

h VENTARAS REPRESENTATION
PURCHASE AGENT ✓-1

REDACTED

PUBLIC DEED NUMBER TWENTY FOUR: Before me, **RAFAEL ENRIQUE CAÑAS COTO**, Notary Public with offices in the city of San Jose, acting in Playa Flamingo Guanacaste, appear on one side, **Mr. FARROKH SAMII**, with only one last name in virtue of his Iranian citizenship, of legal age, divorced, entrepreneur, resident of San José, bearer of retiree id number [REDACTED], acting as President with Full Powers of Attorney with no limitation as to the sum within the company known as **VILLAS DE PLAYA GRANDE, SOCIEDAD ANONIMA**, bearer of corporate id number three-one hundred and one-ninety six thousand two hundred eight, legal standing duly recorded under book seven hundred and eighty two, page one hundred thirty one, entry two hundred and twenty eight of the Mercantile Registry; and on the other side **Mr. ROBERT THOMAS REDDY**, of only one last name in virtue of his US citizenship, of legal age, married once, business manager, resident of [REDACTED], El Dorado Hills, California, United States of America, bearer of US passport number [REDACTED], acting as PROXY with enough powers of attorney for this act within the corporation known as **NO NAME ENTERPRISE, SOCIEDAD ANONIMA**, bearer of corporate id number three-one hundred and one-three hundred and eighty seven thousand five hundred and twenty two, with legal address in the city of San José, Escazú, Plaza Roble Corporate Center, El Patio building, third floor, proxy granted at sixteen hours of the third day of February of the year two thousand and five, recorded under the public deed number ninety, front side of page number seventy nine of the seventh Protocol book of the Notary Public Adrián Alvarenga Odio; and **REPRESENT: FIRST:** Mr. SAMII represents that **VILLAS DE PLAYA GRANDE, S.A** owns a real estate property duly recorded under the systematic registration page number **FIVE-FORTY TWO THOUSAND EIGHT HUNDRED AND THIRTY THREE-ZERO ZERO ZERO**, which is a terrain destined for a hotel phase A, located within the eight district Cabo Velas, of the third County Santa Cruz of the province of Guanacaste, with a measure of fifty thousand squared meters, which borders north with: street; south with: restricted fifty meter strip of the shoreline zone; east with: street; west with: restricted fifty meter strip of the shoreline zone. **SECOND:** Mr. SAMII represents on behalf of **VILLAS DE PLAYA GRANDE, S.A** that from the property described in the preceding article, a lot which is described as follows is segregated for sale: terrain destined for hotel phase A, located within the eight district Cabo Velas, of the

third County Santa Cruz of the province of Guanacaste, with a measurement of five thousand one hundred and eight six meters with eighty seven squared decimeters, which borders north with: Conhotel, S.A. and public street; south and east with: Villas de Playa Grande, S.A; west with: restricted fifty meter strip of the shoreline zone, pursuant to the recorded survey number G-ONE EIGHT SIX SEVEN EIGHT SIX-NINETY FOUR, dated May twelve of the year nineteen ninety six. **THIRD:** Therefore and in virtue of the preceding segregation, VILLAS DE PLAYA GRANDE, S.A shall continue to own a real estate property described as follows: terrain destined for hotel phase A, located within the eight district Cabo Velas, third County Santa Cruz of the province of Guanacaste, with a measure of forty four thousand eight hundred and thirteen meters with thirteen squared decimeters, with the following actual and accurate boundaries: north: street and lot segregated herein; south: restricted fifty meter strip of shoreline zone; east: street; west: restricted fifty meter strip of shoreline zone. **FOURTH:** That in virtue of the trust agreement, recorded under public deed twenty three, front side of page number twenty nine, of the eight Protocol Book of this Notary Public, VILLAS DE PLAYA GRANDE, SOCIEDAD ANONIMA, transfers into the said trust the property segregated herein for the amount of EIGHT HUNDRED THOUSAND US DOLLARS, to NO NAME ENTERPRISE, SOCIEDAD ANONIMA, bearer of corporate id number three-one hundred and one-three hundred and eighty seven thousand five hundred and twenty two, which in turn accepts such transfer through Mr. Reddy, free of entries, mortgages, with municipal and property taxes up to date, and with the limitations recorded at the Public Registry. **FIFTH:** Mr. REDDY on behalf of NO NAME ENTERPRISE, S.A represents that in virtue of the amendments performed to the name of the eight district of the province of Guanacaste, the correct name of the eight district is Cabo Velas, therefore requests the correction of such fact in the segregated property to the Public Registry. Such correction is valued in the amount of ONE THOUSAND COLONES for fiscal purposes. **PRIVATE AGREEMENT . . . END OF PRIVATE AGREEMENT.** **SIXTH:** Finally, Mr. Reddy accepts, on behalf of NO NAME ENTERPRISE, SOCIEDAD ANONIMA, the aforementioned transfer in the conditions indicated herein, and therefore requests the Public Registry to record such transfer. Mr. Cañas Coto acting as Notary Public represents that the descriptions of the aforementioned properties are the actual and accurate ones, pursuant to the indicated recorded survey. Likewise he represents that he translated this deed to Mr. Reddy. In witness whereof we

hereby sign this public deed in Playa Flamingo, Guanacaste at fourteen hours thirty minutes of the fourth day of February of the year two thousand and five.