from the assignment.

As of August 13, 2022, the effective date of the appraisal, Marylin Quintana possesses the necessary competency (knowledge and experience) to develop credible assignment results for the subject property.

Problem to be solved

The problem to be solved on this appraisal is to estimate the “as is” market value of the subject property’s fee simple interest as of August 13, 2022

Intended Use

The intended use is to know the market value to internal decision.

Intended User(s)

Intended user is Hector Rivera.

Date of Value Opinion

The effective date of this report is the last time the property was inspected. The values effective date is **August 13, 2022**.

Property rights appraised

I appraised property on its fee simple estate, which it’s defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. Definition was taken from The Dictionary of Real Estate Appraisal, Fourth Edition, Appraisal Institute.

Market Value Definition

Title 12 Banks and Banking, Chapter I, Comptroller of The Currency, Department of The Treasury, Part 34 Real Estate Lending And Appraisals, Subpart C Appraisals, Sec. 34.42 defines market value as follows:

- (a) Appraisal means a written statement independently and impartially prepared by a qualified appraiser setting forth an opinion as to the market value of an adequately described property as of a specific date(s), supported by the presentation and analysis of relevant market information.
- (b) Appraisal Foundation means the Appraisal Foundation established on November 30, 1987, as a not-for-profit corporation under the laws of Illinois.
- (c) Appraisal Subcommittee means the Appraisal Subcommittee of the Federal Financial Institutions Examination Council.
- (d) Business loan means a loan or extension of credit to any corporation, general or limited partnership, business trust, joint venture, pool, syndicate, sole proprietorship, or other business entity.

(e) Complex 1-to-4 family residential property appraisal means one in which the property to be appraised, the form of ownership, or market conditions are atypical.

(f) Federally related transaction means any real estate-related financial transaction entered into on or after August 9, 1990, that:

- (1) The OCC or any of its regulated institution engages in or contracts for; and
- (2) Requires the services of an appraiser.

(g) Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

(h) Real estate or real property means an identified parcel or tract of land, with improvements, and includes easements, rights of way, undivided or future interests, or similar rights in a tract of land, but does not include mineral rights, timber rights, growing crops, water rights, or similar interests severable from the land when the transaction does not involve the associated parcel or tract of land.

- (i) Real estate-related financial transaction means any transaction involving:
 - (1) The sale, lease, purchase, investment in or exchange of real property, including interests in property, or the financing thereof; or
 - (2) The refinancing of real property or interests in real property; or

(3) The use of real property or interests in property as security for a loan or investment, including mortgage-backed securities.

(j) State certified appraiser means any individual who has satisfied the requirements for certification in a State or territory whose criteria for certification as a real estate appraiser currently meet the minimum criteria for certification issued by the Appraiser Qualifications Board of the Appraisal Foundation. No individual shall be a State certified appraiser unless such

individual has achieved a passing grade upon a suitable examination administered by a State or territory that is consistent with and equivalent to the Uniform State Certification Examination issued or endorsed by the Appraiser Qualifications Board of the Appraisal Foundation. In addition, the Appraisal Subcommittee must not have issued a finding that the policies, practices, or procedures of the State or territory are inconsistent with title XI of FIRREA. The OCC may, from time to time, impose additional qualification criteria for certified appraisers performing appraisals in connection with federally related transactions within its jurisdiction.

(k) State licensed appraiser means any individual who has satisfied the requirements for licensing in a State or territory where the licensing procedures comply with title XI of FIRREA and where the Appraisal Subcommittee has not issued a finding that the policies, practices, or procedures of the State or territory are inconsistent with title XI. The OCC may, from time to time, impose additional qualification criteria for licensed appraisers performing appraisals in connection with federally related transactions within its jurisdiction.

(l) Tract development means a project of five units or more that is constructed or is to be constructed as a single development.

(m) Transaction value means:

- (1) For loans or other extensions of credit, the amount of the loan or extension of credit;
- (2) For sales, leases, purchases, and investments in or exchanges of real property, the market value of the real property interest involved; and
- (3) For the pooling of loans or interests in real property for resale or purchase, the amount of the loan or market value of the real property calculated with respect to each such loan or interest in real property.

Exposure Time

“The time a property remains on the market. The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market. Exposure time is always presumed to occur prior to the effective date of the appraisal. The overall concept of reasonable exposure encompasses not only adequate, sufficient and reasonable time but also adequate, sufficient and reasonable effort”.

This exposure time assumes the subject would have been competitively priced and adequately promoted within the market area using the professional services of a knowledgeable real estate broker. I selected 24 months for the subject property.

Marketing Time

This is “the time it takes an interest in real property to sell on the market sub-sequent to the date of an appraisal. Reasonable marketing time is an estimate of the amount of time it might take to sell an interest in real property at its estimated market value during the period immediately after the effective date of the appraisal; the anticipated time required to expose the property to a pool of prospective purchasers and to allow appropriate time for negotiation, the exercise of due diligence, and the consummation of a sale at a price supportable by concurrent market conditions. Marketing time differs from exposure time, which is always presumed to precede the effective date of the appraisal.” Based on market research, I selected a marketing time period of 18 month to 36 month for the Subject property, most probably 24 months.

Property Identification

The subject was identified by its current closer physical address which is #27 Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730. In addition, a map was included indicating property's location. Photos were included in previous pages. See road map Subject's identification.



Three-Year Sale History

Standard Rule 1-5 of the Uniform Standards of Professional Appraisal Practice, published by the Appraisal Foundation, requires a statement of the sales history in the development of a real property appraisal. The appraiser must consider and analyze any current agreement of sale option, or listing of the property being appraised, if such information is available to the appraiser in the normal course of business. In addition, appraisers must consider and analyze any prior sales of the property being appraised that occurred within a three-year time period.

----- No previous sale transactions were found in the last three years.

Current Listing/Pending Contracts

The property is for not currently involved in any sales transaction

Appraisal Scope

According to the Uniform Standards of Professional Appraisal Practice, it is the appraiser responsibility to determine the appropriate scope of work. USPAP defines the scope of work as:

The amount and type of information researched and the analysis applied in an assignment. Scope of work includes, but is not limited to, the following:

- the degree to which the property is inspected or identified;
- the extent of research into physical or economic factors that could affect the property;
- the extent of data research; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

SCOPE OF WORK

REPORT TYPE: Appraisal Report.

PROPERTY IDENTIFICATION AND INSPECTION: The subject has been identified and inspected by the appraiser(s) as follows:

Property was inspected in August 13, 2022. A general inspection was done, which includes: observation of the property physical characteristics and condition. The subject property was photographed and notes of the relevant facts were taken. In addition, a general inspection about the surrounding areas was done.

ANALYSIS OF PHYSICAL FACTORS: Physical factors analyzed were the following: property's location, physical characteristics of the site, property's boundaries, setbacks, on & off site facilities, drainage, access, flood hazard, zoning and general factors that may influenced the subject property.

ANALYSIS OF ECONOMIC FACTORS: The property is located at an urban area, specifically at #27 Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730

IN PREPARING THIS REPORT, THE APPRAISERS:

- The zoning map for the neighborhood was check to determine the zoning classification of the subject and the general land use pattern, a very important aspect in the Highest and Best Use analysis. Flood maps prepared by the Federal Emergency Management Agency were also checked to determine the probability of flooding in the site.
- Gathered information on comparable sales transactions of competitive/similar vacant sites to the subject property.
- Confirmed and analyzed the market data gathered with at least one of the parties involved and the public records at the Municipal Revenues Collection Center (CRIM, by its Spanish acronym) office and/or the respective Property Registry offices and applied the approaches methods of valuation, in order to form the opinions of the value in fee simple.

The Type and Extent of Analysis:

Analysis of the subject property was made as of the date of **August 13, 2022**. Data researched includes improved properties, sales located in similar neighborhoods to the subject property. Other relevant data was researched too. Values reported in analysis included were consistently with effective date.

Market Analysis:

The market analysis includes the research, confirmation and verification of market data required for the development of the sales comparison approach, which is the best value indicator when comparable sales are available. The subject property is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters) . The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot) The subject property has .47 building-to-land ratio, which is typical for this kind of property.

The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition.

Cost Approach:

In the cost approach, an estimated reproduction or replacement cost of the building and land improvements as of the date of appraisal is developed (including an estimate of entrepreneurial profit or incentive), and an estimate of losses in value that have place due to were and tear, design and plan deficiencies, or neighborhood influence is subtracted. An estimate of the value of the land is then added to this depreciated building cost estimate. In this particular case the cost approach was developed.

Sales Comparison Approach: The Sales Comparison Approach has at its premise the comparison of the subject property with other of similar design, utility and use that have sold in the recent past. To indicate a value for the property, a ranking analysis is developed which consider the similarities and the dissimilarities of sales and subject property. This approach will provide a reliable indication of value whenever there's a strong market action and a considerable number of sales of relatively similar properties. To derive a value indication by the sales comparison approach, the appraisers will use the relative comparison analysis qualitative technique, which studies the relationship indicated by the market data, without recourse to quantification. This is the most commonly used technique in appraisal practice.

Income Approach: The Income Approach as used for investment properties has at its premise the estimation of the amount of the net income, which when capitalized in a manner that is commensurate with the risk and the life expectancy of the improvements will indicate the present value of the income stream. The income approach is most useful in the valuation of income producing properties, because the average investor buys such properties based on the future benefits, in monetary terms, he is to receive. The direct capitalization valuation analysis is considered that employs a market derived rate of capitalization to the first-year estimate of net operating income, and it is a primary indication of value of real estate operating at a stabilized level of occupancy at a market rate of income.

The income approach not applies due to similar properties with subject property characteristics and this approach would not create a reliable value

Reconciliation: Normally, these three approaches will each indicate a different value but should fall within a reasonable range. In this particular assignment, the appraisers will develop the Cost Approach and Sales Comparison Approach to value.

MARKET AREA ANALYSIS

Market analysis refers to the process for examining the demand for and supply of a property type and the geographic market area for that property type¹. This process is necessary for determining a property's highest and best use.

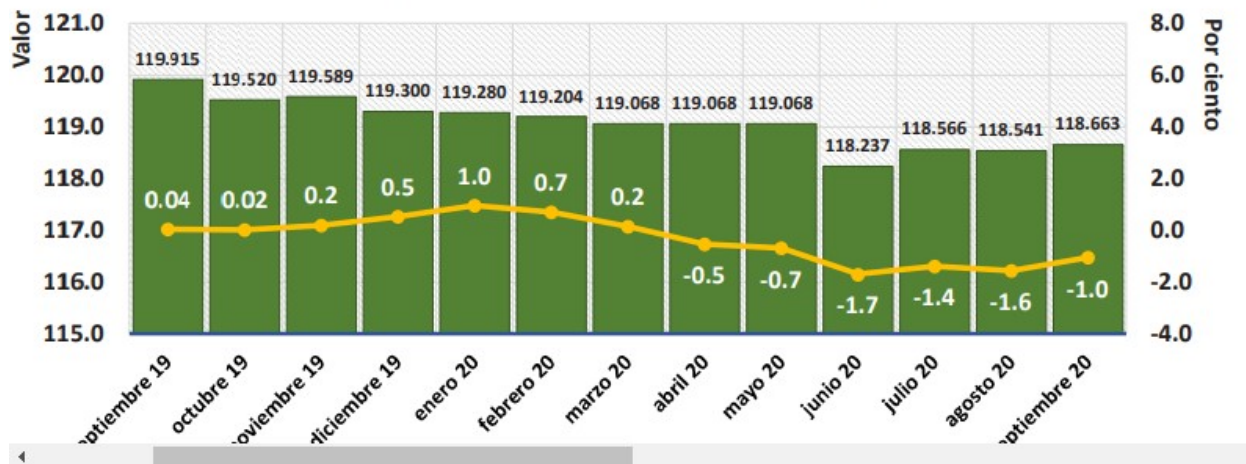
The goal of market analysis is to identify the relationship between demand and competitive supply in the subject property's real estate market, both now and in the future. To do this, the appraiser focuses on the study of the four factors that create value in real property (utility, desire, effective buying power and scarcity). The interaction of these factors is the foundation of real estate market analysis and operates through the principles of supply and demand.

