



**1005 WEST STATE ROAD 84, # 511
FORT LAUDERDALE, FLORIDA 33315
Phone: 954-612-6834**

FILE NUMBER: 25199

PREPARED FOR:

The RK Group

Attn: Brian Colton

San Antonio, TX

DATE:

October 7 & 8, 2026

VESSEL NAME:

PICOSA LADY

SURVEY REPORT

FILE NUMBER: 25199

GENERAL

HULL IDENTIFICATION NUMBER: B2H01003J001

BUILDER: Westbay Sonship Yachts

STANDARDS: American Boat and Yacht Council

MODEL LENGTH: 103'

MODEL: Raised Pilothouse Motor Yacht

YEAR BUILT: 1999 per Certificate of Registry

MODEL YEAR: 2002 per hull number

MARSHALL ISLANDS REGISTRATION #: 70907

REGISTERED HAILING PORT: Bikini, Marshall Island

Registered Owner: Jenvis LTD.

Address: Majuro, Marshall Islands

U.S.C.G. DOCUMENT L.O.A.: 26.55 m **BEAM:** 6.7 m **DEPTH:** 1.52 m **DRAFT:** 2.0 m

REGISTERED GROSS TONS: 180 **REGISTERED NET TONS:** 54

DISPLACEMENT: Approximately 120 Tons

GENERATOR HOURS:

PORT: 2339.5 on the generator hour meter

STARBOARD: 2319.2 on the generator hour meter

REPORTED ENGINE HOURS:

PORT: 6967 on the DDEC display hour meter

STARBOARD: 6973 on the DDEC display hour meter

SURVEY MADE AT: vessel's berth and Rolly Marine, State Road 84, Fort Lauderdale, Florida

VESSEL'S BERTH: Slip E02, Harbor Towne Marina, Dania Beach, Florida

NAVIGATIONAL LIMITS: inland, coastwise

VESSEL PURPOSE[s]: recreation

VALUES:

MARKET: approximately \$1,375,000⁰⁰ in present condition

REPLACEMENT: approximately \$22,500,000⁰⁰ as equipped

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HULL

BOTTOM: molded fiberglass with core

CONDITION: see report

KEEL: 4.5" X 26"

STEM: curved

STERN: curved

FRAMES: partitions and bulkheads

FLOOR TIMBERS: partitions and bulkheads

FASTENINGS: reinforced fiberglass

TOPSIDES: molded fiberglass

CONDITION: sound

DECK BEAMS: molded fiberglass

DECKS: molded fiberglass with core – teak overlay on aft deck

CONDITION: sound

SUPERSTRUCTURE: molded fiberglass with core

BULKHEADS: 5 full

BILGE CONDITION: needs to be cleaned

PROPELLERS: 5-bladed no size stamps visible

SPARES: none

PROPELLER SHAFTS: 3.75" stainless steel

BEARINGS [SHAFT]: cutlass

STRUTS: single-arm each side

RUDDER: spade

STEERING GEAR: hydraulic

INTERIOR:

- Vinyl overhead and wall covering
- Carpeted / Laminate / Marble soles
- Cherry trim paneling and cabinetry
- Corian / Marble counters

MACHINERY

ENGINE MAKE: Detroit Diesel

ENGINE MODEL #: Port: R1627K03; Starboard: R1627K02

PORT ENGINE SERIAL #: 5362000532

STARBOARD ENGINE SERIAL #: 5362000530

NO. CYLINDERS: 12

RATED H.P.: 1800

MAXIMUM RATED R.P.M.: 2300

YEAR: original

WHEN OVERHAULED: not reported

ENGINE SURVEY: see Marine Diesel and Engineering report

REDUCTION GEAR: Detroit Diesel Twin Disc

RATIO: 2.72:1

MODEL #: DD6619SC

PORT SERIAL NUMBER: 9A-1012

STARBOARD SERIAL NUMBER: 9A-1011

ENGINE BED: fiberglass stringers

PAN UNDER ENGINE: trapped area

ENGINE COOLING SYSTEM: freshwater

VENTILATION: good **BLOWER:** intake & exhaust

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FILTER[s]: primary: Detroit Diesel; Secondary: Canister **EXHAUST LINE:** hose connected; stainless steel risers
EXHAUST SILENCER: water collector-type muffler
ENGINE ALTERNATOR: 24-volt
CONTROLS: DDEC electronic **SHAFTLOGS, TYPE:** flex
STUFF BOX: dripless seals
WATERMAKER: Two Sea Recovery
BILGE PUMPS: 7 electric/automatic, 2 sump, 220-volt electric compartment manifold
FRESHWATER PRESSURE SYSTEM: Two 110 VAC

