

**FACIO**  
 ABOGADOS

V 59

**BUYER CLOSING STATEMENT**

(All Figures Quoted in \$US)

Buyer: Bob Spence  
 Seller: Long Board Surf, S.A.  
 Lot: Playa Ventana Lot 59  
 Prepared by: Rafael E. Cañas/Silvia Pérez  
 Prepared on: 30-Apr-07

<b>PURCHASE PRICE</b>		\$	515,000.00	
	<b>DATE</b>		<b>RECEIPTS</b>	
<b>DOWN PAYMENT</b>		\$	-	
		\$	-	
	<b>Total</b>	\$	-	
				<b>DISBURSEMENTS</b>
<b>FEES</b>				
Notary Public Fees: 1.25% (50%)		\$		3,218.75
Escrow Services (50%)		\$		200.00
Mortgage Recording Fee 0.5% (100%)		\$		-
<b>OTHERS</b>				
Stewart Title: Title Guaranty		\$		5,150.00
Transfer Tax 1.5% (50%)		\$		3,862.50
Tax Stamps 0.85% (50%)		\$		2,188.75
Corporation (50%)		\$		250.00
Bank Charges		\$		25.00
Financed Amount		\$		-
<b>TOTAL AMOUNT TO WIRE</b>		\$		<b>529,895.00</b>

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 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.**

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

*VENTANAS #59*

**REDACTED**



**Marina Trading Post**  
P. O. Box 166-5150  
Flamingo Beach, Guanacaste  
Costa Rica  
Phone: (506) 654-4004  
Fax: (506) 654-4401  
E-mail: mtp@century21costarica.com  
Web Site: http://www.century21costarica.com

**EARNEST MONEY DEPOSIT AGREEMENT**

On this 27<sup>th</sup> 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. *UNTO MARCH 31, 2007* 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.

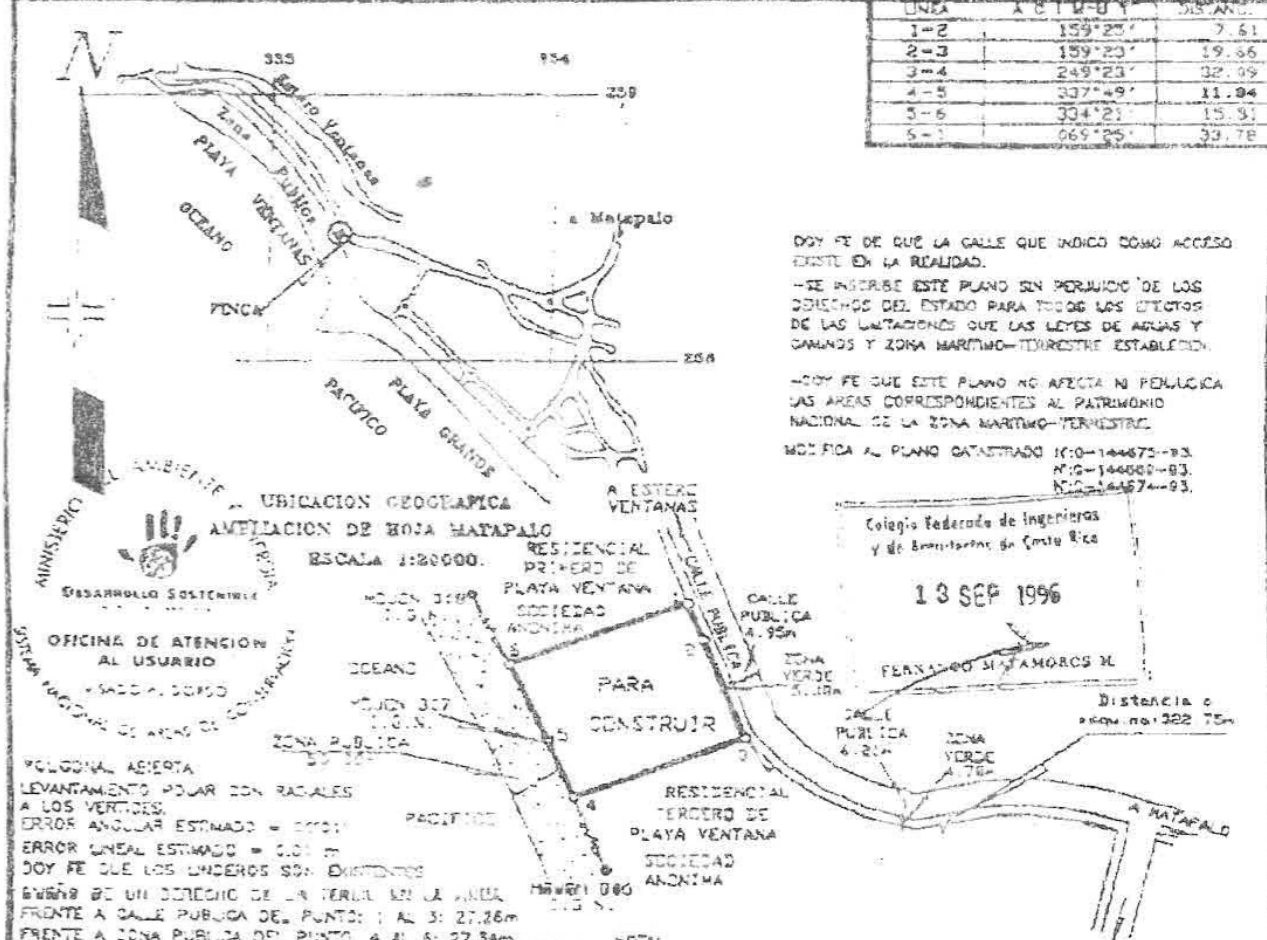
*Bob Spence* 3/1/07  
Bob Spence and Date