To determine the level of market analysis appropriate for this appraisal assignment, I considered the regulatory requirements, the requirements of the client and user of the appraisal, the market conditions prevailing at the time of the appraisal, the stability of the real estate market and the complexity of the property being appraised. For this assignment we concluded that an inferred analysis is appropriate because the standards do not specify the level of market analysis to be developed.

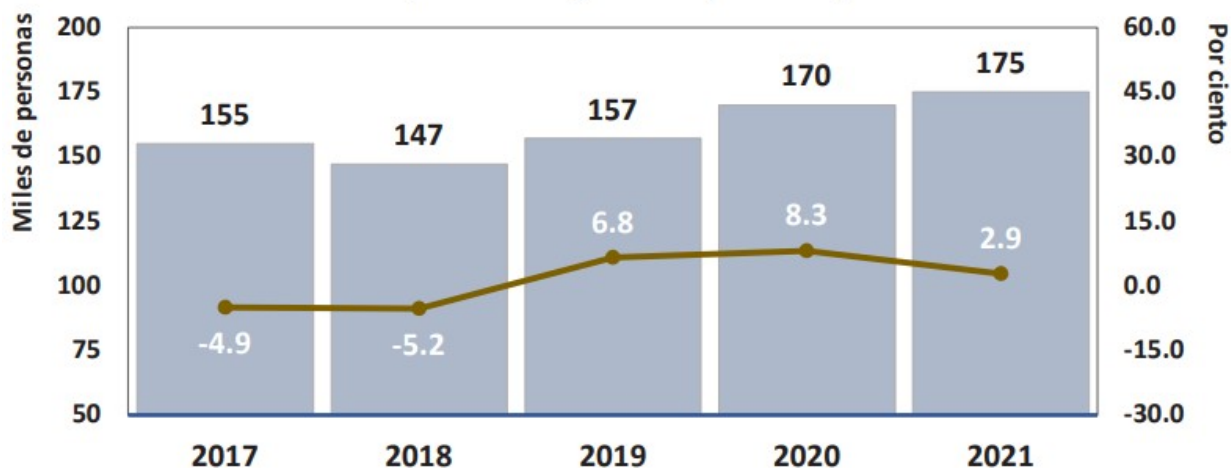
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¹ The Appraisal Real Estate, 13th Edition (Chicago: Appraisal Institute, 2008), 173.

Gráfica 1: Índice General de Precios al Consumidor
(Inflación anual, período de septiembre 2019 a septiembre 2020)

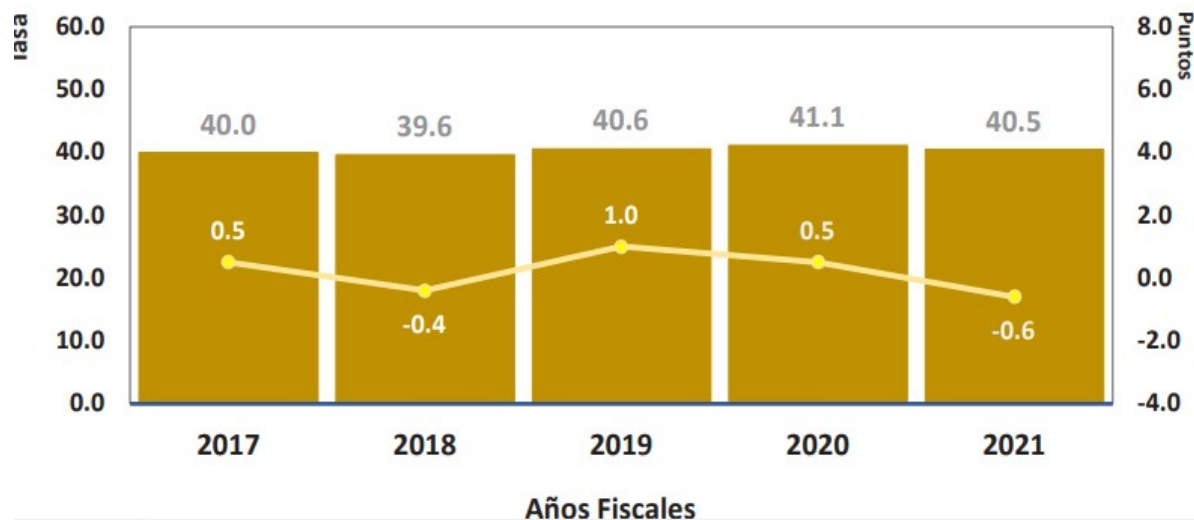


Gráfica 2: Empleo por Cuenta Propia
(No ajustado estacionalmente y cambio porcentual anual, período de julio a septiembre)



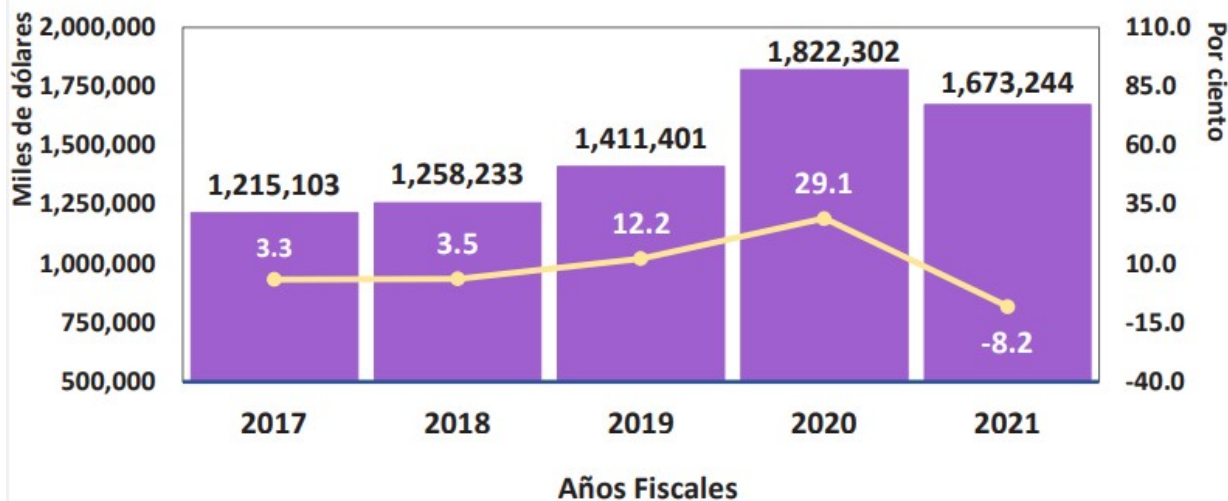
Gráfica 3: Tasa de Participación

(No ajustada estacionalmente y cambio en puntos porcentuales, período de julio a septiembre)



Gráfica 1: Ingresos Netos al Fondo General

(Cambio porcentual anual, período de julio a agosto)



Visión general	Último	Referencia	Anterior	Rango	
PIB - Tasa de crecimiento anual	1.5	2019-12	-4.3	-4.3 : 13.8	
Tasa De Desempleo	8.1	2021-05	7	7 : 25.3	
Tasa De Inflación	0.5	2021-02	0.1	-1.7 : 8.8	
Balanza Comercial	1044	2021-02	-158	-518 : 5218	
Cuenta Corriente	12140	2020-12	12301	-6608 : 12301	
Impuesto Sobre Sociedades	37.5	2021-12	37.5	30 : 39	
Impuesto a la Renta	33	2021-12	33	33 : 33	

Finanzas:				
Ingreso total, según los presupuestos aprobados:	Dólares	\$ 13,301,760	\$ 11,783,055	\$ 13,485,447
Patentes municipales	Dólares	\$ 2,500,000	\$ 2,550,000	\$ 2,000,000
Contribución sobre la propiedad	Dólares	\$ 3,860,796	\$ 3,811,802	\$ 7,001,351
Otros ingresos	Dólares	\$ 6,940,964	\$ 5,421,253	\$ 4,484,096
Gastos corrientes, según los presupuestos aprobados	Dólares	\$ 8,288,323	\$ 6,410,816	\$ 7,621,679
Nómina	Dólares	\$ 5,013,437	\$ 5,372,239	\$ 5,863,768
Según los estados financieros auditados:				
Exceso (deficiencia) de ingresos sobre gastos del año fiscal	Dólares	\$ (1,522,556)	\$ (466,489)	\$ (1,097,198)
Superávit o (déficit) al cierre del año fiscal	Dólares	\$ (11,493,109)	\$ (12,109,609)	\$ (11,118,641)
Importe fondos federales recibidos	Dólares	\$ 2,617,869	\$ 4,723,638	\$ 5,328,798
Ingreso Impuesto sobre Venta y Uso (IVU)	Dólares	\$ 2,760,228	\$ 2,319,160	\$ 2,943,443
Deuda pública municipal, según el B.G.F.**	Dólares	\$ 35,437,000	\$ 34,011,000	\$ 32,574,000
Según certificado por el Municipio:				
Empleo total del Municipio	Personas	572	578	594
De confianza	Personas	13	13	13
Regulares	Personas	386	377	377
Transitorios	Personas	94	78	77
Irregulares	Personas	79	110	127

Property Description, Analysis and Conclusions

SITE Description and Analysis

Information Sources: Information about site was provided by CRIM digital and part of the legal deed. Another source for of information was a physical inspection of the property.

Site Size: The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters). The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot)In Puerto Rico all the sites are measured in square meters. 1sm = 10.764sf

Site Shape: Regular shape

Site Topography: Level topography.

Road Frontage/Access: Subject frontage is adequate; with direct access to Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730

Site Description and Analysis

Soil and Subsoil conditions: Property soil is average with no evidence of contaminant. It is not within conservation areas and no abnormal condition was observed.

Drainage: Subject site has a positive drainage. It is level; rains runoff from the property and also the drainage of the road runs adequately for the subject property. There was no evidence of dampness or any unfavorable condition.

Utilities: Property site has all basic utilities including water, light, telephone, cable facilities and sewer lines. Local government is responsible to provide the electricity and water and facilities are typical for all comparable, since are the only providers. Internet facilities are available from cable company, telephone company and others. There is high speed internet available at competitive prices. Mobile companies have more than 5 companies' alternatives at competitive rates. Comparable sales selected and properties in the region enjoy the same providers. Subject competes well in that area.

Access: The property has one mayor access. Calle Mayor Cantera Hucar, Ponce, Puerto Rico 00730

Proximity to hazards, nuisances and detrimental influences: No nuisances or detrimental condition observed at subject property. There was no evidence of presence of any foreign material at soil. I am not an expert in this material but carefully inspected all around the subject property looking for any contaminant evidence.