FIRE FIGHTING & SAFETY EQUIPMENT

PORTABLE EXTINGUISHERS: Dry chemical	INSPECTION DATE: tags March 2024
BUILT-IN SYSTEM: FM200	INSPECTION DATE: tag March 2024
AUXILIARY FIRE PUMP SYSTEM: 220-volt (not in service)	
LIFE RAFT: 8-person	INSPECTION DUE: 2024
LIFE JACKETS: 12 Adult type I, 2 inflatable	LIFE RINGS: Two 30" USCG Approved
BELL: none	HORN: air
DISCHARGE OF OIL PLAQUE: yes	WASTE DISCHARGE PLAQUE: yes
WASTE MANAGEMENT PLAN: none	
FLARES: Orion	
EPIRB: ACR	BATTERY EXPIRATION DATE: 2025
E.P.I.R.B HYDROSTATIC RELEASE: yes	EXPIRATION DATE: 2026
RULES OF THE ROAD BOOK: none	FIRST AID KIT: none

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ELECTRICAL SYSTEM

PORT GENERATOR: Phasor

LOCATION: port aft in the engine room

VENTILATION: good

MODEL #: 65KW

SERIAL #: 10829

KILOWATTS: 65.0

VOLTAGE: 120/240

FREQUENCY: 60 Hz

NO. OF CYLINDERS: 4

RPM: 1800

COOLED: freshwater

EXHAUST LINE: hose connected fiberglass muffler FILTERS: primary: Racor

STARBOARD GENERATOR: Phasor

LOCATION: starboard aft in the engine room

VENTILATION: good

MODEL #: 65 KW

SERIAL #: 10830

KILOWATTS: 65.0

VOLTAGE: 120/240

FREQUENCY: 60 Hz

NO. OF CYLINDERS: 4

RPM: 1800

COOLED: freshwater

EXHAUST LINE: hose connected fiberglass muffler FILTERS: primary: Racor

BATTERY CHARGER[S]: Sentry 24-volt; ProMariner 24-volt; Promariner 12-volt

LIGHTING: 24-volt D.C. & 110-volt A.C.

BATTERY INSTALLATION: in covered battery boxes:

- Four 12-volt 8D to engines
- Two 12-volt 8D to house service
- One 12-volt 8D to each generator

WIRING: cambric, thermoplastic, molded rubber

CONDITION: appears good

SWITCHBOARD: Crew companionway

FUSED: yes

CIRCUIT BREAKER: yes

LIGHTNING ARRESTOR: none

GROUND: negative

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TANKAGE

FUEL; NUMBER/CAPACITY: 3; diesel approximately 5,100 gallons total

LOCATION[s]: 1600 gallons each, port and starboard in engine room; 1,500 gallons, centerline in engine room

SHAPE: rectangular

MATERIAL[s]: aluminum

SECURED: yes

BONDED: yes

CONDITION[s]: good where accessible

FILLING LINES AND VENTS: hose connected

SECURED: yes

BONDED: yes

FUEL OVERFLOW: outboard

FUEL LINES AND CONNECTIONS: Aeroquip hose

VALVES: approved

LOCATION: at the tanks & at the filters

ACCESSIBILITY: good

ADDITIONAL FUEL OR INFLAMMABLES CARRIED: in approved container

WATER; NUMBER/CAPACITY: 1 approximately 600 gallons total

SHAPE: rectangular

CONDITION[s]: appears good where accessible

HOLDING; NUMBER/CAPACITY: 2 approximately 300 gallons total

SHAPE: rectangular

CONDITION[s]: appears good where accessible

ELECTRONICS

RADAR: Furuno

VHF: Icom IC-M506

AUTOPILOT: Simrad AP20

XGPS: Furuno GP 33

DEPTHSOUNDER: Furuno

COMPASS: Richie electronic

SEARCHLIGHT: ACR

TENDER

MAKE: Zodiac

MODEL: Medline 580

HULL #: XDC53A20H617

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ENGINE[S]: Yamaha outboard **H.P.:** 115 **MODEL:** label illegible **SERIAL #:** 6EKX1037239Y

