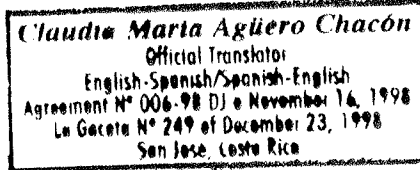


*Licda. Claudia Ma. Agüero Ch.*  
 Official Translator  
 English-Spanish  
 Spanish-English



Legal stamps affixed at the end.

**OFFICIAL TRANSLATION**

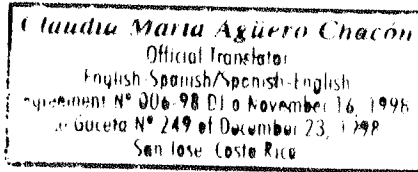
I, **Claudia Ma. Agüero Chacón**, identity card number 1614-520, Official Translator of the Ministry of Foreign Affairs and Worship of the Republic of Costa Rica, named by Agreement N° 006-98 DJ of November 16, 1998, published in La Gaceta N° 249 of December 23, 1998, hereby CERTIFY that the pertinent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

Consecutive: ----- National Registry ----- RN-06  
 1211201 ----- 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: 42783 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>		

02/19/2003 **Republic of Costa Rica** - ----- Guanacaste Administrative Area

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



Legal stamps affixed at the end.

National Registry ----- No. 2227543  
Republic of Costa Rica ----- Registration 00042783 000  
National Registry -----  
Republic of Costa Rica -----  
LITERALLY CERTIFIES -----  
Nature: Lot 40 A Land for construction -----  
Located in: District 04 Tempate Canton-----  
03 Santa Cruz of the Guanacaste Province -----  
Boundaries: -----  
North: Street with 20.00 ms -----  
South: Maritime terrestrial zone -----  
East: Lot 39-----  
West: Lot 41 -----  
Measurements: Eight hundred ninety-two meters and sixty-two square decimeters -----  
Measurement proportion: \*\*00\*\*\*\* -----  
Map: G -0402369-1980 -----  
Background information of this property must be consulted on microfilmed page of the Guanacaste  
Province number 00042783 which comes from 2758 081 002. -----  
Background of property ownership: -----  
OWNER: -----  
The State -----  
Legal corporate number: 2-000-045522 -----  
Estimate or price: Twenty-four million one hundred thousand seven hundred forty Colones -----  
Owner: Owner -----  
Presentation: 2012-00168560-01 -----  
Registration date: 06-29-2012 -----  
NOTATIONS ON THE PROPERTY: \*\* THERE ARE NOT \*\* -----  
LIENS OR ENCUMBRANCES: \*\* THERE ARE \*\* -----  
RESERVES AND RESTRICTIONS -----  
Reference data: 0325-00019628-01-0811-001 -----  
Partial cancellations: nO -----

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



Legal stamps affixed at the end.

Property it is subject to: 5-00042783 000 -----

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

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

----- Handwritten signature

Seal ----- Gerardo Rodriguez Peñaranda

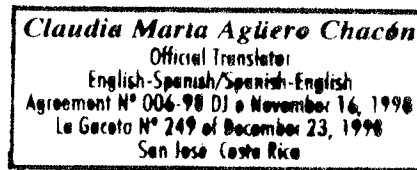
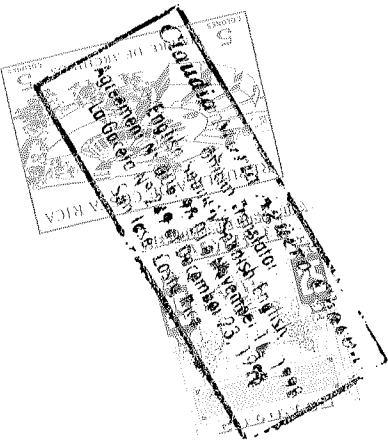
----- Certifier

----- September 2011

----- (Ink seal)

----- 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. -----



Consecutivo: 1211201

RN-06

Exhibit C-16b

Spanish Original



SERVICIOS REGISTRALES  
**CERTIFICACIÓN REGISTRAL**

VALE: c 2.800.000  
Dos mil ochocientos Colones

**REGISTRO NACIONAL CANCELADO**

**Registro Inmobiliario**  
Propiedad

Inmuebles  
 Catastro  
 Documento digitalizado

Finca: Provincia: 5 Matrícula: 42783 Derecho: 000

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: \_\_\_\_\_

19/02/2013

REPUBLICA DE COSTA RICA

PARTIDO DE GUANACASTE

Nº 2227543

11:55

REGISTRO NACIONAL

MATRICULA 00042783 000



CERTIFICA LITERALMENTE:

NATURALEZA:LOTE 40 A TERRENO 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 20.00 MTS  
SUR :ZONA MARITIMO TERRESTRE  
ESTE :LOTE 39  
OESTE :LOTE 41

MIDE :OCHOCIENTOS NOVENTA Y DOS METROS CON SESENTA Y DOS DECIMETROS CUADRADOS  
PROPORCION MEDIDA: \*\*00\*\*\*\*\*

PLANO:G -0402369-1980

LOS ANTECEDENTES DE ESTA FINCA DEBEN CONSULTARSE EN EL FOLIO MICROFILMADO DE  
LA PROVINCIA DE GUANACASTE NUMERO 00042783 Y ADEMAS PROVIENE DE 2758 081 002

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

EL ESTADO

CEDULA JURIDICA 2-000-045522

ESTIMACION O PRECIO:VEINTICUATRO MILLONES CIENTO MIL SETECIENTOS CUARENTA COLON  
S

DUE#O : DEL DOMINIO

PRESENTACION: 2012-00168560-01

FECHA DE INSCRIPCION:29-06-2012

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

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

RESERVAS Y RESTRICCIONES

CITAS: 0325-00019628-01-0811-001

CANCELACIONES PARCIALES: NO

AFECTA A FINCA: 5-00042783 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 \*\*\*\*\*

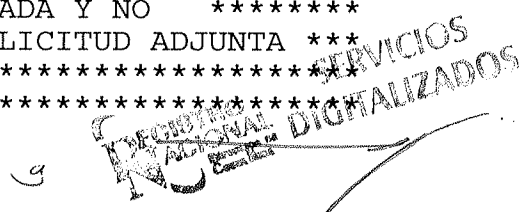
\*\* CONSTAN LOS DERECHOS Y TIMBRES CANCELADOS EN SOLICITUD ADJUNTA \*\*\*

\*\*\*\*\*

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

\*\*\*\*\*

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



\*\*\*\*\* MATRICULA 00042783 000 CONTINUA PAGINA:002



REGISTRO NACIONAL  
REPUBLICA DE COSTA RICA

REGISTRO NACIONAL  
SERVICIOS DIGITALIZADOS

REGISTRO NACIONAL  
SERVICIOS DIGITALIZADOS

REGISTRO NACIONAL  
SERVICIOS DIGITALIZADOS