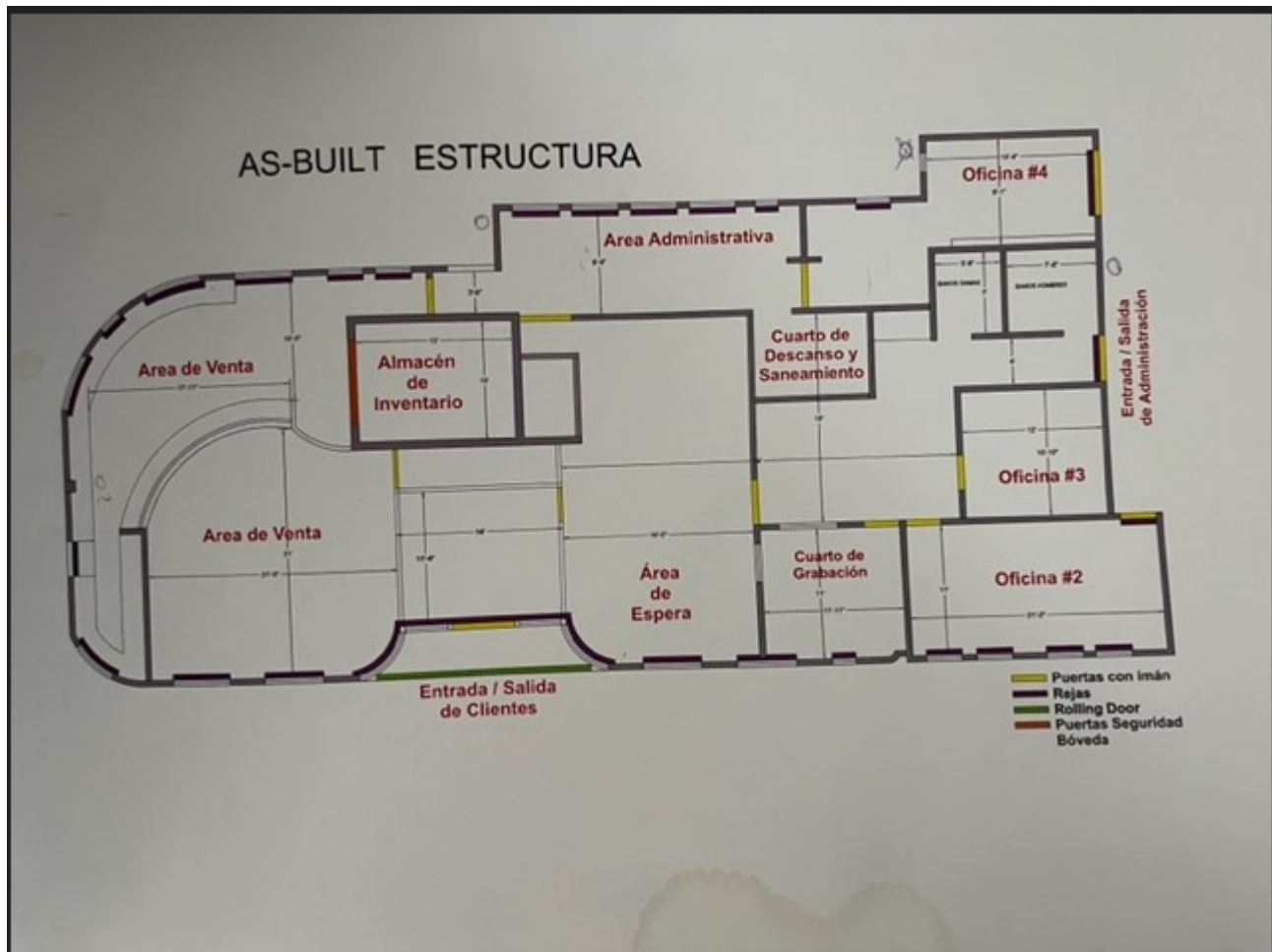
Flood Zone: The subject site is located inside the flood hazard, zone AO,

according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009.

Easements: The subject lot has the typical easements. Easements are typical and do not pose a negative effect on the Market Value of the subject property. The typical easement includes water and electricity easements. They have no positive or negative effect on property.

Encroachments: No encroachments were observed for the subject property

SKETCH



Analysis of Economic AREA LOCATION

Factors: Subject property is located in a urban area of the Ponce municipality. This is Calle Mayor Cantera Hucar, Ponce, Puerto Rico. Most of the facilities are at close and walking distance.

GROWTH RATE – Ponce’s mixed uses properties hasn’t grown in recent years. It’s been stable during that time. Local economy is mostly driven by neighborhood shopping centers. Besides, local stores around the Town Square are observed with average clientele traffic. Other area of impact in the economy is the local tourism. Several people from other towns visit Ponce every week. However, Ponce presents slow market activity on commercial and residential properties. At sales researched, their marketing time was from 18 months to 48 months with a predominant of 24 months. Several vacant properties are observed through the urban/suburban areas of the municipality.

DEMAND - Demand for commercial and residential properties in Ponce has been stable in the last year.

SUPPLY – Ponce presents an adequate supply of residential and commercial properties.

LAND USE PERCENTAGE:

- 1-Family - 15 percent
- 2-4 Family - 4 percent
- Condominiums - 5 percent
- Public – 20 percent
- Commercial – 55 percent
- Vacant Sites – 1 percent

LAND USE CHANGE – Not major changes have occurred recently. Subject property area is actually moving mostly from vacant land parcel to residential. Also, municipal government is acquiring properties for different governmental uses. Predominant use is commercial and residential.

IMPROVED PROPERTY VACANCY -Vacancy was observed on properties to be in the range of 5% to 20

There are scattered sales and that is the reasoning to extend my research over time and other towns.

There is retention of properties but also, rentals are observed too. Most of the properties, when acquired, they are converted to commercial and/or commercial-residential.

PREDOMINANT OCCUPANCY – Subject property is located in the Pueblo Ward in Ponce municipality. Predominant use is commercial uses followed by mixed uses

PROPERTY MAINTENANCE – Active commercial and residential properties in the area exhibit maintenance levels, which are average for such property types in the neighborhood.

FINANCING - Financing for the acquisition of residential and commercial properties in favorable locations is currently available at competitive interest rates but they did not implied to be better than typical. I interviewed some managers of banks and the residential properties received similar offers no matter their specific use.

VALUE TRENDS – Stable.

Improvement Description and Analysis

Current Use: The property was use as Green House (Cannabis) Dispensary at inspection date

Age, Effective Age & Condition: Chronological Age: +/-over 25 years (remodeled).

Subject condition; good conditions with adequate maintenance.

The building was observed in good physical condition. This represents a depreciation of 3.33% with a Remaining Economic Life of 58 years

Stories & Dimensions: The market analysis includes the research, confirmation and verification of market data required for the development of the sales comparison approach, which is the best value indicator when comparable sales are available. The subject property is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters) . The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot)The subject property has .47 building-to-land ratio, which is typical for this kind of property.

The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition.

Quality & type of construction: This is a commercial property typical in quality for its area. It is an Average Class-C. Built of reinforced concrete and concrete walls

Foundation/Basement: Poured concrete slab with quality and conditions considered average.

Foundation/Frame: Concrete block, masonry & reinforce concrete, covered of plastering and painting finishes.

Exterior: Exterior walls of concrete block & reinforced concrete.

Roof: Concrete

Service Access/

Loading Docks: N/A.

Elevators: None.

Interior

Interior Finish: Concrete block plaster.

Ceilings & Ceiling Height: Concrete and approximately 9' feet.

Floor Cover: Ceramic tile and concrete

Doors: Aluminum/wood

Restrooms: Ceramic floors and concrete walls.

MECHANICAL SYSTEMS

Heating/HVAC: N/A

Electrical: Subject property has typical electrical system

Plumbing: Typical PVC plumbing for this property type.

SITE IMPROVEMENTS

Parking: Yes

Lighting: Looks adequate.

Drainage: Adequate. The property has a level topography; water runoff the property towards the street.

Landscaping: Property doesn't have landscaping. This is typical in Puerto Rico. Where available, not parking area typical in this area.

PROPERTY ANALYSIS

Functional Utility: The subject property seems with typical one levels building. The height is also typical.

Design & Appeal: Good. The subject property physical condition was in good conditions.

External influences

Social trends

Demographic composition based on census completed for year 2000 and the results from the 2010 census reveals a decrease in the subject municipality and adjacent towns. This trend is negative in the demand for properties in the subject area. In fact, at inspection time several properties were observed closed.

Economic Circumstances

After analysis of the demand and supply for the market analysis I estimate that subject area has sufficient vacant land and residential properties of subject type. The occupancy rate is average on subject area and the rental patterns of existing properties have been decreased over last years.

Governmental controls and regulations

Local and central government is always investing resources and efforts in the enhancement of the municipality of Ponce. Ponce presents the construction of some properties by private contractors but also, by the municipal government. Various parcels were observed vacant during inspection time. Other projects are related to roads expansions and/or constructions. This shall have a positive future influence for additional market in this city and, as a result, in the subject area.

Environmental conditions

The subject area is located at a regular, tropical climate without significant fluctuations. There is no external influence by any toxic issue, natural barrier, or transportation system.

