

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

Claudia María Agüero Chacón
 Official Translator
 English-Spanish/Spanish-English
 Agreement N° 006-98 DJ of November 16, 1998
 La Gaceta N° 249 of December 23, 1998
 San José, Costa Rica

Legal stamps affixed at the end.

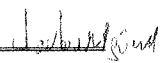
OFFICIAL TRANSLATION

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
 1211861 ----- 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: 42364 Right: 002 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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Agreement N° 006-98 03 of November 16, 1998
La Gaceta N° 249 of December 23, 1998
San José, Costa Rica

Legal stamps affixed at the end.

02/19/2003 **Republic of Costa Rica** - ----- Guanacaste Administrative Area
----- No. 2227572
National Registry -----
Republic of Costa Rica - ----- Registration 00042364 002
National Registry -----
Republic of Costa Rica - -----
LITERALLY CERTIFIES -----
Nature: N. 47 Stage E for construction - -----
Located in: District 04 Tempate Canton -----
03 Santa Cruz of the Guanacaste Province -----
Boundaries: -----
North: Street with 22.00 ms - -----
South: 50-meter strip of inalienable maritime miles Pacific Ocean - -----
East: Alameda (Boardwalk) - -----
West: Lot 46 -----
Measurements: One thousand seventy-seven meters and fifty-five square decimeters - -----
Measurement proportion: **00**** - -----
Map: G -0145549-1993 -----
Background information of this property must be consulted on microfilmed page of the Guanacaste
Province number 00042364 which comes from 2759103 002. - -----
OWNER: - -----
JOECO REALTY INVESTMENTS LIMITADA - -----
Legal corporate number: 3-102-390725 -----
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: 0573-00036015-001 -----
Filed at 14:20:20 on 10-11-2007 - -----

Claudia Agüero

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Legal stamps affixed at the end.

Granted at 10:45:00 on 10-09-2007 -----

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

RESERVES AND RESTRICTIONS -----

Reference data: 0325-00019628-01-0943-001 -----

Partial cancellations: No -----

Property it is subject to: 5-00042364 000 -----

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

This certification is issued in the city of Curridabat at 11:58 on February 19th, 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.



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Agreement N° 006-98 DJ of November 16, 1998
La Gaceta N° 249 of December 23, 1998
San José, Costa Rica

Consecutivo: 1211861

RN-06

VALE: c 2.800,00
Dos mil ochocientos colones

REGISTRO NACIONAL
REPUBLICA DE COSTA RICA
SERVICIOS REGISTRADOS
DIGITALIZADO
CANCELADO

SERVICIOS REGISTRALES
CERTIFICACIÓN REGISTRAL

Exhibit C-11b2

Spanish Original

<p>Registro Inmobiliario Propiedad</p> <p><input checked="" type="checkbox"/> Inmuebles <input type="checkbox"/> Catastro <input type="checkbox"/> Documento digitalizado</p>	<p>Finca: Provincia: <u>5</u> Matrícula: <u>42364</u> Derecho: <u>002</u></p> <p>Plano: _____</p> <p>Documento: _____ Tomo: _____ Asiento: _____</p>
<p>Registro Personas Jurídicas Mercantil</p> <p><input type="checkbox"/> Personería <input type="checkbox"/> Literalidad <input type="checkbox"/> Cédula Jurídica <input type="checkbox"/> Histórico</p>	<p>Cédula Jurídica: _____</p> <p>Poder(citas): _____</p> <p>Doc. Digitalizado: _____ Tomo: _____ Asiento: _____</p> <p>Afectación citas): _____</p>
<p>Registro de Bienes Muebles Vehículos</p> <p><input type="checkbox"/> Certificación <input type="checkbox"/> Depósito de Placa <input type="checkbox"/> Documento digitalizado <input type="checkbox"/> gravamen <input type="checkbox"/> Permiso de Salida</p>	<p>Vehículo: Clase: _____ Código: _____ Placa: _____</p> <p>Tomo: _____ Asiento: _____</p> <p>Tomo: _____ Asiento: _____ Sec: _____</p>
<p>Propiedad Industrial</p> <p><input type="checkbox"/> Certificación Nacional <input type="checkbox"/> Certificación Internacional</p>	<p><input type="checkbox"/> Marca de Fábrica <input type="checkbox"/> Patente de Invención <input type="checkbox"/> Marca Comercial <input type="checkbox"/> Nombre Comercial <input type="checkbox"/> Marca de Servicios <input type="checkbox"/> Señal de Propaganda <input type="checkbox"/> Modelo Industrial <input type="checkbox"/> Otros</p> <p>Número de expediente: _____ Número de Registro: _____</p> <p>Nombre del Titular: _____ Nombre de la Marca: _____</p>
<p><input type="checkbox"/> Marca de Ganado</p>	<p><input type="checkbox"/> Inscripción <input type="checkbox"/> Renovación <input type="checkbox"/> Traspaso <input type="checkbox"/> Inscripción de marca caduca</p> <p>Nombre completo: _____</p> <p>Número de cédula: _____ Número de expediente: _____</p>
<p><input type="checkbox"/> Derecho de Autor</p>	<p><input type="checkbox"/> Obra Literaria <input type="checkbox"/> Obra Artística <input type="checkbox"/> Contratos relacionados al Derecho de Autor</p> <p>Número de Registro: _____ Número de cédula: _____</p> <p>Nombre de la obra: _____</p> <p>Número del titular de la obra: _____</p>

Especifique: _____

19/02/2013

REPUBLICA DE COSTA RICA

PARTIDO DE GUANACASTE

Nº 2227572

11:58

REGISTRO NACIONAL

MATRICULA 00042364 002



CERTIFICA LITERALMENTE:

NATURALEZA:N.47 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 22,00 MTS
SUR :FAJA 50M.INANIEL.MIL.MARIT.O.PACIFIC
ESTE :ALAMEDA
OESTE :LOTE 46

MIDE :MIL DOSCIENTOS SETENTA Y SIETE METROS CON CINCUENTA Y CINCO DECIMETROS
CUADRADOS
PROPORCION MEDIDA: **00*****

PLANO:G -0145549-1993

LOS ANTECEDENTES DE ESTA FINCA DEBEN CONSULTARSE EN EL FOLIO MICROFILMADO DE
LA PROVINCIA DE GUANACASTE NUMERO 00042364 Y ADEMAS PROVIENE DE 2759103 002

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

JOECO REALTY INVESTMENTS LIMITADA
CEDULA JURIDICA 3-102-390725
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: 0573-00036015-001
PRESENTADA A 14:20:20 DEL DIA 11-10-2007
OTORGADA A LAS 10:45:00 DEL DIA 09-10-2007

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

RESERVAS Y RESTRICCIONES

CITAS: 0325-00019628-01-0943-001
CANCELACIONES PARCIALES: NO

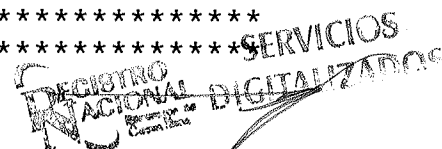
AFECTA A FINCA: 5-00042364 000

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

LA PRESENTE CERTIFICACION SE EXPIDE EN LA CIUDAD DE CURRIDABAT
A LAS 11:58 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

11 FEBRERO 2013