

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

Claudia Maria 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
 1211205 ----- 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: 144808 Right: 000 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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Republic of Costa Rica ----- Guanacaste Administrative Area
----- No. 2227548

National Registry -----

Republic of Costa Rica ----- Registration 000144808 000

National Registry -----

Republic of Costa Rica -----

LITERALLY CERTIFIES -----

Nature: Land for construction -----

Located in: District 08 Cabo Velas Canton -----

03 Santa Cruz of the Guanacaste Province -----

Boundaries: -----

North: Public street with a front of fifteen meters and eleven centimeters and a second segregated lot,
both partially -----

South: Villas de Playa Grande S. A. -----

East: Villas de Playa Grande S. A. -----

West: Inalienable public zone Parque Marino Las Baulas de Guanacaste -----

Measurements: Two thousand seven hundred twenty-five meters and ninety-six square decimeters - -----

Map: G -1101781-2006 -----

Background of property ownership: - -----

Property	Right	Registered in
----------	-------	---------------

50042833	000 Real estate folio	
----------	-----------------------	--

OWNER: -----

GRANDE BEACH HOLDINGS LIMITADA -----

Legal corporate number: 3-102-378985 in his capacity as fiduciary - -----

Estimate or price: Three million one hundred thousand dollars - -----

Owner: Owner - -----

Presentation: 0564-00019118-01 - -----

Registration date: 02-17-2006 - -----

NOTATIONS ON THE PROPERTY: * * THERE ARE NOT * * -----

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

RESERVES AND RESTRICTIONS -----

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Reference data: 0325-00019628-01-953-001 - -----

Reference property: 5042833 000 - -----

Property it is subject to: 5-00042833 000 - -----

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

This certification is issued in the city of Curridabat at 11:55 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 Rodríguez 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. -----



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Agreement N° 006-98 DJ of November 16, 1998
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San José, Costa Rica

Consecutivo: 1211205

RN-06

REGISTRO NACIONAL
DIGITALIZADOS
CANCELADO
Dos mil ochocientos colones

REGISTRO NACIONAL
REPUBLICA DE COSTA RICA

SERVICIOS REGISTRALES
CERTIFICACIÓN REGISTRAL

Exhibit C-13b

Spanish Original

<p>Registro Inmuebles</p> <p><input type="checkbox"/> Catastro</p> <p><input type="checkbox"/> Documento digitalizado</p>	<p>Provincia: <u>5</u> Matrícula: <u>14808</u> Derecho: <u>000</u></p> <p>Plano: _____</p> <p>Documento: Tomo: _____ Asiento: _____</p>
<p>Registro Personas Jurídicas Mercantil</p> <p><input type="checkbox"/> Personería</p> <p><input type="checkbox"/> Literalidad</p> <p><input type="checkbox"/> Cédula Jurídica</p> <p><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</p> <p><input type="checkbox"/> Depósito de Placa</p> <p><input type="checkbox"/> Documento digitalizado</p> <p><input type="checkbox"/> gravamen</p> <p><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</p> <p><input type="checkbox"/> Certificación Internacional</p>	<p><input type="checkbox"/> Marca de Fábrica <input type="checkbox"/> Patente de Invención</p> <p><input type="checkbox"/> Marca Comercial <input type="checkbox"/> Nombre Comercial</p> <p><input type="checkbox"/> Marca de Servicios <input type="checkbox"/> Señal de Propaganda</p> <p><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 2227548

11:55

REGISTRO NACIONAL

MATRICULA 00144808 000



CERTIFICA LITERALMENTE:

REGISTRO NACIONAL
NATURALEZA: TERRENO PARA CONSTRUIR

SITUADA EN D I S T R I T O 08 CABO VELAS 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 PUBLICA CON FRENTE DE QUINCE METROS ON ONCE CENTIMETROS Y SEG
UNDO LOTE SEGREGADO, AMBOS EN PARTE

SUR : VILLAS DE PLAYA GRANDE S.A.

ESTE : VILLAS DE PLAYA GRANDE S.A.

OESTE : ZON APUBLICA INALIENABLE PARUQE MARINO LAS BAULAS DE GUANACASTE

MIDE : DOS MIL SETECIENTOS VEINTICINCO METROS CON NOVENTA Y SEIS DECIMETROS CU
ADRADOS

PLANO:G -1101781-2006

ANTECEDENTE DOMINIO DE LA FINCA:

FINCA	DERECHO	INSCRITA EN
500042833	000 FOLIO REAL	

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

GRANDE BEACH HOLDINGS LIMITADA

CEDULA JURIDICA 3-102-378985

ESTIMACION O PRECIO:TRES MILLONES CIEN MIL DOLARES

DUE#O : DEL DOMINIO

PRESENTACION: 0564-00019118-01

FECHA DE INSCRIPCION:17-02-2006

ANOTACIONES SOBRE LA FINCA: **N O...H A Y**

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

RESERVAS Y RESTRICCIONES

CITAS: 0325-00019628-01-0953-001

FINCA REFERENCIA: 5042833 000

AFECTA A FINCA: 5-00042833 000

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

LA PRESENTE CERTIFICACION SE EXPIDE EN LA CIUDAD DE CURRIDABAT

A LAS 11:55 HORAS DEL 19 DE FEBRERO DEL 2013

***** A D V E R T E N C I A *****

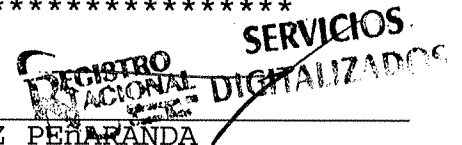
***** ESTA CERTIFICACION ES NULA SI NO ESTA FIRMADA Y NO *****

** CONSTAN LOS DERECHOS Y TIMBRES CANCELADOS EN SOLICITUD ADJUNTA ***

***** U L T I M A L I N E A *****

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

***** MATRICULA 00144808 000 CONTINUA PAGINA:002



*****CERTIFICADOR

Nº 2227549



REGISTRO NACIONAL
REPUBLICA DE COSTA RICA

REGISTRO NACIONAL
SERVICIOS DIGITALIZADOS

REGISTRO NACIONAL
SERVICIOS DIGITALIZADOS

REGISTRO NACIONAL
SERVICIOS DIGITALIZADOS