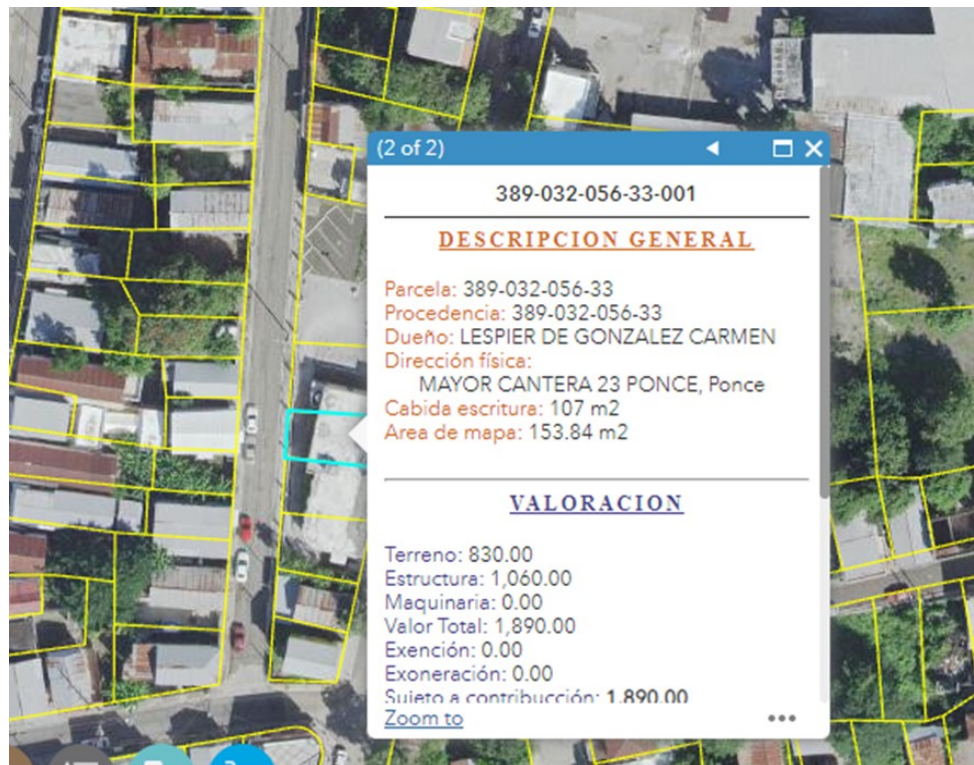
Conclusion about the four forces

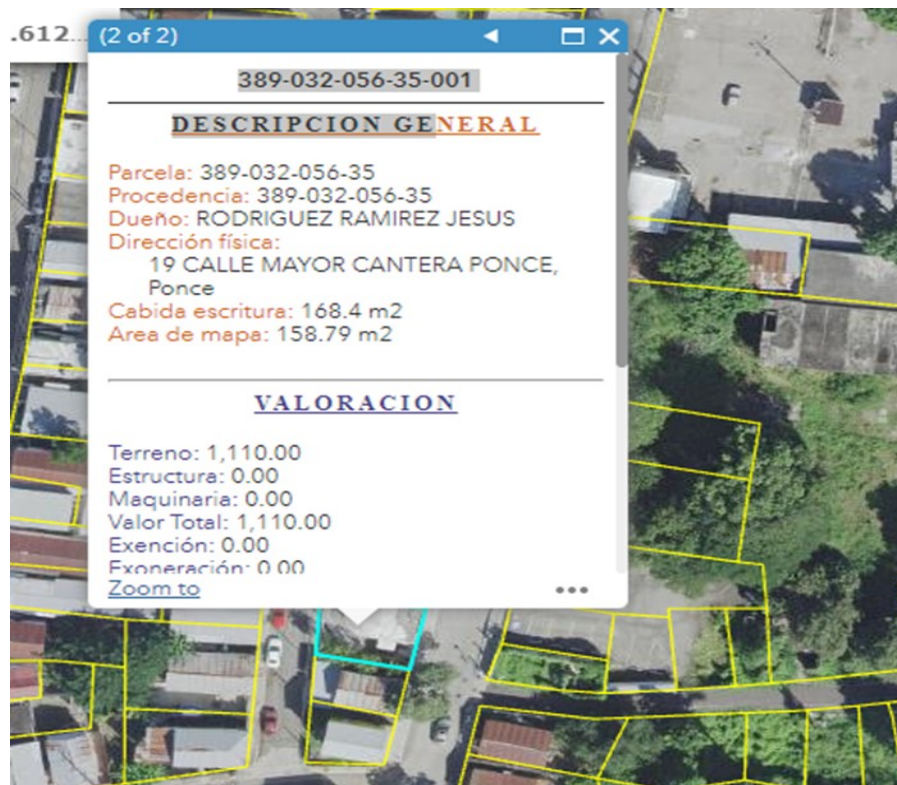
The four forces mentioned, the value balance corroborated with sales, and the population decrease provides the subject property with a fair environment to develop and continue with its commercial/residential use.

Excess or Surplus Land

Subject site has no excess or surplus land based on subject relation within its market. The subject property site area is over site of typical of the neighborhood.

CRIM digital (Parking Area)





GPS Coordinate (Parking Area)



Ubicación	
Catastro	389-032-056-31
Coordenadas Nad83	x: 181042.2054, y: 220500.1021 (Lat: 18.01846833, Lon: -66.61235942) Ver: Google Google Earth OpenStreet Temblores USC Waze
Area Aprox. (m.c.)	483.5714
Municipio	Ponce
Barrio	Sexto
Características Ambientales	
Zona Inund. Advisory	A
Zona Inundabilidad (firm)	AO
Panel Inundabilidad (advisory)	72000C1665J
Floodway	No ubica en floodway
Suelo (NRCS)	SNS (Soil not surveyed)
Calificación y Clasificación de Suelo	
Calificación	Oficializacion del geodato en proceso, favor de referirse a mapa de calificacion vigente.
Clasificación PT	Oficializacion del geodato en proceso, favor de referirse a mapa de calificacion vigente.
Clasificación PUT	SU (Suelo Urbano)
Mapas de Calificación	Hoja: 119 de Ponce Otros Mapas Mapa PU
Distrito Sobrepuesto	
Zona Histórica	Zona Histórica de Ponce, Resolución:JP-H-3
Sitio Histórico	

zoning Map



Zoning Analysis

District: Z-H district zoned

Highest and Best Use

Highest and best use may be defined as

The reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.²

- **Permissible Use.** What uses are permitted by zoning and other legal restrictions?
- **Possible Use.** To what use is the site physically adaptable?
- **Feasible Use.** Which possible and permissible use will produce any net return to the owner of the site?
- **Maximally Productive.** Among the feasible uses which use will produce the highest net return, (i.e., the highest present worth)?

Highest and Best Use as Vacant:

LEGALLY PERMISSIBLE USES

The subject property is located in the is located in the Z-H district zoned) as per internet tool of the Planning. which allows different commercial related uses if legal permits are obtained. Te subject property is located at Historic zone district zoned -urban area of Ponce municipality where there are commercial uses, residential properties, institutional structures for the collective services necessary for the operations of the society

PHYSICALLY POSSIBLE USES

The subject property is located in the is located in the Z-H district zoned) as per internet tool of the Planning. The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1655 J, last revised on November 18, 2009.

The access provides adequate ingress and egress access capabilities to/from the subject. It has no encroachments and is not affected by any special nuisances or hazard. All necessary municipal public utilities are available and in service to the site.

FINANCIAL FEASIBILITY TEST

² *The Appraisal of Real Estate* 12th Edition, Appraisal Institute

In terms of financial feasibility, the current demand of sites for several commercial uses, within the subject market area produces an adequate cash flow, which makes it financially feasible; a commercial or institutional use is the most appropriate possible use considering the subject' exposure to Calle Mayor Cantera Hucar, Ponce, Puerto Rico.

MAXIMALLY PRODUCTIVITY & CONCLUTION

Predominant uses in the subject property's area, for properties facing the Calle Mayor Cantera Hucar, Ponce, Puerto Rico are commercial, and institutional uses are observed. Sales transactions of comparable properties in competitive locations evidenced adequate demand.

Highest and Best Use as Improved:

The subject property is located in is located in the Z-H district zoned) as per internet tool of the Planning The subject property is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters) . The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot). The subject property has .47 building-to-land ratio, which is typical for this kind of property. The subject site is located inside the flood hazard, zone AO, according to FEMA Map No. 72000C1665 J, last revised on November 18, 2009. The building was observed in average physical condition.

The building was observed in good physical condition. The subject property was remodeled. Subject property has an estimated Effective Age of 2 years based on an economical life of 60 years. This represents a depreciation of 3.33% with a Remaining Economic Life of 58 years.

FINANCIAL FEASIBILITY TEST

The test of financially feasibility of the property as improved addresses the market demand for the subject property in its current state. If the existing use creates a positive return on the investment, that use is financially feasible. It relies on the conclusions of the three approaches to value as well as the land value estimate. If the value of the property as improved exceeds the value of the land as though vacant, the appraiser could reasonably conclude that continuation of the existing use is financially feasible.

There is evidence that vacancy rates are increasing and fluctuate from 5% to 25% for commercial properties in the neighborhood. Due to the prevailing economic condition and stage in cycle of the market area an uncertain risk levels exists. In general terms, every real estate contains an element of risk affected by changes in the market for example shifts in demand and/or supply influenced by type of property, location and stage in cycle.

MAXIMALLY PRODUCTIVITY & CONCLUTION

In summary, after analyzing the subject site physical characteristics, the composition of the general and immediate neighborhood, its recent past development trends, other alternate uses, the property's present zoning; the highest and best use of the subject is its commercial.

Appraisal Process and Approaches

Three basic approaches may be used by the appraiser in the estimation of market value. These three approaches are the Cost Approach, the Sales Comparison Approach and the Income Approach.

In the cost approach, an estimated reproduction or replacement cost of the building and land improvements as of the date of appraisal is developed (including an estimate of entrepreneurial profit or incentive), and an estimate of losses in value that have place due to were and tear, design and plan deficiencies, or neighborhood influence is subtracted. An estimate of the value of the land is then added to this depreciated building cost estimate. In this particular case the cost approach was developed.

The Sales Comparison Approach has at its premise the comparison of the subject property with other of similar design, utility and use that have sold in the recent past. To indicate a value for the property, a ranking analysis is developed which consider the similarities and the dissimilarities of sales and subject property. This approach will provide a reliable indication of value whenever there's a strong market action and a considerable number of sales of relatively similar properties. To derive a value indication by the sales comparison approach, the appraisers will use the relative comparison analysis qualitative technique, which studies the relationship indicated by the market data, without recourse to quantification. This is the most commonly used technique in appraisal practice.

The Income Approach as used for investment properties has at its premise the estimation of the amount of the net income, which when capitalized in a manner that is commensurate with the risk and the life expectancy of the improvements will indicate the present value of the income stream. The income approach is most useful in the valuation of income producing properties, because the average investor buys such properties based on the future benefits, in monetary terms, he is to receive.

The current high cost of development and the current soft rental market that could produce an unreliable value estimate via the Income Capitalization Approach.

Normally, these three approaches will each indicate a different value but should fall within a reasonable range. In this particular assignment, the appraisers will develop the Cost Approach and Sales Comparison Approach to value.

THE SALES COMPARISON APPROACH

For the sales comparison approach, we listed and analyzed three (5) sales in Ponce municipality We visited the different areas and made a visual inspection of the properties involved in these transactions. The data pertaining to the listed sales was verified with at least one of the parties involved and the public records at the respective CRIM Municipal Offices.

To derive a value indication by the sales comparison approach, the appraisers will use the relative comparison analysis qualitative technique, which studies the relationship indicated by the market data, without recourse to quantification. This is the most commonly used technique in appraisal practice. The next table contains a summary of the main characteristics of the sales. The listed sales represent "all cash to seller" transactions requiring no adjustments for financing concessions. The unit of comparison utilized was the price per square foot of gross building area.

Cost Approach

The Cost Approach is based on the principle of substitution - that a prudent and rational person would pay no more for a property than the cost to construct a similar and competitive property, assuming no undue delay in the process. The applied process is as follows:

1. Estimate the land value according to its Highest and Best Use. I have used the Sales Comparison Approach; the process is as follows:
 - Comparable sales, contracts for sale and current offerings are researched and documented.
 - Each comparable is analyzed and adjusted to equate with the subject property.
 - The value indication of each comparable is analyzed and the data reconciled for a land value indication.
2. Estimate the replacement cost of the building and site improvements.
3. Estimate the physical, functional and/or external depreciation accrued to the improvements (if any). The deferred maintenance is also established. With the economic life derived from market and the depreciation, we estimate a weight average for a very correct application of the numbers.
4. Sum the depreciated value of the improvements with the value of the land for an indication of value.

Land Value

• Applicability and Limitations of Land Valuation Techniques	
• Sales Comparison	
• Procedure • Applicability • Limitations	• Sales of similar, vacant parcels are analyzed, compared, and adjusted to provide a value for the land being appraised. • Sales comparison is the most common technique for valuing land, and it is the preferred method when comparable sales are available. • A lack of sales and the comparability of the available data may weaken the support for the value estimate.
• Extraction	
• Procedure • Applicability • Limitations	• An estimate of the depreciated cost of the improvements is deducted from the total sale price of the property to arrive at the land value. • This technique is applicable when • The building's contribution to total property value is generally small and relatively easy to identify • The appraiser must be able to determine the value contribution of the improvements, estimated at their depreciated cost.
• Allocation	
• Procedure • Applicability • Limitations	• A ratio of land value to property is extracted from comparable sales and applied to the sale price of the subject property to arrive to the land value. • The technique is applicable when: • The number of vacant sales is inadequate • A check of reasonableness is needed rather than a formal opinion of value • The allocation method does not produce conclusive value indications and is rarely used as a primary land valuation technique. Also, land to property value ratios can be difficult to support.
• Income Capitalization Techniques	
• Direct Capitalization: Land Residual Technique	
• Procedure • Applicability • Limitations	• The net operating income attributable to the land is capitalized at a market derived land capitalization rate to provide an estimate of value. • This technique is ONLY applicable in testing the feasibility of alternative uses of a particular site in highest and best use analysis or when land sales are not available. • The technique is generally recognized by the courts as too speculative to yield a reliable indication of value • The following conditions must be met: • Building value is known or can be accurately estimate • Net operating income to the property is known or can be estimated

Land Value of the Subject Site

The subject's land value has been developed via the Land Sales Comparison Approach. The appraiser made an extensive market research in the Camuy area; and none competitive and recent comparable land sales were available to appraise the subject site. Due to the lack of sale activity in the immediate subject area, the appraiser was forced to expand the geographical research to others neighboring towns of the north & west regions to seek those competitive sales to appraise the subject site. Finally, three (3) competitive and recent comparable sales were found in the towns of Isabela, Aguadilla and Añasco. These comparable land sales are considered competitive enough to appraise the subject site and to demonstrate the market behavior for property with location and exposure in the Highway PR-2, as of the effective date of the appraisal report.

