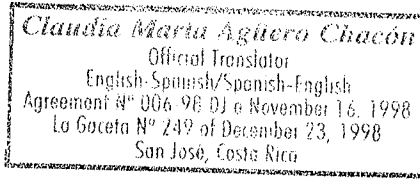


Licda. Claudia Ma. Agüero Ch.
 Official Translator
 English-Spanish
 Spanish-English



Legal stamps affixed at the end.

OFFICIAL TRANSLATION

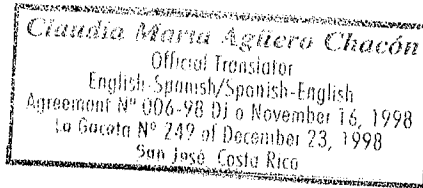
I, **Claudia Ma. Agüero Chacón**, identity card number 1614-520, Official Translator of the Ministry of Foreign Affairs and Worship of the Republic of Costa Rica, named by Agreement N° 006-98 DJ of November 16, 1998, published in La Gaceta N° 249 of December 23, 1998, hereby CERTIFY that the pertinent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

Consecutive: ----- National Registry ----- RN-06
 1211203 ----- Republic of Costa Rica -----
 Fee: \$2,800.00 ----- Registration Services -----
 Two thousand eight hundred colons ----- **Registration Certification** -----

<u>Real Estate Registry</u> Property: <input checked="" type="checkbox"/> Real Estate <input type="checkbox"/> Land Registry <input type="checkbox"/> Digitized document	Property: Province: 5 Registration: 43073 Right: 000 Map: _____ Document: Volume: _____ Entry: _____ (Ink seal of the National Registry-PAID)	
<u>Legal Entity Registry</u> Commercial <input type="checkbox"/> Corporate status <input type="checkbox"/> Literal <input type="checkbox"/> Corporate number <input type="checkbox"/> Historical	Corporate number: _____ Power of attorney (references): _____ Digitized document: Volume: _____ Entry: _____ Encumbrances (references)	
<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	Property: Province: _____ Registration: _____ Right: _____ Map: _____ Document: Volume: _____ Entry: _____	
<u>Industrial Property</u> <input type="checkbox"/> National Certification <input type="checkbox"/> International Certification	<input type="checkbox"/> Manufacturer's brand <input type="checkbox"/> Trademark <input type="checkbox"/> Service mark <input type="checkbox"/> Industrial mark File number: _____ Titleholder name: _____	<input type="checkbox"/> Invention patent <input type="checkbox"/> Trade name <input type="checkbox"/> Slogan <input type="checkbox"/> Other Register number: _____ Brand name: _____
<input type="checkbox"/> Cattle breed	<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: _____	
<input type="checkbox"/> Copyright	<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: _____	
Specify: _____		

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Official Translator
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Spanish-English



Legal stamps affixed at the end.

Republic of Costa Rica ----- Guanacaste Administrative Area
----- No. 2227545

National Registry -----

Republic of Costa Rica ----- Registration 00043073 000

National Registry -----

Republic of Costa Rica -----

LITERALLY CERTIFIES -----

Nature: For construction N. 71C -----

Located in: District 03 Veintisiete de Abril Canton -----

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

Boundaries: -----

North: A street of 14 ms and 99 cm -----

South: Maritime zone -----

East: Lot 70 -----

West: For tourism -----

Measurements: Six hundred sixty-seven meters and four square decimeters -----

Measurement proportion: **00**** -----

Map: G -0415025-1981 -----

Background information of this property must be consulted on microfilmed page of the Guanacaste Province number 00043073 which comes from 2758 371 002. -----

OWNER: -----

BUILDING A RUIN LIMITADA -----

Legal corporate number: 3-102-495485 -----

Estimate or price: Two hundred thirty thousand dollars -----

Owner: Owner -----

Presentation: 0573-00054607-01 -----

Registration date: 11-22-2007 -----

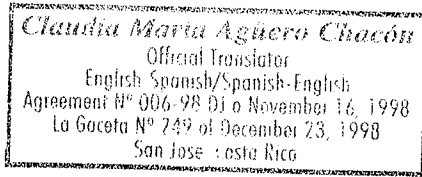
NOTATIONS ON THE PROPERTY: * * THERE ARE NOT * * -----

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

Right of way transferred -----

Reference data: 0323-00000969-01-0905-001 -----

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



Legal stamps affixed at the end.

Partial cancellations: No -----

Property it is subject to: 5-00043073 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

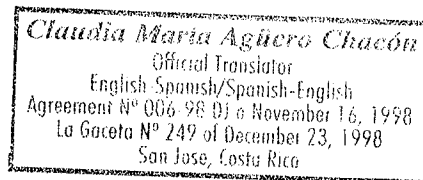
----- (Ink seal)

----- 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 twenty-fifth 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. -----

Handwritten signature



Consecutivo: 1211203

Exhibit C-19b
RN-06
Spanish Original

VALE: C 2.800.000
Dos mil ochocientos colones

SERVICIOS REGISTRACIONAL NACIONAL
REPUBLICA DE COSTA RICA

SERVICIOS REGISTRACIONALES CERTIFICACIÓN REGISTRAL

Registro Inmobiliario Propiedad
 Inmuebles
 Catastro
 Documento digitalizado

Finca: Provincia: 5 Matrícula: 43073 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 Vehiculos
 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: 2244-0259 - 201161391 R

19/02/2013

REPUBLICA DE COSTA RICA

PARTIDO DE GUANACASTE

Nº 2227545

11:55

REGISTRO NACIONAL

MATRICULA 00043073 000



CERTIFICA LITERALMENTE:

REGISTRO NACIONAL
NATURALEZA: PARA CONSTRUIR N.71C

SITUADA EN D I S T R I T O 03 VEINTISIETE ABRIL 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 14M 99CM
SUR : ZONA MARITIMA
ESTE : LOTE 70
OESTE : PARA TURISMO

MIDE : SEISCIENTOS SESENTA Y SIETE METROS CON CUATRO DECIMETROS CUADRADOS
PROPORCION MEDIDA: **00*****

PLANO: G -0415025-1981

LOS ANTECEDENTES DE ESTA FINCA DEBEN CONSULTARSE EN EL FOLIO MICROFILMADO DE
LA PROVINCIA DE GUANACASTE NUMERO 00043073 Y ADEMAS PROVIENE DE 2758-371-002

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

BUILDING A RUIN LIMITADA

CEDULA JURIDICA 3-102-495485

ESTIMACION O PRECIO: DOSCIENTOS TREINTA MIL DOLARES

DUE#O : DEL DOMINIO

PRESENTACION: 0573-00054607-01

FECHA DE INSCRIPCION: 22-11-2007

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

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

RESERVAS Y RESTRICCIONES

CITAS: 0323-00000969-01-0905-001

CANCELACIONES PARCIALES: NO

AFECTA A FINCA: 5-00043073 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

*****CERTIFICADOR

