## BUYER CLOSING STATEMENT
(All Figures Quoted in $US)

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Buyer:</strong></td>
<td>Bob Spence</td>
<td></td>
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<tr>
<td><strong>Seller:</strong></td>
<td>Long Board Surf, S.A.</td>
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</tr>
<tr>
<td><strong>Lot:</strong></td>
<td>Playa Ventana Lot 59</td>
<td></td>
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<tr>
<td><strong>Prepared by:</strong></td>
<td>Rafael E. Carías/Silvia Pérez</td>
<td></td>
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<td><strong>Prepared on:</strong></td>
<td>30-Apr-07</td>
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### PURCHASE PRICE
- **Amount:** $515,000.00

### DOWN PAYMENT
- **Date:**
- **Amount:**

### FEES
- **Notary Public Fees:** 1.25% (50%)
  - **Amount:** $2,187.50
- **Escrow Services** (50%)
  - **Amount:** $200.00
- **Mortgage Recording Fee 0.5% (100%)**
  - **Amount:**

### OTHERS
- **Stewart Title: Title Guaranty**
  - **Amount:**
- **Transfer Tax 1.5% (50%)**
  - **Amount:**
- **Tax Stamps 0.85% (50%)**
  - **Amount:**
- **Corporation (50%)**
  - **Amount:**
- **Bank Charges**
  - **Amount:**

### DISBURSEMENTS
- **Financed Amount**
- **Total Amount to Wire:** $529,895.00

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Purchaser understands the Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished a copy of this statement.

Purchaser understands that the transfer tax and stamps were based on figures provided by the Public Registry.

The undersigned hereby authorizes the Escrow Agent to make expenditures and disbursements as shown and approves same for payment.

Buyer states that the signature contained in this statement shall be considered as an original signature and therefore Escrow Agent is authorized to proceed with the disbursements of funds as contained herein, without any liability derived from the authenticity of such signature.

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**Buyer:**

**Date:**
EARNEST MONEY DEPOSIT AGREEMENT

On this 27th day of February 2007, Long Board Surf S.A., corporate number 3-101-353828 hereinafter referred to as “Seller” and Bob Spence, US Citizen, with passport No. [REDACTED] or assignee hereafter referred as “Buyer”, shall deposit into Escrow the sum of $50,000.00 as an earnest money deposit toward the purchase of the property known as Playa Ventana Lot 59, finca 5-89606-000, plano catastrado G-356620-96, located in Distrito Cabo Velas, Canton Santa Cruz, Provincia de Guanacaste, Costa Rica, under the following terms and conditions:

1. PURCHASE PRICE: U.S. $500,000.00

2. DEPOSIT: The deposit of $50,000.00 shall be placed in an escrow account at Geldstuck, S.A. within 72 hrs of acceptance of this contract. All deposits and payments made shall be held in escrow until date of closing.

3. TITLE to the property shall be transferred free and clear of any liens, mortgages or other encumbrances and with property taxes paid to date. If the BUYER defaults on any of the above payment obligations this agreement will be canceled and all payments made will become exclusive property of the SELLER. BUYER and SELLER will equally pay all transfer fees, attorney fees and all other recording costs. BUYER shall pay Title Insurance fees. If SELLER fails to deliver property free and clear of all mortgages, liens or other encumbrances, all monies paid shall be refunded in full to BUYER.

4. Buyer shall have a 30 day Feasibility study period. Buyer must inform in written at least 48 hrs before the 30 days period of his intention not to buy. Upon completion of the feasibility period the deposit will become non-refundable unless buyer notifies seller of its intention not to complete the transaction.

5. At the time of closing on or before April 28, 2007 or before, U.S. $450,000.00 (four hundred fifty thousand dollars) shall be paid in full. Deposit for this amount shall be received by Geldstuck at least 72 hours before the closing date.

6. The DEED shall be inscribed, drafted, executed and registered by the BUYER’s notary public.

Bob Spence and Date Long Board Surf S.A. and Date
EARNEST MONEY DEPOSIT AGREEMENT

Long Board Surf S.A., corporate number 3-101-357828 hereinafter referred to as “Seller” and Bob Spence, US Citizen, with passport No. 1234567890 or assignee hereafter referred as “Buyer”, shall sign this contract toward the purchase of the property known as Playa Ventana Lot 59, finca 5-85666-000, plano catastrado G-356626-98, located in Distrito Cabo Velas, Canton Santa Cruz, Provincia de Guanacaste, Costa Rica, under the following terms and conditions:

1. PURCHASE PRICE: U.S. $515,000.00

2. TITLE: to the property shall be transferred free and clear of any liens, mortgages or other encumbrances and with property taxes paid to date. If the BUYER defaults on any of the above payment obligations this agreement will be canceled and all payments made will become exclusive property of the SELLER. BUYER and SELLER will equally pay all transfer fees, attorney fees and all other recording costs. BUYER shall pay Title Insurance fees. If SELLER fails to deliver property free and clear of all mortgages, liens or other encumbrances, all monies paid shall be refunded in full to BUYER.