The comparable land sale are detailed on the following pages followed by an analysis grid, analysis narrative and value conclusion.

Analysis Grid

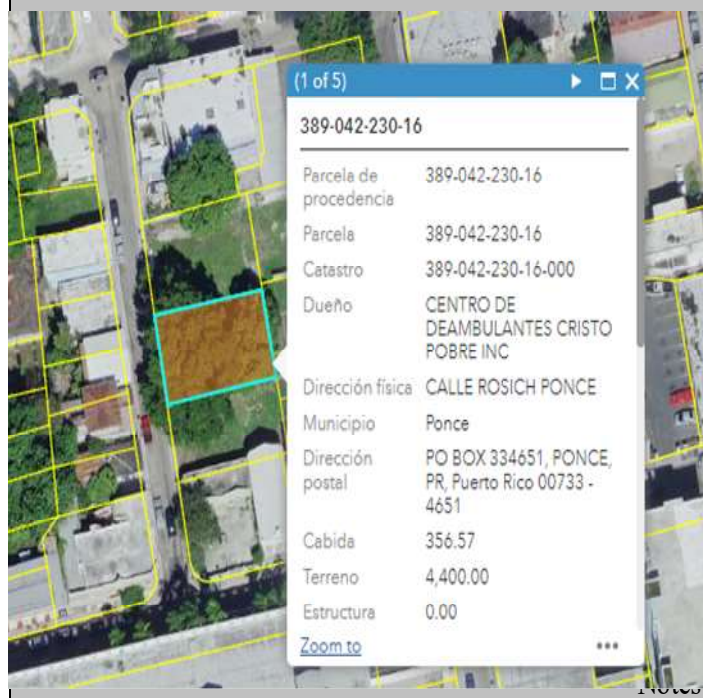
The above sales have been analyzed and compared with the subject property. On the following pages the appraiser includes detailed information about the sale and a table with adjustments and value conclusions.

Sales Number: 1**General Information:**

Property Type:	Vacant Land	Date Sold:	2/26/2022
Property Address:	8 Segundo Street Segundo Ward Ponce, PR	Price:	\$61,000
Seller:	Cubagel Apartments Inc.	Price Per Square Meter	\$356.57
Buyer:	Centro Deambulantes Cristo Pobre Inc.	Financial Terms:	Cash
Deed/Attorney:	Deed: 20 Before attorney Felix Santiago	Time in Market:	N/A
Book/Page:	N/A	Use at sales time:	Vacant
Property Interest Conveyed:	Fee Simple	Data Source:	Fellow Appraiser, Notary,
Tax Number:	389-042-230-16-000	GPS Location:	18.0101,-66.6138

Site Information

Site Size (Square meters):	171.070	Utilities:	Adequate
Topography:	level	Location:	SU: Urban Land
Parcel Configuration:	Rectangular	Zoning	CT
Access:	Corner Lot/ Adequate	Highest & Best Use:	Commercial
Flooding:	Zone "AO"	Flood Map	72000C1665J



389-042-230-16

Parcela de procedencia: 389-042-230-16

Parcela: 389-042-230-16

Catastro: 389-042-230-16-000

Dueño: CENTRO DE DEAMBULANTES CRISTO POBRE INC

Dirección física: CALLE ROSICH PONCE

Municipio: Ponce

Dirección postal: PO BOX 334651, PONCE, PR, Puerto Rico 00733 - 4651

Cabida: 356.57

Terreno: 4,400.00

Estructura: 0.00

[Zoom to](#)

Ubicación

Calastro: 389-042-230-16

Coordenadas Nad83: x: 180699.3995, y: 220123.0037 (Lat: 18.01506097, Lon: -66.61559155)
Ver: [Google](#) | [Google Earth](#) | [OpenStreet](#) | [Tomblores](#) | [Waze](#)

Area Aprox. (m.c.): 356.948

Municipio: Ponce

Barrio: Segundo

Características Ambientales

Zona Inund. Advisory: A

Zona Inundabilidad (firm): AO

Panel Inundabilidad (advisory): 72000C1665J

Floodway: No ubica en floodway

Suelo (NRCS): SNS (Soil not surveyed)

Calificación y Clasificación de Suelo

Calificación: Oficialización del geodato en proceso, favor de referir mapa de calificación vigente.

Clasificación PT: Oficialización del geodato en proceso, favor de referir mapa de calificación vigente.

Clasificación PUT: SU (Suelo Urbano)

Mapas de Calificación: Hoja: 105 de Ponce Mapa PUT

Distrito Sobrepuesto

Zona Histórica: Zona Histórica de Ponce, Resolución: JP-H-3

Sales Number: 2**General Information:**

Property Type:	Vacant Land	Date Sold:	1/8/2021
Property Address:	PR-123 Km. 4.7 Int. #29 Concordia St., Primero	Price:	\$78,500
Seller:	Laboratorio Ramirez	Price Per Square Meter	\$139.85
Buyer:	AM Properties LLC	Financial Terms:	Cash
Deed/Attorney:	#2 before notary Maria Archevald	Time in Market:	N/A
Book/Page:	N/A	Use at sales time:	Vacant
Property Interest Conveyed:	Fee Simple	Data Source:	Property Registry; CRIM; Field
Tax Number:	389-062-505-25-000	GPS Location:	18.081, -66.6145

Site Information

Site Size (Square Meters):	561.31	Utilities:	On Site Required
Topography:	Level	Location:	SU: Urban Land
Parcel Configuration:	Rectangular	Zoning	ZH
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone AO	Flood Map	72000C1665J

Picture

389-062-505-25

Parcela de procedencia: 389-062-505-25

Parcela: 389-062-505-25

Catastro: 389-062-505-25-000

Dueño: AM PROPERTIES LLC

Dirección física: CONCORDIA 29 PONCE

Municipio: Ponce

Dirección postal: 51 CALLE PALMA ARECIBO PR 00612

Cabida: 561.32

Terreno: 7,830.00

Estructura: 0.00

Maquinaria: 0.00

Valor Total: 7,830.00

[Zoom to](#)

Ubicación

Catastro: 389-062-505-25

Coordenadas Nad83: x: 180810.7652, y: 219360.1817 (Lat: 18.00816710, Lon: -66.61453435)
Ver: [Google](#) | [Google Earth](#) | [OpenStreet](#) | [Tiempos U](#)
[Vaze](#)

Area Aprox. (m.c.): 578.4546

Municipio: Ponce

Barrio: Primero

Características Ambientales

Zona Inund. Advisory: AO

Zona Inundabilidad (firm): AO

Panel Inundabilidad (advisory): 72000C1665J

Floodway: No ubica en floodway

Suelo (NRCS): SNS (Soil not surveyed)

Calificación y Clasificación de Suelo

Calificación: Oficialización del geodato en proceso, favor de referir mapa de calificación vigente.

Clasificación PT: Oficialización del geodato en proceso, favor de referir mapa de calificación vigente.

Clasificación PUT: SU (Suelo Urbano)

Mapas de Calificación: Hoja: 093 de Ponce Otros Mapas
[Mapa PUT](#)

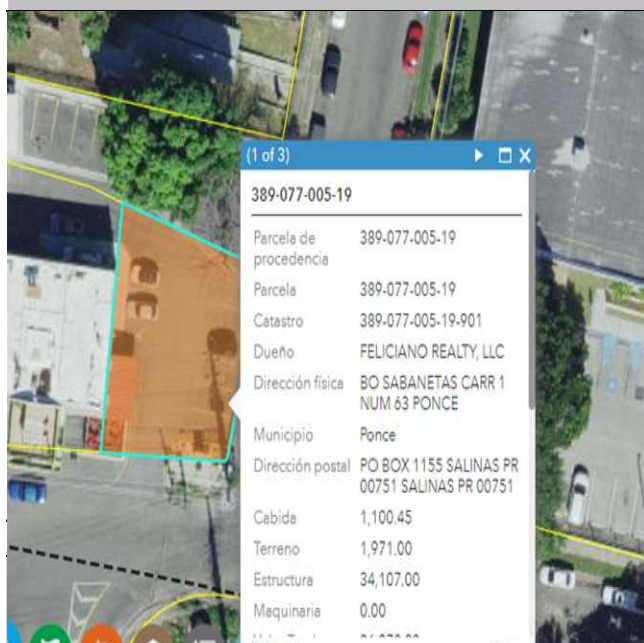
Distrito Sobrepuesto

Sales Number: 3**General Information:**

Property Type:	Commercial	Date Sold:	6/1/2022
Property Address:	#63 Pao Villa Flores, Ponce PR 00780	Price:	\$125,000
Seller:	Feliciano Realty LLC	Price Per Square Meter:	\$604.84
Buyer:	Rafael Espinet Perez	Financial Terms:	Cash
Deed/Attorney:	#18 before notary Lemuel Negron	Time in Market:	N/A
Book/Page:	N/A	Use at sales time:	Commercial
Property Interest Conveyed:	Fee Simple	Data Source:	Property Registry; CRIM; Field
Tax Number:	389-077-005-19	GPS Location:	18.0068,-66.5853

Site Information

Site Size (Square Meters):	355 sm	Utilities:	On Site Required
Topography:	Level	Location:	SU: Urban Land
Parcel Configuration:	Trapezoid	Zoning:	EV.4
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone "AO"	Land Residual Value:	72000C1655

Picture


(1 of 3)

389-077-005-19

Parcela de procedencia	389-077-005-19
Parcela	389-077-005-19
Catastro	389-077-005-19-901
Dueño	FELICIANO REALTY, LLC
Dirección física	BO SABANETAS CARR 1 NUM 63 PONCE
Municipio	Ponce
Dirección postal	PO BOX 1155 SALINAS PR 00751 SALINAS PR 00751
Cabida	1,100.45
Terreno	1,971.00
Estructura	34,107.00
Mequinaria	0.00



Ubicación

Catastro 389-077-005-19

Coordenadas Nad83 x: 183910.3183, y: 219195.2763
(Lat: 18.00670265, Lon: -66.58526446)
Ver: [Google](#) | [Google Earth](#) | [OpenStreet](#) | [Tomblores U](#) | [Waze](#)

Area Aprox. (m.c.) 376.0369

Municipio Ponce

Barrio Sabanetas

Características Ambientales

Zona Inund. Advisory X 0.2% ACF (82.8%) A (17.2%)

Zona Inundabilidad (firm) X

Panel Inundabilidad (advisory) 72000C1655J

Floodway No ubica in floodway

Suelo (NRCS) SNS (Soil not surveyed)

Calificación y Clasificación de Suelo

Calificación Oficialización del geodato en proceso, favor de referirse mapa de calificación vigente.