\_\_\_\_\_  
Long Board Surf S.A. and Date

**REGISTRO NACIONAL  
 CATASTRO NACIONAL**  
 El presente plano ha cumplido con los requisitos exigidos por la ley por lo que ha sido registrado con el siguiente número:  
**0386620-96**  
**02 OCT 1998**  
 Fecha



LINEA	ANGULO	DISTANCIA
1-2	159°25'	7.61
2-3	159°23'	19.86
3-4	249°23'	32.09
4-5	337°49'	11.94
5-6	334°21'	15.31
6-1	66°25'	33.78



DOY FE DE QUE LA CALLE QUE INDICO COMO ACCESO EXISTE EN LA REALIDAD.  
 SE INSCRIBE ESTE PLANO SIN PERJUICIO DE LOS DERECHOS DEL ESTADO PARA TODOS LOS EFECTOS DE LAS LIMITACIONES QUE LAS LEYES DE AGUAS Y CANALES Y ZONA MARITIMO-TERRESTRE ESTABLECEN.  
 DOY FE QUE ESTE PLANO NO AFECTA NI PELIGRA LAS AREAS CORRESPONDIENTES AL PATRIMONIO NACIONAL DE LA ZONA MARITIMO-TERRESTRE.  
 MODIFICA AL PLANO CATASTRADO 110-144675-93.  
 N.º 144682-93.  
 N.º 144674-93.



MINISTERIO DEL AMBIENTE Y DESARROLLO SOSTENIBLE  
 OFICINA DE ATENCION AL USUARIO  
 AV. SAGRADA FAMILIA, 10-10000  
 GUATEMALA

