

**Marina Trading Post**  
P.O. Box 156-3130  
Flamingo Beach, Guanacaste  
Costa Rica  
Phone: (506) 654-4004  
Fax: (506) 654-4401

*Ball A40*

**REDACTED**

**EARNEST MONEY DEPOSIT AGREEMENT**

This agreement is entered into by Yarrum S.A., with Costa Rican corporate identification number 3-101-343282, hereinafter referred to as "Seller". AND Bob Frederick Spence passport number [REDACTED], United States Citizen, residing in El Dorado Hills, (California, United States of America) or Assignee, hereinafter referred to as "Buyer".

The Buyer shall deposit into Escrow the sum of U.S.\$20,000.00, as a non refundable earnest money deposit toward the purchase of the property known as Oceanfront lot 40A in Playa Grande, Folio Real Number 5042783-000, Catastro Number G-0402369-1980, Situated in Playa Grande, District of Cabo Velas, Canton of Santa Cruz, Province of Guanacaste, Costa Rica, under the following terms and conditions:

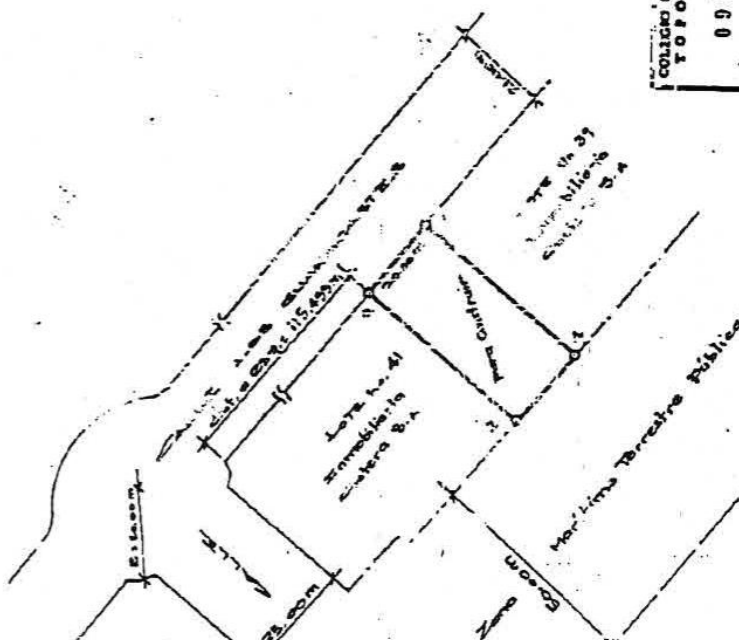
- 1 PURCHASE PRICE: \$220,000.00
- 2 DEPOSIT: The deposit of \$20,000.00 shall be placed in an escrow account at Stewart Title within 72 hours of acceptance of this contract. All deposits and payments made shall be held in escrow until date of closing.
- 3 TITLE to the property will be transferred free and clear of any 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 & SELLER will pay equally 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, taxes or other encumbrances, all monies paid shall be refunded in full to BUYER.
- 4 At the time of closing on February 22nd, 2005, the sum of U.S.\$200,000.00 (TWO HUNDRED THOUSAND DOLLARS) shall be paid in full.

The DEED will be inscribed, drafted, executed and registered by the BUYER notary public.

*Robert J. Kelly for Bob Spence pursuant to Power of Attorney 1/26/05*  
BUYER \_\_\_\_\_ DATE

*Murray E Bell*  
SELLER \_\_\_\_\_ DATE *1/27/05*

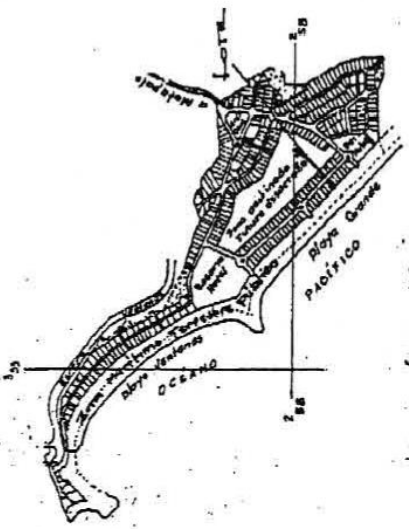
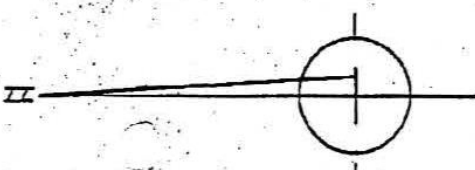

COLEGIO DE INGENIEROS  
 TOPOGRAFOS  
 09 OCT 1980  
 ANOTADO  
 FISCAL



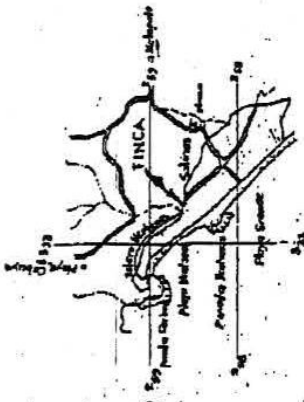
LOTE No. 40  
 BLOQUE No. A

CATASTRO  
 No. 403 369-80  
 15 FEB 1980  
 M. S. S. S. S. S. S.