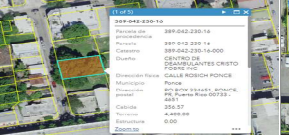
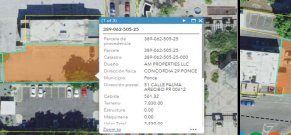
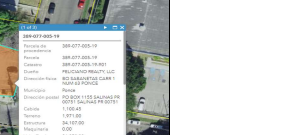
Clasificación PT Oficialización del geodato en proceso, favor de referirse mapa de calificación vigente.

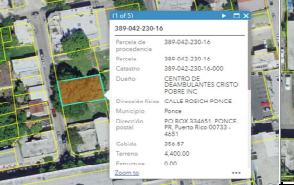
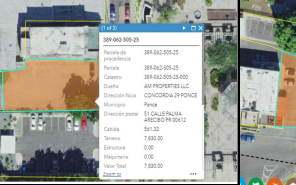
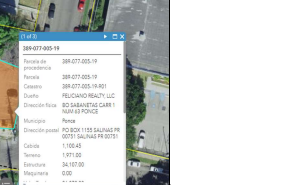
Clasificación PUT SU (Suelo Urbano)

Mapas de Calificación Hoja: 095 de Ponce Mapa PUT

Distrito Sobrepuerto

Zona Histórica

	Subject	Comparable 1	Comparable 2	Comparable 3
				
Address	#27 Mayor Cantera Hucar Street, Ponce PR	8 Segundo Street Segundo Ward Ponce, PR	PR-123 Km. 4.7 Int. #29 Concordia St, Primero	#63 Paseo Villa Flores, Ponce PR
ID	068-080-041-08-001	389-042-230-16-000	389-062-505-25-000	389-077-005-19
Site Size(SM)	635.82 sm	171.07	561.31	355 sm
Sale Date	N/A	2/26/2022	1/8/2021	6/1/2022
Sale Price	N/A	\$61,000	\$78,500	\$125,000
Sale Price/SM	N/A	\$356.57	\$139.85	\$352.00
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%
Financing	Cash	Cash	Cash	Cash
% Adjustment		0.00%	0.00%	0.00%
Conditions of Sale	Normal	Normal	Normal	Normal
% Adjustment		0.00%	0.00%	0.00%
Economic Trends	8/13/2022	2/26/2022	1/8/2021	6/1/2022
Adjusted Price		\$356.57	\$139.85	\$352.00
Highest & Best Use	Commercial Use	Commercial Use	Commercial Use	Commercial Use
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Location	Urban	Urban	Urban	Urban
Comparison		Similar	Inferior	Superior
% Adjustment		0.0%	0.0%	0.0%
Access	Adequate	Adequate	Adequate	Adequate
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Site Size	635.82 sm	171.07	561.31	355 sm
Flood Zoning	Zone "AO"	Zone "AO"	Zone "AO"	Zone "AO"
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Zoning	ZH	ZH	ZH	EV
Final Adjusted Price		\$356.57	\$139.85	\$352.00
Net Adjustments				
Reconciled Value/"Square Meter"	The land value : 635.82 @\$352 per sm=\$224,000, Rounded			

	Subject	Comparable 1	Comparable 2	Comparable 3
				
Address	#27 Mayor Cantera Hucar Street, Ponce PR	8 Segundo Street Segundo Ward Ponce, PR	PR-123 Km. 4.7 Int. #29 Concordia St., Primero	#63 Paseo Villa Flores, Ponce PR
ID	068-080-041-08-001	389-042-230-16-000	389-062-505-25-000	389-077-005-19
Site Size(SM)	466.69 sm	171.07	561.31	355 sm
Sale Date	N/A	2/26/2022	1/8/2021	6/1/2022
Sale Price	N/A	\$61,000	\$78,500	\$125,000
Sale Price/SM	N/A	\$356.57	\$139.85	\$352.00
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%
Financing	Cash	Cash	Cash	Cash
% Adjustment		0.00%	0.00%	0.00%
Conditions of Sale	Normal	Normal	Normal	Normal
% Adjustment		0.00%	0.00%	0.00%
Economic Trends	8/13/2022	2/26/2022	1/8/2021	6/1/2022
Adjusted Price		\$356.57	\$139.85	\$352.00
Highest & Best Use	Commercial Use	Commercial Use	Commercial Use	Commercial Use
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Location	Urban	Urban	Urban	Urban
Comparison		Similar	Inferior	Superior
% Adjustment		0.0%	0.0%	0.0%
Access	Adequate	Adequate	Adequate	Adequate
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Site Size	466.69 sm	171.07	561.31	355 sm
Flood Zoning	Zone "AO"	Zone "AO"	Zone "AO"	Zone "AO"
Comparison		Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%
Zoning	ZH	ZH	ZH	EV
Final Adjusted Price		\$356.57	\$139.85	\$352.00
Net Adjustments				
Reconciled Value/"Square Meter"		The land value : 466.69sm @\$352 per sm=\$164,000, Rounded		

Adjustment Notes

SALES COMPARISON ANALYSIS

DISCUSSION/ANALYSIS OF SALES

Vacant land Sale 1 refers to 171.070 square meters located at 8 Segundo Street Segundo Ward Ponce, PR. This sale was sold on February 26, 2022 for \$61,000 or \$356.57 per square meters. This sale has similar highest and best use, location, but slightly inferior in site improvements (paved area) but superior in site size.

Vacant land Sale 2 refers to 561.31 square meters located at PR-123 Km. 4.7 Int. #29 Concordia St, Primero Ward, Ponce, PR. This sale was sold in January 8, 2021, for \$78,500 or \$139.85 per square meters. This sale has similar highest and best use and location. This land sale is inferior in location in comparison with the subject property.

Vacant land Sale 3 refers to 355 square meters located at #63 Paseo Villa Flores, Ponce PR 00780. This sale was sold in June 1, 2022 for \$125,000 or \$352 per square feet. This sale has similar highest and best use and location.

No adequate data was found to make any quantitative adjustment. Qualitative analysis is made to select from data gathered the most comparable sale. Sales support values that range from \$139.85 per squared meters to \$356.57 per squared meters. The three (3) comparable land sales chosen for this valuation analysis are sales suitable for residential relates uses like the subject property.

I conclude by comparable sale #3 since is the most similar in location highest and best use, topography and site improvements to the subject property.

Then 635.82 sm (site with building)@\$352 per sm=\$224,000 Rounded

Then 466.69sm (parking area) @\$352 per sm=\$164,000, Rounded

Through intellectual processes of combining data analysis with professional judgment, a sound reasonable value opinion for the subject property was performed.

CONCLUSION
After analysis of the data mentioned above and considering the site size market trends, highest and best use, I considered a market value of \$388,000. Three Hundred Eighty-Eight Thousand Dollars \$388,000

Cost Analysis

The next step in the Cost Approach is to estimate the replacement cost of the buildings and site improvements. The replacement cost of the subject site and building improvements are based on local cost sources such as contractor's estimates. Also, past experience with properties appraised by my office was utilized too. For purpose of this analysis we utilized the information provided by the just mentioned sources in form of unitary values to determine the replacement or reproduction cost of the improvements; these including soft cost and entrepreneurial profit.

Soft Cost or Indirect Cost

Expenditures or allowances for items other than labor and materials that are necessary for construction, but are not typically part of the construction contract. Indirect cost might include administrative costs; professional fees; financing costs and the interest paid on construction loans; taxes and the developer's all-risk insurance during construction; and marketing, sales, and lease-up cost incurred to achieve occupancy or sale.

Developer's Profit

This factor reflects the profit necessary for the developer to undertake the management, responsibility and risks of construction associated with the subject property. Current valuation theory states that the four components that create value are land, labor, capital and coordination. Developer's profit as used in the Cost Approach reflects the coordination component of value. Unitary included in the next two pages includes direct, indirect and entrepreneurial profit as a single figure

Depreciation Analysis

Depreciation may be defined as any loss of value from any cause. There are three general areas of depreciation: physical deterioration, functional obsolescence and external obsolescence. Depreciation may be curable or incurable, the test being that money spent to cure the depreciation be gained in value. If the depreciation costs more to fix than will be gained in value, then the depreciation is considered incurable.

Physical Deterioration

This results from deterioration from aging and use. This type of depreciation may be curable or incurable.

Functional Obsolescence

This results from a lack of utility or desirability due to design or market perception of the improvements. This type of depreciation may be curable or incurable.

External Obsolescence

This is due to circumstances outside the property itself, such as industry, demographic and economic conditions or an undesirable proximate use. This type of depreciation is rarely curable. Considering that the data relating to population (decrease) and is expected that the population will continue to decrease, the public debt 2007 to 2014 had an increase of 101 % and the unemployment is around 13.6%. The economics is going decreases, the purchasing power decreases, there are fewer jobs, lower wages, higher taxes (including the IVU(and eventually IVA), and the higher cost of living lead us to conclude that our market conditions continue to decline . I considered a 10% of external obsolesce.

Depreciation Accrued to the Subject

. The subject property is located in the is located in the Z-H district zoned) as per internet tool of the Planning. The subject property comprises a commercial structure comprising a gross building area of 3,261 square feet. The improvements occupy a land area of 1102.51 sm (including parking lot of 466.69 square meters) . The building was located at a total 635.82 sm and the property has 466.69 sm(parking lot) The subject property has .47 building-to-land ratio, which is typical for this kind of property.

- Subject property has an estimated Effective Age of 2 years. Based on an economical life of 60 years this represents a depreciation of 3.33% with a remaining economic Life of 40 years; at the inspection time it was in average conditions with adequate maintenance.
- The Depreciation percent for the main building, other improvements and site improvements are detailing in the below table.
- Unitary included in the next two pages includes direct, indirect and entrepreneurial profits a single figure.

k

Building Improvements		Cost Section 1 of 1		
Item	Unit Type	Cost	Quantity	Total
GBA	Sq. Ft.	\$100.00	3,261	\$326,100
Total Building Improvement Costs				\$326,100
Site Improvements				
Item	Unit Type	Cost	Quantity	Total
Site Improvements	Lump Sum	\$10,000.00	1	\$30,000
				\$0
				\$0
Total Site Improvement Costs				\$30,000
Subtotal: Building & Site Costs				\$356,100
Soft Costs				
Item	Percent Cost		Percent Typ	Total
Engineering	0.0%	% Building Cost		\$0
Architectural	0.0%	% Building Cost		\$0
Permits & Legal				\$0
Leasing				\$0
Total Soft Costs				\$0
		Contingency @	0.0%	\$0
		Entrepreneurial Profit	0.0%	\$0
Total Cost				\$356,100
Cost Allocation				
Total Building Costs				\$326,100
Total Site Costs				\$30,000
Depreciation				
Component	Effective Age	Life	Percent	Amount
Physical Depreciation: Building	2	60	3%	\$10,870
Physical Depreciation: Site	1	15	7%	\$2,000
Functional Obsolescence Building			0%	\$0
External Obsolescence Building			0%	\$0
Total Depreciation				\$12,870
Depreciated Value of Improvements				\$343,230
Other Cost Sections				
				\$0
				\$0
Land Value				
Land Value	1102.51 sm			\$388,000
Cost Approach Value Indication				\$731,230
Rounded				\$731,000

Cost Approach Conclusion

The cost approach is based on the premise that a prudent buyer will pay no more for an existing property than the cost to the purchaser of constructing an alternative structure on a similar site less any depreciation. This approach is considered for special/unique properties and/or low depreciation structures. On the other hand, the cost approach is useful for determining market value in situations where the sales comparison and income approaches lack validity or applicability.