Two approx. 200 lb. anchors with approximately 300' of chain each

WINDLASS: hydraulic

CLEATS: stainless steel

SAFETY RAILS: stainless steel

HYDRAULICS

BOW THRUSTER: Wesmar

STABILIZERS: Wesmar

DAVIT: Marquipt 2500

APPLIANCES

REFRIGERATION: Fischer Paykel / U-Lie

ICEMAKER: Manitowoc

STOVETOP: Herstan 5-burner electric

OVEN: Wolf

DISHWASHER: Miele

MICROWAVE OVEN: Whirlpool

WATER HEATER: 40-gallons electric

HOT WATER CIRCULATING PUMP: yes

CLOTHES WASHER/DRYER: LG / Whirlpool

WINE COOLER: U-Line

AIR CONDITIONING

MANUFACTURER[S]: Frigomar chilled water

NO. OF COMPRESSORS: Three

RAW WATER COOLING PUMPS: One

DOCKSIDE RAW WATER OPERATION CAPABILITY: none

FRESH WATER CIRCULATION PUMPS: One

BTU's: 3 x 48,000

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TRIAL RUN DATA

PORT	RPM	WATER TEMP F	OIL PRESSURE PSI	DRIVE OIL PSI	VOLTS
SLOW	650	147	60	316	25.5
CRUISE 1	1200	160	99	320	29.1
CRUISE 2	1650	169	108	326	29.0
CRUISE 3	1750	164	107	316	29.3
CRUISE 4	1850	176	108	328	29.1
CRUISE 5	1950	180	109	330	29.1
CRUISE 6	2050	184	106	330	29.1
FULL	2272	193	104	339	29.0

STAR BOARD	RPM	WATER TEMP F	OIL PRESSURE PSI	DRIVE OIL PSI	VOLTS
SLOW	650	138	57	298	25.7
CRUISE 1	1200	155	97	308	19.4
CRUISE 2	1650	158	102	325	29.3
CRUISE 3	1750	167	107	316	29.3
CRUISE 4	1850	174	106	316	29.3
CRUISE 5	1950	180	106	318	29.3
CRUISE 6	2050	185	106	318	29.1
FULL	2250	195	99	322	29.3

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RPM	FUEL BURN [GPH] PORT/STARBOARD		% LOAD PORT/STARBOARD		SPEED [KNOTS]
650	2	3	15	--	6.5
1200	12	13	28	--	10.2
1650	37	38	55	--	12.7
1750	44	45	62	--	15.0
1850	51	53	68	--	16.8
1950	59	62	75	--	16.3
2050	67	70	81	--	18.5
Full	92	91	100	--	22.0

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PHOTOGRAPHS

HULL IDENTIFICATION NUMBER

UNITED STATES COAST GUARD OFFICIAL NUMBER

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EQUIPMENT-SECTION II OF III

TOPSIDES

Integral fiberglass swim platform with nonskid
Stainless steel rails, port and starboard athwartship aft at transom
Two stern line bollards
100-amp shore power cord on retractable reel, port and starboard
Hull Identification Number: BZH01003J001

BRIDGE HELM

Fiberglass deck with molded non-skid
Mounted Stidd helm chair and two companion chairs, each with footrest
Stainless steel steering wheel
Ritchie compass
Furuno NavNet
Two Furuno GP33
Two ICOM VHF radio handsets
Simrad AP35 autopilot
ACR URC-100 searchlight control
Clutch/throttle controls with station transfer switch
Fusion stereo
Furuno LCD display to navigation computer and radar
DDEC engine displays
Bow thruster
Horn button
Windscreen
Bow thruster control
Windlass control panel
Stabilizer control
Wing station, port and starboard, each with:

- Engine controls
- Station transfer switch
- Engine stop control
- Bow thruster control

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HULL #: B2H01003J001
FILE #: 25199
DATE: Oct. 7 & 8, 2026

