

**Licda. Claudia Ma. Agüero Ch.**  
 Official Translator  
 English-Spanish  
 Spanish-English



Legal stamps affixed at the end.

**OFFICIAL TRANSLATION**

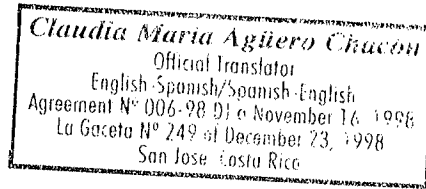
I, **Claudia Ma. Agüero Chacón**, identity card number 1614-520, Official Translator of the Ministry of Foreign Affairs and Worship of the Republic of Costa Rica, named by Agreement N° 006-98 DJ of November 16, 1998, published in La Gaceta N° 249 of December 23, 1998, hereby CERTIFY that the pertinent parts of the document "certification" to be translated from Spanish into English reads as follows:

Consecutive: ----- National Registry ----- RN-06  
 1211858 ----- Republic of Costa Rica -----  
 Fee: \$2,800.00 ----- Registration Services -----  
 Two thousand eight hundred colons ----- **Registration Certification** -----

<p><u>Real Estate Registry</u>                  Property:  <input checked="" type="checkbox"/> Real Estate  <input type="checkbox"/> Land Registry  <input type="checkbox"/> Digitized document</p>	<p>Property: Province: 5 Registration: 42362 Right: 001                  Map: _____                  Document: Volume: _____ Entry: _____                  (Ink seal of the National Registry-PAID)</p>	
<p><u>Legal Entity Registry</u>                  Commercial  <input type="checkbox"/> Corporate status  <input type="checkbox"/> Literal  <input type="checkbox"/> Corporate number  <input type="checkbox"/> Historical</p>	<p>Corporate number: _____                  Power of attorney (references):                  _____                  Digitized document: Volume: _____ Entry: _____                  Encumbrances (references)</p>	
<p><u>Personal Property Registry</u>                  Vehicle:  <input type="checkbox"/> Certification  <input type="checkbox"/> License plate deposit  <input type="checkbox"/> Digitized document  <input type="checkbox"/> Lien  <input type="checkbox"/> Permit to leave the country</p>	<p>Property: Province: _____ Registration: _____ Right: _____                  Map: _____                  Document: Volume: _____ Entry: _____</p>	
<p><u>Industrial Property</u>  <input type="checkbox"/> National Certification  <input type="checkbox"/> International Certification</p>	<p><input type="checkbox"/> Manufacturer's brand  <input type="checkbox"/> Trademark  <input type="checkbox"/> Service mark  <input type="checkbox"/> Industrial mark                  File number: _____                  Titleholder name: _____</p>	<p><input type="checkbox"/> Invention patent  <input type="checkbox"/> Trade name  <input type="checkbox"/> Slogan  <input type="checkbox"/> Other                  Register number: _____                  Brand name: _____</p>
<p><input type="checkbox"/> Cattle breed</p>	<p><input type="checkbox"/> Registration <input type="checkbox"/> Renewal <input type="checkbox"/> Transfer <input type="checkbox"/> Registration of an expired brand                  Full name: _____                  Identity card number: _____ File number: _____</p>	
<p><input type="checkbox"/> Copyright</p>	<p><input type="checkbox"/> Literary work <input type="checkbox"/> Art work <input type="checkbox"/> Copyright-related contracts                  Register number: _____ Identity card number: _____                  Work name: _____                  Number of work titleholder: _____</p>	
<p>Specify: _____</p>		

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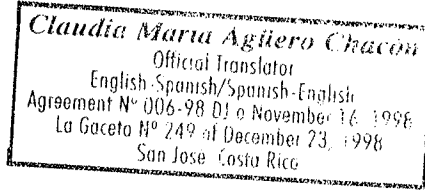
Licda. Claudia Ma. Agüero Ch.  
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Legal stamps affixed at the end.