Two sources of replacement cost were use. These were local contractor costs estimates and past experience with previous properties appraised by our office. The property site value was developed using extracted values from competitive properties at subject area and other similar neighborhoods. Any adjustments, when applied, were market derived.

Based on the analysis detailed on this section, we have reconciled to a cost approach value of \$810,000, as of June 30,2022, subject to the limiting conditions and assumptions of this appraisal.

\$731,000.00

\$731,000

(Seven Hundred Thirty-One Thousand Dollars)

Comparable sales

Sales Number: 1			
General Information:			
Property Type:	Commercial	Date Sold:	8/4/2022
Property Address:	#42 & #44 Guadalupe corner Leon St Ponce, PR 00716	Price:	\$475,000
Seller:	Hector Rodriguez	Price Per Squared feet:	\$32.00
Buyer:	Reign Holdings LLC	Financial Terms:	Cash
Legal deed	Deed: 15 before attorney Dennis Velez	Time in Market:	N/A
Property Interest Conveyed:	Fee Simple	Data Source:	Property Registry/CRIM
Tax Number:	389-042-191-17/14/001	GPS	18.0162,-66.6132
Site Information			
Site Size (SM):	1,384.39	Utilities:	All typical
Topography:	Level	Location:	Sub-urban
Parcel Configuration:	Rectangular	Zoning	ZH
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone X	Flood Zone	72000C1665J
Improvements Information			
Improvements	Commercial		
Gross Building Area	15,000		
Net Leasable Area	15,000		
Year Built			
Condition			
Picture			
 (1 of 3) 389-042-191-17 Parcela de procedencia 389-042-191-17 Parcela 389-042-191-17 Catastro 389-042-191-17-001 Dueño RODRIGUEZ RETAMAR HECTOR Dirección física CALLE GUADALUPE PONCE PR Municipio Ponce Dirección postal URB LA RAMBLA 2111 CALLE GIBALTAR PONCE PR 00730 Cabida 1,786.00 Terreno 22,920.00 Estructura 48,590.00 Zoom to 389-042-191-17 x: 180947.2297, y: 220256.3662 (Lat: 18.01626811, Lon: -66.61325249) Ver: Google Google Earth OpenStreet Terra Waze 1403.1136 Ponce Sexto A AO 72000C1665J No ubica en floodway SNS (Soil not surveyed) Suelo Oficializacion del geodato en proceso, favor de r mapa de calificacion vigente. Oficializacion del geodato en proceso, favor de r mapa de calificacion vigente. SU (Suelo Urbano) Hoja: 106 de Ponce Otros Mapas Mapa PUT			

Sales Number: 2			
General Information:			
Property Type:	Commercial	Date Sold:	6/24/2022
Property Address:	41 Luna Street, Primero Ward Ponce, PR 00717	Price:	\$185,000
Seller:	Suc. Peniza Davila	Price Per Squared Feet:	\$66.00
Buyer:	Julio Lugo Rivas	Financial Terms:	Cash
Deed/Attorney:	Deed: 48 Before attorney Jesus Delgado Velez	Time in Market:	N/A
Property Interest Conveyed	Fee Simple	Data Source:	Property Registry/CRIM
Tax Number:	389-062-447-03-001	GPS Location:	(18.0101,-66.6138)
Site Information			
Site Size (SM):	600.86 SM	Utilities:	All typical
Topography:	Level	Location:	Urban
Parcel Configuration:	Rectangular	Zoning	ZH
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone AO	Flood Zone	72000C1665J
Improvements Information			
Improvements	Commercial		
Gross Building Area	2,800		
Net Leasable Area	2,800		
Year Built			
Condition			
Picture			




389-062-447-03

Parcela de procedencia: 389-062-447-03

Parcela: 389-062-447-03

Catastro: 389-062-447-03-001

Dueño: DAVILA BONILLA FRANCISCO

Dirección física: CALLE LUNA NUM 41 PONCE

Municipio: Ponce

Dirección postal: MANSION REAL 520 CALLE CASTILLA COTO LAUREL PR 00780-2636

Cabida: 314.00

Terreno: 4,540.00

Estructura: 20,300.00

Zoom to

Indicador

Catastro: 389-062-447-03

Coordenadas Nad83: X: 180878.2510, Y: 219580.3436 (Lat: 18.01015666, Lon: -66.61389914) Ver: [Google](#) | [Google Earth](#) | [OpenStreet](#) | [TomTom](#) | [Waze](#)

Area Aprox. (m.c.): 303.1412

Municipio: Ponce

Barrio: Primero

Características Ambientales

Zona Inund. Advisory: AO

Zona Inundabilidad (firm): AO

Panel Inundabilidad (advisory): 72000C1665J

Floodway: No ubica en floodway

Suelo (NRCS): SNS (Soil not surveyed)

Calificación y Clasificación de Suelo

Calificación: Oficialización del geodato en proceso, favor de refe mapa de calificación vigente.

Clasificación PT: Oficialización del geodato en proceso, favor de refe mapa de calificación vigente.

Clasificación PUT: SU (98%) | VIAL (2%)

Mapas de Calificación: Hoja: 093 de Ponce Mapa PUT

Distrito Sobrepuesto: Zona Histórica de Ponce, Resolución JP-H-3

Sales Number: 3**General Information:**

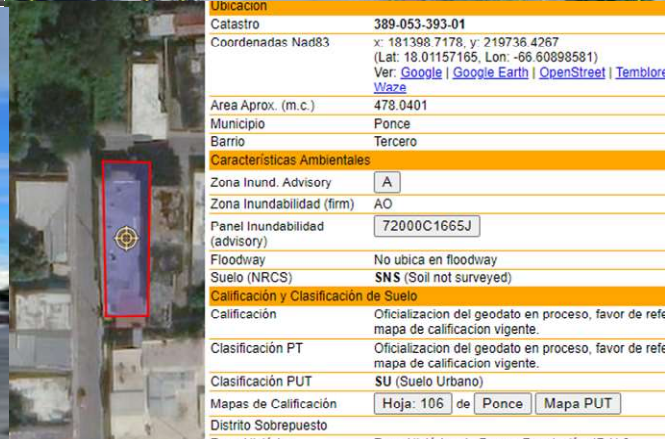
Property Type:	Commercial	Date Sold:	12/3/2021
Property Address:	23 Trujillo Street corner Cristina St Tercero Ward, Ponce, PR 00780	Price:	\$360,000
Seller:	Isabel Madera Caban	Price Per Squared Feet:	\$102.00
Buyer:	Inmobiliaria AMB LLC	Financial Terms:	Cash
Deed/Attorney:	#179 before notary Melissa Gonzalez Fiol	Time in Market:	N/A
Property Interest Conveyed	Fee Simple	Data Source:	Property Registry/CRIM
Tax Number:	389-053-393-01-001	GPS Location:	18.0115, -66.6089

Site Information

Site Size (SM):	502.25 SM	Utilities:	All typical
Topography:	Level	Location:	Urban area
Parcel Configuration:	Rectangular	Zoning	CH
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	AO Zone	Flood Zone	72000C1665J

Improvements Information

Improvements	Commercial		
Gross Building Area	3,500		
Net Leasable Area	3,500		
Year Built			
Condition			

Picture

Sales Number: 4			
General Information:			
Property Type:	Commercial- Guest House Cafeteria	Date Sold:	6/1/2022
Property Address:	63 Hugar St. Paseo Villa Flores, Ponce	Price:	\$1,000,000
Seller:	Feliciano Realty LLC	Price Per Squared Feet:	\$186.00
Buyer:	Rafael Espinet Perez	Financial Terms:	Cash
Deed/Attorney:	18 before notary Lemuel Negron Colon	Time in Market:	N/A
Tract	58537	Use at sales time:	Restaurant
Property Interest Conveyed	Fee Simple	Data Source:	Property Registry/CRIM
Tax Number:	389-077-005-19/20-901	GPS Location:	18.0068,-66.5853
Site Information			
Site Size (SM):	772.96 SM	Utilities:	All typical
Topography:	Level	Location:	Sub-urban
Parcel Configuration:	Trapezoid	Zoning	EV.1
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone AE	Flood Zone	72000C1665J
Improvements Information			
Improvements	Average		
Gross Building Area	5,400		
Net Leasable Area	5,400		
Year Built			
Condition			
Picture			
   (1 of 4) 389-077-005-20 Parcela de procedencia: 389-077-005-20 Parcela: 389-077-005-20 Catastro Dueño Dirección física Municipio Dirección postal Cabida Terreno Estructura Maquinaria Valor Total Exención Zoom to			
Ubicación Catastro 389-077-005-20 Coordenadas Nad83 x: 183889.4567, y: 219198.9000 (Lat: 18.00673523, Lon: -66.58546148) Ver: Google Google Earth OpenStreet Temblores Waze Area Aprox. (m.c.) 656.2766 Municipio Ponce Barrio Sabanetas Características Ambientales Zona Inund. Advisory X 0.2% ACF (99.6%) A (0.4%) Zona Inundabilidad (firm) X Panel Inundabilidad (advisory) 72000C1665J Floodway No ubica en floodway Suelo (NRCS) SNS (94.8%) Sa (5.2%) Calificación y Clasificación de Suelo Calificación Oficialización del geodato en proceso, favor de referir mapa de calificación vigente. Clasificación PT Oficialización del geodato en proceso, favor de referir mapa de calificación vigente. Clasificación PUT SU (Suelo Urbano) Mapas de Calificación Hoja: 095 de Ponce Mapa PUT Distrito Sobrepuesto Zona Histórica			

Sales Number: 5			
General Information:			
Property Type:	Commercial	Date Sold:	2/10/2022
Property Address:	56 Ave E. Fagot, Machuelo Abajo Ward, Ponce, PR 00716	Price:	\$125,000
Seller:	Frankie Villanueva Rodriguez	Price Per Squared Feet:	\$37.19
Buyer:	Academia de Artes Mat Inc.	Financial Terms:	Cash
Estate	N/A	Time in Market:	N/A
Deed	#8 before notary Romina Soldevila Munc	Use at sales time:	Vacant
Property Interest Conveyed	Fee Simple	Data Source:	Property Registry/CRIM
Tax Number:	389-025-968-04-001	GPS Location:	18.0207, -66.5997
Site Information			
Site Size (SM):	312.24 SM	Utilities:	All typical
Topography:	Level	Location:	Sub-Urban
Parcel Configuration:	Rectangular	Zoning	EV.1
Access:	Adequate	Highest & Best Use:	Commercial
Flooding:	Zone X	Land Residual Value:	72000C1665J
Improvements Information			
Improvements	Commercial		
Gross Building Area	1,200		
Net Leasable Area	1,200		
Year Built			
Condition			
Picture			