AREA Juntas  
 892.6  
 ESCALA  
 1:50,000  
 TITULO: B I  
 FOLIO: 42 182



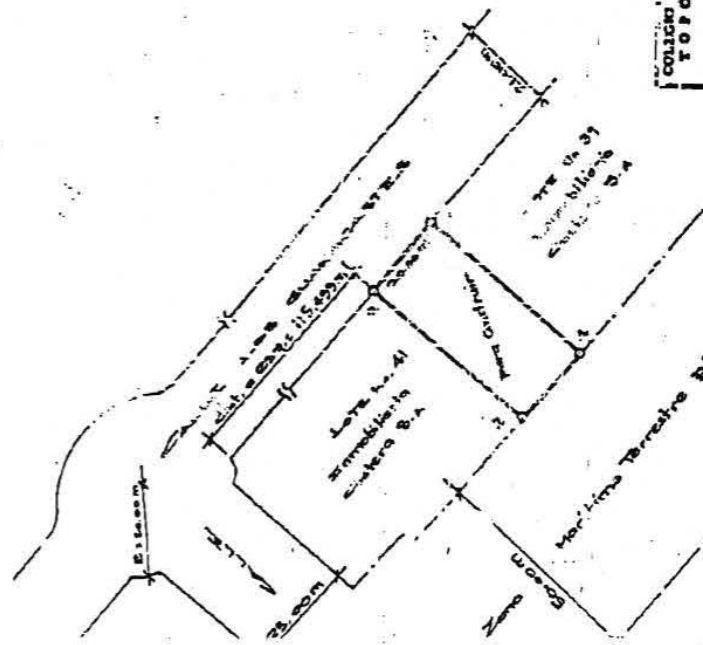
Localización E.S.C. 1:50,000  
 Ampliación de Hoja Matapala 3047-11



LOCALIZACION E.S.C. 1:50,000  
 HOJA MATAPALO 3047-11

PROPIEDAD DE: INMOBILIARIA COSTERA  
 SOCIEDAD ANONIMA  
 FIRMADO POR: *[Signature]* | PROTOCOLO: 1968 | FECHA: *[Date]*

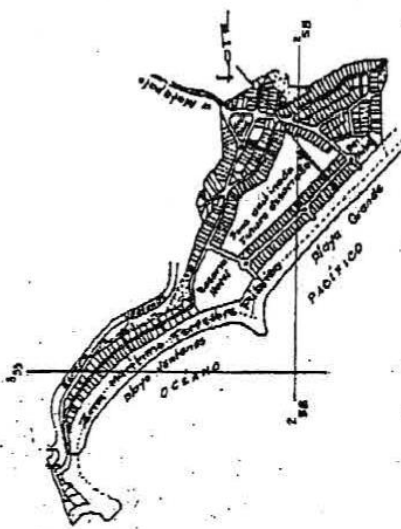

COLICION DE INGENIEROS  
 TOPOGRAFOS  
 09 OCT 1980  
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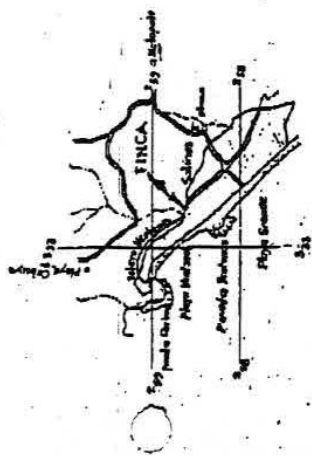
LOTE No. 40  
 BLOQUE No. A

**CATASRO**  
 No. 402369-80  
 15 FEB 1980  
 Kie Strobel, Geomater

SECCION DE MICROFILM  
 REULO 151  
 IMAGEN 172  
 FECHA 16 FEB 1980



Localización N.º. 1: 20.000  
 Ampliación de Hoja Mapa para 3047-III



Localización Esc. 1: 50.000  
 HOJA MAPA 3047-III

PROPIEDAD DE: INMOBILIARIA COSTERA SOCIEDAD ANONIMA	AREA: 892.61 Helias	Tono: 2.158 de 81
PROPIETARIO: H.A. D.	ESCALA: 1:50,000	FECHA: 1968
PROTOCOLO: 1968		FECHA:



**BUYER - CLOSING STATEMENT**  
 (All Figures Quoted in \$US)

Buyer: Bob Spence  
 Seller: Yarum S.A.  
 GF Number: 05 CR. 02 0018 03  
 Prepared by: Lainry Ramirez  
 Prepared on: February 21, 2005

	DATE	RECEIPTS	DISBURSEMENTS
	TOTAL		
<b>PURCHASE PRICE</b>		\$ 220,000.00	
<b>FEES</b>			
Stewart Title: Title Guaranty and Escrow service			\$ 1,870.00
<b>OTHERS</b>			
Rafael Cadiz: Notary fee (50%)			\$ 1,100.00
Rafael Cadiz: Transfer tax & stamps (50%)			\$ 3,091.00
Rafael Cadiz: Corporations (2)			\$ 1,300.00
<b>PURCHASE PRICE + FEES + OTHERS</b>			<u>227,361.00</u>

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.

Notice: The information contained in this document has been provided by the involved parties and Stewart Title does not validate its accuracy.

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:

*Bob Spence*  
2/21/05