

REDACTED

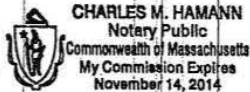
SPECIAL POWER OF ATTORNEY

CASA GRECO LLC, a limited liability company organized and existing under the laws and regulations of Massachusetts, United States of America, legally represented by ANDREW GEORGE PETITE KOTSATOS, bearer of the American passport number [REDACTED], with enough faculties for this act, grants a Special Power of Attorney to JÜRGEN GUSTAV NANNE KOBERG, citizen of Costa Rica, and bearer of the identification card number [REDACTED], and to ALEJANDRO ANTILLON APPEL, citizen of Costa Rica, and bearer of the identification card number [REDACTED], both married, attorneys at law, and residing in Escazú, Costa Rica, acting jointly or individually, to sell, assign and transfer 100% of the quota certificates of WAKE UP CALL LIMITADA, a company organized and existing under the laws and regulations of Costa Rica, with corporate card number 3-102-425338. The transfer of 100% of the quotas of WAKE UP CALL LIMITADA shall include the transfer of the properties recorded in the Property Registry of Costa Rica, province of Guanacaste, numbers 144808-000, 154432-000 and 154433-000. The transfer price shall be US\$3,100,000.00 (three million one hundred thousand dollars, currency of the United States of America). The Attorneys in Fact shall have enough faculties to receive the transfer price and/or order a wire transfer to a bank account to be confirmed by the grantor or its legal representative. The Attorneys in Fact shall have enough faculties to sign a transfer of shares agreement and any other document required. CASA GRECO LLC declares that there are no unsatisfied mortgages, executions, attachments, judgments, bankruptcies, claims, litigations, administrative or other proceeding, pending or, to the knowledge of CASA GRECO LLC, threatened against or affecting WAKE UP CALL LIMITADA, the indicated properties, and the shares being transferred, of any kind, no suits pending, or unsatisfied judgments against WAKE UP CALL LIMITADA and no suits or proceedings against anyone affecting said properties, company or company's quotas, except for an eventual expropriation claim related to the Baula's National Park. WAKE UP CALL LIMITADA has paid all taxes up to date. The Attorneys in Fact can substitute their power of attorney without losing their faculties. That is all. Signed in the place and date indicated below.

Andrew George Petite Kotsatos
CASA GRECO LLC
ANDREW GEORGE PETITE KOTSATOS
Place: *ARLINGTON MASSACHUSETTS*
Date: *FEBRUARY 19, 2008*

The undersigned Notary Public certifies ANDREW GEORGE PETITE KOTSATOS is the legal representative of CASA GRECO LLC and has enough Power of Attorney to grant this Special Power of Attorney. Subscribed and sworn to before me on this *19th* day of February, 2008.

Charles M. Hamann
Notary Public





Boston, Massachusetts March 5, 2008

I hereby certify

that at the date of attestation hereunto annexed,

Charles M. Hamann

whose name is signed to the attached certificate of acknowledgement, proof of affidavit, was at the time of taking the same, a NOTARY PUBLIC for the said Commonwealth duly commissioned and constituted; that to his/her acts and attestations, as such, full faith and credit are and ought to be given in and out of Court; that as such Notary PUBLIC, he/she was by law authorized to take depositions, to administer oaths and take acknowledgments or deeds or conveyances of lands, tenements or hereditaments and other instruments through the Commonwealth to be recorded according to law.

In testimony of which, I have hereunto affixed the

Great Seal of the Commonwealth



on the first date above written

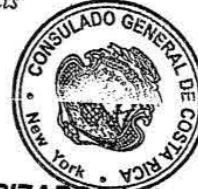
William Francis Galvin
Secretary of the Commonwealth

prepared by DGittens



The Commonwealth of Massachusetts

William Francis Galvin
Secretary of the Commonwealth



LAURA RQUEL PIZARRO VIALES
Cónsul General de Costa Rica en Nueva York
Estados Unidos de América

CERTIFICA:

Que la firma que aparece en el documento adjunto que dice:
WILLIAM FRANCIS GALVIN es auténtica, en su condición de
SECRETARIO DEL ESTADO DE MASSACHUSETTS, ESTADOS UNIDOS DE AMERICA.

En fe de lo cual firmo y sello la presente *Certificación*, en la Ciudad de Nueva York, Estados Unidos de América, a las 12:01 horas del día 07 de marzo del 2008.

(El funcionario consular no asume responsabilidad alguna por el contenido del documento adjunto)

REPUBLICA DE COSTA RICA
MINISTERIO DE RELACIONES EXTERIORES Y CULTO
SERVICIO CONSULAR
Formula de Autenticación
Formula (10-SC)

Derechos a pagar en Costa Rica

No. Orden: JLN-155-03-08
No. Tarifa: 20
Derechos \$: \$40

DOCUMENTO NO VALIDO SIN EL PAGO DE LOS DERECHOS Y AUTENTICACION DEL MINISTERIO DE RELACIONES EXTERIORES Y CULTO

Laura Raquel Pizarro
Firma de la funcionaria Consular
Laura Raquel Pizarro

San José, _____
La firma que antecede de la señora Laura Raquel Pizarro Viales, Cónsul General en la ciudad de Nueva York, Estados Unidos de América,

Es auténtica: _____

William Francis Galvin
William Francis Galvin
Secretary of the Commonwealth

prepared by *DGittens*