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4	Comparable 5
						
Address	#27 Calle Mayor Cantera Hucar, Ponce	#42 & #44 Guadalupe corner Leon St Ponce, PR 00716	41 Luna Street, Primer Ward Ponce, PR 00717	23 Trujillo Street corner Cristina St Tercero Ward, Ponce, PR 00780	63 Hugar St Paseo Villa Flores	56 Ave E. Fagot, Machuelo Abajo Ward, Ponce, PR 00716
ID	(Several)-see pag 31	389-042-191-17/14/001	389-062-447-03-001	389-053-393-01-001	389-077-005-19/20-901	389-025-968-04-001
Improved Area /Sf	3,261	15,000.00	2,800	3,500	5,400	1,200
Sale Date	N/A	8/4/2022	6/24/2022	12/3/2021	6/1/2022	2/10/2022
Sale Price	N/A	\$475,000	\$185,000	\$360,000	\$1,000,000	\$125,000
Sale Price/sf	N/A	\$32	\$66.00	\$102.00	\$185.00	\$104.00
Property Rights	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Financing	Cash	Cash	Cash	Cash	Cash	Cash
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Conditions of Sale	Normal	Normal	Normal	Normal	Normal	Normal
% Adjustment		0.00%	0.00%	0.00%	0.00%	0.00%
Economic Trends	N/A	8/4/2022	6/24/2022	12/3/2021	6/1/2022	2/10/2022
Adjusted Price		\$32.00	\$66.67	\$102.00	\$185.00	\$104.00
Highest & Best Use	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
Comparison		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Site Size (SM)	635.82 sm (6,841 sf)	1384.39 sm (14896 sf)	600.86 (6,465.25 sf)	502.25 sm (5,404.21 sf)	772.96 sm (8,317 sf)	312.24 sm (3,359.70 sf)
% Adjustment						
Building to land Ratio	0.47	1	0.43	0.64	0.65	0.36
Location	Urban	Urban	Urban	Urban	Urban/slightly superior	Urban
Comparison		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Topography	Level	Level	Level	Level	Level	Level
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Frontage	Adequate	Adequate	Adequate	Adequate	Adequate	Adequate
Comparison		Similar	Similar	Similar	Similar	Similar
% Adjustment		0.0%	0.0%	0.0%	0.0%	0.0%
Additional Features	Entrance	None	Stairs	Entrance	Entrance, terrace, extra baths, kitchen bar area	None
		Inferior	Similar	Similar	Superior	Inferior
			0.0%	0.0%	0.0%	0.0%
Parking	None	None	None	None	None	None
Comparison			Inferior	Superior	Superior	Superior
Condition of Improvements	Good conditions	Average condition(needs repairs)	Average condition	Average condition	Average -interior remodeled	Average condition(repairs after sale)
% Adjustment		Inferior	Inferior	Inferior	Similar	Inferior
Final Adjusted Price						
Reconciled Value/"Square Feet"		\$32.00	\$66.67	\$102.00	\$185.00	\$104.00
Then 3,261sf @ 150= \$ Rounded to \$489,000 + 164,000=653,000						

Discussion/Analysis of Building Sales

Sale No. 1 refers to a commercial use property located at #42 & #44 Guadalupe corner Leon St Ponce, PR. It comprises approximately 15,000 square feet of gross building. It was acquired on June 23 of 2022 for \$475,000 or \$32 per square foot indication. This property is considered similar in highest and best use, inferior in condition, building to land ratio and gross building area.

Sale No. 2 refers to commercial use property located in 41 Luna Street, Primero Ward Ponce, PR. It comprises approximately 2800 square feet of gross building area. It was acquired on June 24 of 2022 for \$185,000 or \$66 per square foot indication. This property is considered similar in highest and best use, inferior in building to Land Ratio and condition

Sale No. 3 refers to a commercial use property located at 23 Trujillo Street, Tercero Ward, Ponce, PR. It comprises approximately 3500 square feet of gross building. It was acquired on December 3 of 2021 for \$360,000 or \$102 per square foot indication. This property is considered similar in location, inferior in building to Land Ratio and condition .

Sale No. 4 refers to a commercial use property located at 63 Hugar St. Paseo Villa Flores, Ponce . It comprises approximately 5400 square feet of gross building. It was acquired on June 1 of 2022 for \$1,000,000 or \$185,000 per square foot indication. This property is considered similar in location, slightly superior in location and additional features.

Sale No. 5 refers to a commercial use property located at 56 Ave E. Fagot, Machuelo Abajo Ward, Ponce, PR. It comprises approximately 1200 square feet of gross building. It was acquired on February 10 of 2022 for \$125,000 or \$104 per square foot indication. This property is considered similar in location, inferior in condition (repairs after sale) .

SUBJECT POSITIONING

Transaction	Area in SF	Price per SF(After Adjustment)	Relative Comparison
Sale 4	5400	\$185	Value
Subject	3,261	\$150	
Sale 5	1200	\$104	
Sale 3	3500	\$102	
Sale 2	2800	\$66	
Sale 1	15,000	32	

I considered the comparable #4 and Sale #5(Middle point) to conclude. All properties are located in Ponce downtown as the Subject. The comparable #1 is superior in condition but is inferior in gross building area. All comparable are larger in gross building area in comparison with the subject property, the comparable #3 is inferior in condition attribute in comparison with the subject property. Based on all listed data, \$150 per/sf Rounded is a good and supportable value for the subject property and is representative to the market trend in the subject area. providing a rounded subject property value conclusion of 3,261sf @ 150= \$ Rounded to \$489,000 + 164,000(land-improved parking area)=653,000

I concluded that market value by Sales Comparison Approach, of the subject property, under conditions prevailing as of August 13, 2022, is concluded at a rounded:

\$653,000

(Six HUNDREDFIFTY THREE THOUSAND DOLLARS)

RECONCILIATION AND FINAL VALUE ESTIMATE

The Sales Comparison Value in this report have yielded the following value indication:

Cost Approach:	\$731,000
Sales Comparison Approach:	\$653,000
Income Approach:	Not Developed
<i>"As Is" Market Value:</i>	\$653,000
Date of Value:	August 13, 2022

Sales Comparison Approach

The Sales Comparison Approach is a good proof of the market since it reflects the behaviors of buyers and sellers dealing with similar properties. This approach combined four recent sales of competitive properties located in similar locations to the subject. The listed sales were analyzed based on an all-inclusive per square foot of gross building area, as a basis for comparison. To derive a value indication by the sales comparison approach, the appraiser used the relative comparison analysis qualitative technique, which studies the relationship indicated by the market data, without recourse to quantification. This is the most commonly used technique in appraisal practice. This approach resulted in a rounded **\$64,000** value indication for the subject property.

Conclusion

Based on the data and analyses developed in this appraisal, I have reconciled to a value estimate of **\$731,000**, as of August 13, 2022, subject to the Limiting Conditions and Assumptions of this appraisal.

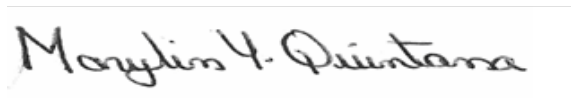
\$653,000
(SIX HUNDRED FIFTY THREE THOUSAND DOLLARS)

CERTIFICATION

I certify that, to the best of my knowledge and belief:

- _____ The statements of fact contained in this report are true and correct.
- _____ The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- _____ I have no present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- _____ I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- _____ My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- _____ My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- _____ My analyses, opinions, and conclusions were developed, and this report have been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice* and with the *Appraisal Institute*.
- _____ I not have performed prior services regarding the subject property, as an appraiser, or in any other capacity, within the 3 year period immediately preceding acceptance of this appraisal assignment.

Respectfully submitted,



Marilyn Quintana,
Real Estate Appraisers and Consultants
PR, State License No. 1147 EPA

Addenda

Qualifications of Marylin Quintana

EDUCATION

- B.B.A., Bachelor of Science in Business Administration (Finance)
University of Puerto Rico, Mayagüez Campus – 2000 –
Minor in Accounting

LICENSE

- Puerto Rico Estate Licensed Real Property Appraiser (*EPA # 1147*)*Exp. September 29 2025*
Puerto Rico Licensee Real Estate Broker Lic #C20030 Exp. August 8, 2023

PROFESSIONAL AFFILIATIONS

Instituto de Evaluadores de Puerto Rico

REAL ESTATE COURSES AND SEMINARS

- Basic Appraisal Procedures- June 2021
- Basic Appraisal Principles- May 2021
- National USPAP- April 2021
- National USPAP- July 2021
- An Appraiser as an Expert Witness- December 2020
- Leyes y Reglamentos Julio 2020-
- New Technology for real Estates- December 24, 2017
- Verification Methods- December 28, 2017
- Puerto Rico Housing Conference, -September 22, 2016
- Better Safe than Sorry -course, March 11, 2016
- FHA Lender Training, September 16, 2015
- Residential Appraisal , What do to think About, June 26, 2015
- National USPAP Updated course, October 25, 2014
- Leyes y Reglamentos, October 10, 2014

- Nuevos Cambio en la planilla, Formas 1004,2044,,1073,1075, Abril,2014
- National USPAP Updated course, August 10,2013
- Mastering Unique & Complex Property Appraisal , January 26, 2013
- Basic Appraisal Procedures, May 24,2012
- Eminent Domain and Condemnation, March 1,2012
- National USPAP Updated course, February 4, 2012
- Leyes y Reglamentos , offered at University of Puerto Rico, Mayaguez Campus, February 13 & 20, November 2010
- 18vo “Congreso de Vivienda”, August 18 ,2010.
- Ley de Reforma Financiera , August 13,2010
- FHA &VA Appraiser: Thriving & Surviving, February 13,2009
- National USPAP Equivalent Course, In Chicago IL March 2,2009
- General Market Analysis & Highest and Best use, March 23,2009
- Guías para la Inspección Residencial, Comercial e Industrial métodos y Procedimientos” November 9,2007
- U.S. Department of Housing and Urban Development. Appraiser Seminar (May 16,2007)
- Leyes y Reglamentos, offered at University of Puerto Rico, Aguadilla Campus, Date: February 17 & 18, 2007 by Instructor Rinaldi Pérez; (15 hours)
- Nuevo Reglamento Que Regula Nuestra Profesión y Cambios a Proponer a Las Leyes Que Regularn Nuestra Profesión, held at Hotel Guajataca, Quebradillas. Sponsored by Instituto de Evaluadores de Puerto Rico; Seminar of 3 credits; January 2007
- National USPAP Course (7 hours) sponsored by Instituto de Evaluadores in Parador Guajataca, Quebradillas, July 24, 2006.
- Condominium unit Appraisal Report, Fannie Mae 1073, March 2006

- Cambios a la forma Individual Condominium Unit Appraisal Report, Fanniemae 1073, March 2006
- The Professional Guide to the Uniform Residential Appraisal Report, Sponsored by the Appraisal Institute of Chicago, Tropimar, Carolina PR, June 7, 2005
- Desarrollo y Permiso de Terrenos, BORTECH Institute, Universidad Politécnica, Ing.Héctor Morales (31 de mayo 2003)
- Basic Course of Appraisal of Real Estate Sponsored by Recinto Universitario de Mayaguez, June 7,2001
- Expropiacion Forzosa Sponsored by Recinto Universitario de Mayaguez, May 25,2000
- Curso de Mapas Catastrales (Aguadilla P.R.), August 13,2000
- Curso de Libros de Registros de la Propiedad (Aguadilla), June 10,2000
- Curso de Calculadora Basica(Mayagüez), June,1 2000
- Mathematics for Appraisers Sponsored by Recinto Universitario de Mayagüez,PR College Basic Course of Appraisal of Real Estate Sponsored by Recinto Universitario de Mayagüez, December 14,1999

APPRAISAL EXPERIENCE

- Lourdes N. Cruz & Associates 2001 to June 2018
Appraiser/ Contractor - Appraising , dairy farms, residential properties, multi-tenant residential properties, mixed use properties, income generating property, general commercial properties. I also appraised proposed and existing residential properties, vacant lots, condominiums.
- Private Appraiser & Consultant- dairy farms, residential properties, multi-tenant residential properties, mixed use properties, income generating property, basic commercial properties. I also appraised proposed and existing residential properties, vacant lots, condominiums. 2018 to present

Client: Hector Rivera

Effective Date: August 13, 2022