- Steering jog control

FLYBRIDGE

Fiberglass deck with molded non-skid

L-shaped bench seating, starboard, with cover and storage

Corian table, starboard

30" life ring, port and starboard, with retrieving line

Sun pad with storage

Stereo speaker, port and starboard

Bar, port, with:

- Corian counter
- Four mounted stools with covers
- Stainless steel sink with hot and cold water faucets
- General Electric refrigerator

Aluminum radar arch/mast with:

- Two overhead stereo speakers
- Courtesy lights
- Two radar scanners
- Forward navigation light
- Searchlight
- GPS antenna
- Satellite television dome KVH
- Satellite telephone dome KVH
- Anchor light
- Anemometer
- Forward navigation light
- ACR search light
- Life raft

BOAT DECK

Fiberglass deck with molded non-skid

2,500-lb capacity hydraulic MarQuipt davit

Stern light with stainless steel flagstaff

Tender chocks

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Two Frigomar freezers
Sun pad with storage
Maxx icemaker
ACR E.P.I.R.B.

FOREDECK

Nonskid fiberglass deck
Stainless steel bow rail with burgee staff
Stockless anchors, approximately 150-lbs each, with approximately 300' of chain each
Two hydraulic anchor windlasses
Bow cleat, port and starboard
Bomar watertight hatch to chain locker
Bow seat with:

- Cushions
- Storage
- Outlets for anchor windlasses

Chain washdown valve in chain locker
Bosun's locker with:

- Two 100-amp shore power connectors
- 100-amp shore power circuit breakers
- Hold light
- Assorted dock lines and fenders

Washdown outlet

DECKS AND SUPERSTRUCTURE

Fiberglass nonskid deck
Boarding gate, port and starboard
Side deck entrance, port and starboard
Deck courtesy lights, three port and three starboard
Two spring cleats, port and starboard
Overhead lights, port and starboard
Two water fills, starboard
Two diesel fills, port and starboard
Gasoline fill, starboard
Lube oil fill, starboard mid

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Two waste pump out fittings, starboard

Triple trumpet horns

Navigation light, port and starboard

Starlink antenna

AFT DECK

Fiberglass deck with teak overlay

Seven overhead lights

Two overhead stereo speakers

Closed-circuit television camera

Stairwell to boat deck

Wet bar, forward, with Corian top

Stainless steel sink

Refrigerator

Locker in bulwark locker, port, with freshwater washdown spigot

Bulwark locker, starboard, with Tuthill gasoline transfer pump

Curved bench seat, aft, with cushions and covers

Two Corian tables on single pedestals

Samsung LED television

Costway icemaker

Fire station, starboard

Door to crew access

Sliding door to salon

RUDDER COMPARTMENT

Electric/automatic bilge pump

Two hydraulic steering actuators

Autopilot feedback sensor

Underwater lights

Autopilot pump

100-amp shore power cord on retractable reel, port and starboard

CREW COMPANIONWAY/LOUNGE

Laminate plank sole

Recessed overhead lights

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Ship's electrical panels:

- Two 120/240 panels
- Shore power meters
- Power source selectors

Detroit Diesel engine displays

Main engine start / stop switches

Engine room blower control

24-volt circuit panel

12-volt circuit panel

Seven electric / automatic pump switches

Five battery cut-off switches

Fire alarm release

Corian countertop with stainless steel sink

Panasonic microwave oven

Waste and water tank indicators

Manual engine room fire suppression release

Whirlpool clothes washer and dryer

240/120 circuit panel

Samsung refrigerator

Samsung freezer

UNDER CREW LOUNGE

Electric/automatic bilge pump

Gray water tank

Sump pump

PORT CREW STATEROOM

Carpeted sole

Vinyl overhead

Overhead lights

Double berth, outboard

Matching fabric to bedspread and valance

Porthole with blackout insert

Samsung LED television

Drawers under berth

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Sony AM-FM/CD player
Cruisair air conditioning controls
Cedar-lined hanging locker

PORT CREW HEAD

Entrance via port crew stateroom
Laminate plank sole
Vinyl overhead
Desk with chair
Overhead lights
Royal Flush head
Corian vanity with porcelain sink with Moen hot/cold water faucet
Medicine locker with mirrored door
Light above medicine locker
Storage below sink
Shower stall with:

- Glass door
- Overhead light
- Mounted showerhead

Ventilator

STARBOARD CREW STATEROOM

Carpeted sole
Vinyl overhead
Two overhead lights
Reading light at each berth
Porthole
Upper and lower single berth with mattress and bed coverings
Two overhead stereo speakers
Two-drawer storage under lower berth
Two hanging lockers
Cruisair air conditioning controls
Single berth, inboard
Samsung television
Carbon monoxide alarm

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STARBOARD CREW HEAD

Corian vanity with porcelain sink

Light above medicine locker

Storage under sink

Cedar-lined hanging locker

Shower stall/head with:

- Plexiglas door
- Overhead light
- Mounted showerhead
- Moen hot/cold water faucet
- Royal Flush head

ENGINE ROOM

Aluminum diamond plate sole

Heat sensor overhead

A.C. and D.C. lighting

Three aluminum fuel tanks, athwartship forward, approximately 1,800-gallon each, port and starboard, approximately 1,300-gallon centerline

Fuel management vales

110-volt fuel transfer pump with meter

65-kw Phasor generator, port and starboard

PTO to Wesmar stabilizers and bow thruster off each engine

MarQuipt davit hydraulic pump and motor

Chilled water air conditioning system with three four-ton Frigomar compressors, two raw water circulating pumps, and chilled water circulating pump

Stainless steel workbench, port and starboard

Sink with faucet, port

Intake and exhaust ventilator system, port and starboard

24-volt Sentry battery charger

ProMariner 12-volt battery charger

ProMariner 24-volt battery charger

Eight 12-volt 8D AGM batteries to house and engines, centerline below deck [service dates October 2024

One 12-volt battery to each generator

Sea Star hydraulic steering fluid reservoir with pressure gauge

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220-volt waste discharge pump
24-volt D.C. waste discharge pump
Two Sea Recovery watermakers
Oil change system with pump and manifold
Two electric/automatic bilge pumps
CCTV camera
Two Detroit Diesel Sea Pro fuel filters to each engine
Dripless shaft seals, port and starboard
Racor fuel filter to each generator
220-volt fire pump / emergency bilge pump
70-gallon fresh lube oil tank
80-gallon used lube oil tank

SALON

Carpeted sole
Ultrasuede / vinyl overhead
Sofa and arm chair, port
Custom coffee table
Two sconces, aft
Two swivel chairs, starboard
Samsung LED television

DINING SALON

Forward in salon
Carpeted sole
Ultrasuede, fabric, vinyl, and composite overhead panels
Soffit above dining table with indirect LED lighting and three recessed lights
Custom cherry dining table
Eight dining chairs
Buffet, port and starboard, with storage
Cruisair air conditioning control
Bar, forward, with:

- Granite top
- Stainless steel sink
- Element refrigerator

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- Element wine cooler
- Manitowoc icemaker
- Built-in glass storage, port and starboard

PORT DECK LEVEL COMPANIONWAY

Marble sole with contrasting inlay

Vinyl overhead

Three overhead recessed lights

Side deck door

Locker

STARBOARD DECK LEVEL COMPANIONWAY

Marble sole with contrasting inlay

Vinyl overhead

Four overhead lights

Side deck door

Access to wheelhouse

Access to electronics hold below wheelhouse

DECK LEVEL HEAD

Marble tiled sole

Composite overhead

Royal Flush head

Marble vanity with under mount sink and water spigot with hot and cold water faucets

Storage locker below sink

Ventilator

Beveled mirrors

HOLD BELOW WHEELHOUSE

D.C. lighting

Circuit breaker panels

Two UPS units

Navigation electronics network and junction boxes

WHEELHOUSE

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Carpeted sole
Vinyl overhead
Mounted Stidd helm chair with stainless steel footrest
Stainless steel steering wheel
Simrad / Robertson AP20 autopilot
Simrad AP35 autopilot
Furuno 96-mile radar
ICOM IC-M506 VHF radio
ICOM IC-M710 SSB radio
Ship's general alarm system
DDEC engine displays
Ritchie electronic compass
Furuno NavTex
Two Furuno GPS 33 GPS's
Two Samsung displays
Elbex CCTV camera control
ACR searchlight control
Back-up engine controls
Stabilizer control panel
Switch panel
Generator start / stop switches
Recessed overhead lights
Curved bench seat
Table
12-volt D.C. and 24-volt D.C. circuit breaker panel