02/19/2003 **Republic of Costa Rica** ----- Guanacaste Administrative Area  
----- No. 2227569  
National Registry -----  
Republic of Costa Rica ----- Registration 00042362 001  
National Registry -----  
Republic of Costa Rica -----  
LITERALLY CERTIFIES -----  
Nature: N. 46 Stage E for construction -----  
Located in: District 04 Tempate Canton -----  
03 Santa Cruz of the Guanacaste Province -----  
Boundaries: -----  
North: Street with 21.06 ms -----  
South: 50-meter strip of inalienable maritime miles Pacific Ocean -----  
East: Lot 47 -----  
West: Lot 45 -----  
Measurements: One thousand eleven meters and eighty square decimeters -----  
Measurement proportion: \*\*00\*\*\*\* -----  
Map: G -0145551-1993 -----  
Background information of this property must be consulted on microfilmed page of the Guanacaste  
Province number 00042362 which comes from 2759103 002. -----  
OWNER: -----  
RONCO REALTY INVESTMENTS LIMITADA -----  
Legal corporate number: 3-102-391792 -----  
Estimate or price: One hundred thirty-seven thousand five hundred dollars -----  
Owner: Of half of the property -----  
Presentation: 0564-00006107-01 -----  
Registration date: 02-08-2006 -----  
NOTATIONS ON THE PROPERTY: -----  
Public Interest Decree (Article 20 Law 7) -----  
Reference data: 0573-00036018-001 -----  
Filed at 14:20:35 on 10-11-2007 -----

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Granted at 10:50:00 on 10-09-2007 -----

LIENS OR ENCUMBRANCES: \*\* THERE ARE \*\* -----

RESERVES AND RESTRICTIONS -----

Reference data: 0325-00019628-01-0911-002 -----

Partial cancellations: No -----

Property it is subject to: 5-00042362 000 -----

NOTATIONS TO THE ENCUMBRANCE: \*\* THERE ARE NOT \*\* -----

This certification is issued in the city of Curridabat at 11:57 on February 19<sup>th</sup>, 2013. -----

\*\*\*\* WARNING \*\*\*\* -----

This certification is void if it is not signed and if rights and stamps are not cancelled in the attached application. -----

----- LAST LINE -----

Seal ----- Handwritten signature

----- Gerardo Rodriguez Peñaranda

----- Certifier

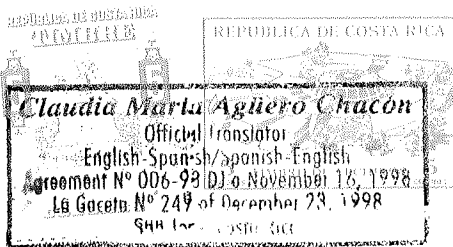
----- (Ink seal)

----- September 2011

----- LAST LINE -----

In witness whereof at the request of the interested party, I issue the present Official Translation from Spanish into English, consisting of three pages, and I sign and seal it in San José, Republic of Costa Rica, on the eighth day of March in the year of the Lord two thousand thirteen. The stamps required by law are affixed and cancelled. I affix my raised seal at the foot of the translation. The three pages of the translation are written only on the obverse and the reverse has been annulled. -----

*Claudia Ma. Agüero Ch.*



Consecutivo: 1211858

RN-06

VALE: c 2.800.000  
Dos mil ochocientos colones



SERVICIOS REGISTRALES  
**CERTIFICACIÓN REGISTRAL**

Exhibit C-10b1

Spanish Original

**REGISTRO NACIONAL CANCELADO**  
**SERVICIOS DIGITALIZADOS**

**Registro Inmobiliario Propiedad**  
 Inmuebles  
 Catastro  
 Documento digitalizado

Finca: Provincia: 5 Matrícula: 42362 Derecho: 001  
Plano: \_\_\_\_\_  
Documento: Tomo: \_\_\_\_\_ Asiento: \_\_\_\_\_

**Registro Personas Jurídicas Mercantil**  
 Personería  
 Literalidad  
 Cédula Jurídica  
 Histórico

Cédula Jurídica: \_\_\_\_\_  
Poder(citas): \_\_\_\_\_  
Doc. Digitalizado: Tomo: \_\_\_\_\_ Asiento: \_\_\_\_\_  
Afectación citas): \_\_\_\_\_

**Registro de Bienes Muebles Vehículos**  
 Certificación  
 Depósito de Placa  
 Documento digitalizado  
 gravamen  
 Permiso de Salida

Vehículo: Clase: \_\_\_\_\_ Código: \_\_\_\_\_ Placa: \_\_\_\_\_  
Tomo: \_\_\_\_\_ Asiento: \_\_\_\_\_  
Tomo: \_\_\_\_\_ Asiento: \_\_\_\_\_ Sec: \_\_\_\_\_