UBICACION GEOGRAFICA  
 AMPLIACION DE HOJA MATAPALO  
 ESCALA 1:20000.  
 RESIDENCIAL PRIMERO DE PLAYA VENTANAS  
 SOCIEDAD ANONIMA  
 PARA CONSTRUIR  
 RESIDENCIAL TERCERO DE PLAYA VENTANA  
 SOCIEDAD ANONIMA  
 POLIGONAL ABIERTA  
 LEVANTAMIENTO POLAR CON RACALES A LOS VERTICES.  
 ERROR ANGULAR ESTIMADO = 0.001 m  
 ERROR LINEAL ESTIMADO = 0.001 m  
 DOY FE QUE LOS ANGULOS SON ORIENTADOS  
 EXISTE UN DERECHO DE LA TERZA EN LA AREA FRENTE A CALLE PUBLICA DEL PUNTO 1 AL 3: 27.26m  
 FRENTE A ZONA PUBLICA DEL PUNTO 4 AL 6: 27.34m

PROPIEDAD DE:  
 RESIDENCIAL PRIMERO DE PLAYA VENTANA SOCIEDAD ANONIMA  
 RESIDENCIAL SEGUNDO DE PLAYA VENTANA SOCIEDAD ANONIMA  
 RESIDENCIAL TERCERO DE PLAYA VENTANA SOCIEDAD ANONIMA  
 VENDE A:  
 RESIDENCIAL SEGUNDO DE PLAYA VENTANA SOCIEDAD ANONIMA

NOTA:  
 -REFERENCIA DEL VERTICE 6 AL MONON 308:  
 ACIMUT: 334°21'  
 DISTANCIA: 32.80m  
 -REFERENCIA DEL VERTICE 4 AL MONON 308:  
 ACIMUT: 157°43'  
 DISTANCIA: 30.05 m.

STRADO EN PLAYA VENTANAS  
 DISTRITO: 8 CABO VELAS  
 CANTON: 3 SANTA CRUZ  
 PROVINCIA: 5 GUANACASTE

INFORMACION SEGUN REGISTRO ES PARTE DEL FOLIO REAL:  
 5089606-001  
 5089606-002  
 5089606-003  
 AREA: 4275.73m

AREA: 892.58 m <sup>2</sup>	ESCALA: 1:2000	FECHA: JUNIO 1998.	PROTOCOLO TOMO: 8912 FOLIO: 14	MELVIN BALAS GUTIERRA INGENIERO TOPOGRAFO PROFESIONAL C.T.P. 1136
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**REDACTED**



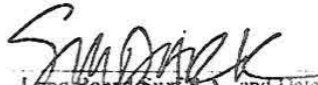
**Marina Trading Post**  
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### EARNEST MONEY DEPOSIT AGREEMENT

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 hereafter 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-356626-96, 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

**REDACTED**



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**Bob Spence** and Date  
Buyer

\_\_\_\_\_  
**Long Board Surf S.A.** and Date  
Seller, representative

**FACIO**  
**ABOGADOS**

**SELLER CLOSING STATEMENT**

(All Figures Quoted in \$US)

Seller:	<u>Grande Beach Holdings Limitada</u>
Buyer:	<u>Long Board Surf, S.A.</u>
Lot	<u>Lot 59</u>
Prepared by:	<u>Rafael E. Cañas/Silvia Pérez</u>
Prepared on:	<u>2-May-07</u>

<b>PURCHASE PRICE</b>	<b>\$</b>	<b>515,000.00</b>
<b>DOWN PAYMENT</b>	<b>\$</b>	<b>-</b>
<b>BALANCE PURCHASE PRICE</b>	<b>\$</b>	<b>515,000.00</b>

**DISBURSEMENTS**

**OTHERS**

Notary Public Fees: 1.25% (50%)	\$	3,218.75
Transfer Tax 1.5% (50%)	\$	3,862.50
Tax Stamps 0.85% (50%)	\$	2,188.75
Corporation (50%)	\$	250.00
Escrow services (50%)	\$	200.00
C-21 Marina Trading Post (Bwana S.A.): broker commission	\$	41,200.00

<b>TOTAL AMOUNT OF DISBURSEMENTS</b>	<b>\$</b>	<b>50,920.00</b>
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Financed Amount	\$	-
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<b>TOTAL AMOUNT TO PAY TO SELLER:</b>	<b>\$</b>	<b>464,080.00</b>
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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.

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