GALLEY

Laminate plank sole with work area
U-shaped Corian counter
Two Fisher Paykel refrigerator drawers
Hestan 5-burner stovetop
Wolf oven
Whirlpool microwave oven
Pleated drop shades
Sentry 3A40BC dry chemical fire extinguisher, tag May 2010
Krusher trash compactor

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The Marine Surveyor Group

**1005 West State Road 84, # 511
Fort Lauderdale, Florida 33315
Phone: 954-306-9660**

VESSEL: LADY PICASO
HULL #: B2H01003J001
FILE #: 25199
DATE: Oct. 7 & 8, 2026

Miele dishwasher
Stainless steel sink
Kitchen Aid disposal

FORWARD DINING AREA

Carpeted sole
Custom oval table
U-shaped bench seating
Recessed overhead lights above table
Built-in cabinets, forward
Pleated shades
Samsung LED television
Two stools to galley counter

FORWARD COMPANIONWAY

Carpeted sole and steps
Vinyl wall covering and headliner
LG clothes washer and dryer
Access to bow thruster hold through sole

UNDER FORWARD COMPANIONWAY/BOW STATEROOM SOLE

Bow thruster tunnel
Hydraulic bow thruster with lube oil reservoir
Electric/automatic bilge pump
Hold lights
Heat sensor
40-gallon water heater
Hot water circulating pump
Chain wash pump
Two Headhunter Mach V freshwater pumps
24-volt D.C. backup freshwater pump

BOW STATEROOM HEAD

Marble sole
Composite overhead

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Marble vanity with Kohler sink
Royal Flush head
Tub with sliding doors

BOW STATEROOM

Carpeted sole
Vinyl overhead
Overhead lights
Island queen berth with mattress and bedding
Built-in drawers, port and starboard
Hanging locker, port and starboard
Samsung LED television
Two Type I life jackets, two smoke hoods

AFT COMPANIONWAY

Carpeted steps
Marble and granite tiled sole
Handrail at steps
Custom marble counter
Framed mirror

PORT AFT GUEST STATEROOM

Carpeted sole
Vinyl overhead and wall covering
Queen berth
Recessed overhead lights
Night table, port and starboard
Telephone/intercom
Portholes
Bureau, port
Samsung LED television
Cedar-lined hanging locker
Cruisair air conditioning control
Two Type I life jackets
Stabilizer actuator below outboard nightstand

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PORT AFT GUEST STATEROOM HEAD

Marble tile sole

Vinyl overhead

Corian vanity with sink with gold-tone water faucets

Mirror at vanity with light

Royal Flush head

Porthole

Storage below vanity

Shower stall with:

- Plexiglas door
- Overhead light
- Mounted showerhead
- Moen hot/cold water faucet

STARBOARD AFT GUEST STATEROOM

Carpeted sole

Vinyl overhead and wall covering

Twin berths

Matching bedspreads and pillow shams

Two recessed overhead lights

Night table between berths with three drawers

Porthole

Samsung LED television

Cedar-lined hanging locker, forward, with light

Cruisair air conditioning control

Access to starboard stabilizer below outboard berth

STARBOARD AFT GUEST STATEROOM HEAD

Marble tile sole

Vinyl overhead

Corian vanity with sink with gold-tone water faucets

Mirror at vanity with light

Royal Flush head

Porthole

Storage below vanity

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Shower stall with:

- Plexiglas door
- Overhead light
- Mounted showerhead
- Moen hot/cold water faucet

MASTER STATEROOM

Carpeted sole

Vinyl overhead

Matching fabric to bedspread and pillows

Storage under berth

Porthole

King berth with mattress and bedding

Settee, port, with end table and table lamp

Samsung LED television

Swing arm reading lights

Walk-in locker

Two marble top night stands

Bilge access below berth with electric/automatic bilge pump

MASTER STATEROOM HEAD

His / Hers configuration

Marble sole

Royal Flush head

Composite overhead

Marble vanity with porcelain sink with hot and cold water faucets

Storage under vanity

Medicine locker with mirrored doors

Ventilator

Recessed overhead lights

Shared walk through shower stall