**Propiedad Industrial**  
 Certificación Nacional  
 Certificación Internacional

Marca de Fábrica  Patente de Invención  
 Marca Comercial  Nombre Comercial  
 Marca de Servicios  Señal de Propaganda  
 Modelo Industrial  Otros  
Número de expediente: \_\_\_\_\_ Número de Registro: \_\_\_\_\_  
Nombre del Titular: \_\_\_\_\_ Nombre de la Marca: \_\_\_\_\_

Marca de Ganado

Inscripción  Renovación  Traspaso  Inscripción de marca caduca  
Nombre completo: \_\_\_\_\_  
Número de cédula: \_\_\_\_\_ Número de expediente: \_\_\_\_\_

Derecho de Autor

Obra Literaria  Obra Artística  Contratos relacionados al Derecho de Autor  
Número de Registro: \_\_\_\_\_ Número de cédula: \_\_\_\_\_  
Nombre de la obra: \_\_\_\_\_  
Número del titular de la obra: \_\_\_\_\_

**Especifique:** \_\_\_\_\_  
\_\_\_\_\_

RR DONNELLEY DE COSTA RICA, S.A. TEL.: 2244-2633 / FAX: 2244-0299 - 2PTT51391 E

19/02/2013

REPUBLICA DE COSTA RICA

PARTIDO DE GUANACASTE

№ 2227563

11:57

REGISTRO NACIONAL

MATRICULA 00042362 001



CERTIFICA LITERALMENTE:

NATURALEZA: N.46 ETAPA E PARA CONSTRUIR

SITUADA EN D I S T R I T O 04 TEMPATE C A N T O N
03 SANTA CRUZ DE LA P R O V I N C I A DE GUANACASTE

LINDEROS :

NORTE : CALLE CON 21,06 MTS
SUR : FAJA 50M. INANIEL. MIL. MARIT. O. PACIFIC
ESTE : LOTE 47
OESTE : LOTE 45

MIDE : MIL DOCE METROS CON VEINTICINCO DECIMETROS CUADRADOS
PROPORCION MEDIDA: \*\*00\*\*\*\*\*

PLANO: G -0145551-1993

LOS ANTECEDENTES DE ESTA FINCA DEBEN CONSULTARSE EN EL FOLIO MICROFILMADO DE LA PROVINCIA DE GUANACASTE NUMERO 00042362 Y ADEMAS PROVIENE DE 2759103 002

P R O P I E T A R I O:

RONCO REALTY INVESTMENTS LIMITADA
CEDULA JURIDICA 3-102-391792
ESTIMACION O PRECIO: CIENTO TREINTA Y SIETE MIL QUINIENTOS DOLARES
DUE#O : DE UN MEDIO EN LA FINCA
PRESENTACION: 0564-00006107-01
FECHA DE INSCRIPCION: 08-02-2006

ANOTACIONES SOBRE LA FINCA:

DECLARATORIA DE INTERES PUBLICO (ARTICULO 20 LEY 7
CITAS: 0573-00036018-001
PRESENTADA A 14:20:35 DEL DIA 11-10-2007
OTORGADA A LAS 10:50:00 DEL DIA 09-10-2007

GRAVAMENES O AFECTACIONES: \*\*S I...H A Y\*\*

RESERVAS Y RESTRICCIONES

CITAS: 0325-00019628-01-0911-002
CANCELACIONES PARCIALES: NO

AFECTA A FINCA: 5-00042362 000

ANOTACIONES DEL GRAVAMEN : \*\*N O H A Y\*\*

LA PRESENTE CERTIFICACION SE EXPIDE EN LA CIUDAD DE CURRIDABAT A LAS 11:57 HORAS DEL 19 DE FEBRERO DEL 2013

\*\*\*\*\* A D V E R T E N C I A \*\*\*\*\*
\*\*\*\*\* ESTA CERTIFICACION ES NULA SI NO ESTA FIRMADA Y NO \*\*\*\*\*
\*\* CONSTAN LOS DERECHOS Y TIMBRES CANCELADOS EN SOLICITUD ADJUNTA \*\*
\*\*\*\*\* U L T I M A L I N E A \*\*\*\*\*

\*\*\*\*\*

\*\*\*\*\*SELLO\*\*\*\*\* GERARDO RODRIGUEZ PEÑARANDA

\*\*\*\*\*CERTIFICADOR