3. At the time of closing on or before May 8, 2007 or before, U.S. $515,000.00 (Five hundred fifteen thousand dollars) shall be paid in full. Deposit for this amount shall be received by Goldstuck at least 72 hours before the closing date.

4. The DEED shall be inscribed, drafted, executed and registered by the BUYER'S notary public.

Bob Spence and Date
Buyer

Long Board Surf S.A and Date
Seller, representative
EARNED MONEY DEPOSIT AGREEMENT

Long Board Surf S.A., corporate number 3-101-353828 hereinafter referred to as “Seller” and, Bob Spence, US Citizen, with passport No. [REDACTED] or assignee hereinafter referred as “Buyer”, shall sign this contract toward the purchase of the property known as Playa Ventana Lot 59, finca 5-89606-000, plano catastrado G-356620-96, located in Distrito Cabo Velas, Canton Santa Cruz, Provincia de Guanacaste, Costa Rica, under the following terms and conditions:

1. PURCHASE PRICE: U.S. $515,000.00

2. TITLE to the property shall be transferred free and clear of any liens, mortgages or other encumbrances and with property taxes paid to date. If the BUYER defaults on any of the above payment obligations this agreement will be canceled and all payments made will become exclusive property of the SELLER. BUYER and SELLER will equally pay all transfer fees, attorney fees and all other recording costs. BUYER shall pay Title Insurance fees. If SELLER fails to deliver property free and clear of all mortgages, liens or other encumbrances, all monies paid shall be refunded in full to BUYER.

3. At the time of closing on or before May 8, 2007 or before, U.S. $515,000.00 (Five hundred fifteen thousand dollars) shall be paid in full. Deposit for this amount shall be received by Geldstuck at least 72 hours before the closing date.

4. The DEED shall be inscribed, drafted, executed and registered by the BUYER’S notary public.

Bob Spence and Date
Buyer

Long Board Surf S.A. and Date
Seller, representative
## SELLER CLOSING STATEMENT
(All Figures Quoted in $US)

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tbody>
<tr>
<td><strong>PURCHASE PRICE</strong></td>
<td>$515,000.00</td>
</tr>
<tr>
<td><strong>DOWN PAYMENT</strong></td>
<td>$-</td>
</tr>
<tr>
<td><strong>BALANCE PURCHASE PRICE</strong></td>
<td>$515,000.00</td>
</tr>
</tbody>
</table>

### DISBURSEMENTS

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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</thead>
<tbody>
<tr>
<td>Notary Public Fees: 1.25% (50%)</td>
<td>$3,218.75</td>
</tr>
<tr>
<td>Transfer Tax: 1.5% (50%)</td>
<td>$3,662.50</td>
</tr>
<tr>
<td>Tax Stamps: 0.05% (50%)</td>
<td>$2,188.75</td>
</tr>
<tr>
<td>Corporation: (50%)</td>
<td>$250.00</td>
</tr>
<tr>
<td>Escrow services: (50%)</td>
<td>$200.00</td>
</tr>
<tr>
<td>C-21 Marina Trading Post (Bwana S.A.): broker commission</td>
<td>$41,200.00</td>
</tr>
</tbody>
</table>

**TOTAL AMOUNT OF DISBURSEMENTS** $50,920.00

**FINANCED AMOUNT** $-

**TOTAL AMOUNT TO PAY TO SELLER:** $464,080.00

Seller understands the Escrow Agent has assembled this information representing the transaction from the best information available from other sources and cannot guarantee the accuracy thereof. Any real estate agent or lender involved may be furnished copy of this statement.

Seller understands that the transfer tax and stamps were based on figures provided by the Public Registry.

The undersigned hereby authorizes the Escrow Agent to make expenditures and disbursements as shown and approves same for payment.

Seller states that the signature contained in this statement shall be considered as an original signature and therefore Escrow Agent is authorized to proceed with the disbursements of funds as contained herein, without any liability derived from the authenticity of such signature.

Seller: