

**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:

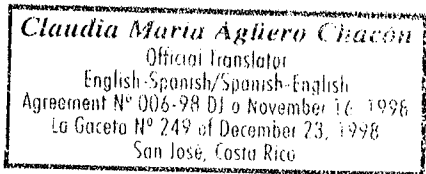
Consecutive: ----- National Registry ----- RN-06  
 1211877 ----- Republic of Costa Rica -----  
 Fee: \$2,800.00 ----- Registration Services -----  
 Two thousand eight hundred colons ----- **Registration Certification** -----

<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: 130543 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>		

Telephones: (506) 2202-0777 / 2202-0888 • P.O. Box 523-2010 San Jose - Costa Rica • www.rnpdigital.com

*claudia agüero*

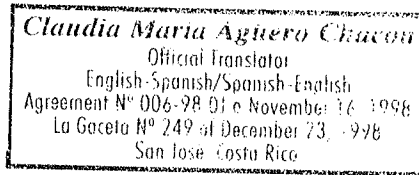
**Licda. Claudia Ma. Agüero Ch.**  
Official Translator  
English-Spanish  
Spanish-English



Legal stamps affixed at the end.

02/19/2003 **Republic of Costa Rica** ----- Guanacaste Administrative Area  
National Registry ----- No. 2229447  
Republic of Costa Rica ----- Registration 00130543 000  
National Registry -----  
Republic of Costa Rica -----  
LITERALLY CERTIFIES -----  
Nature: Agriculture land -----  
Located in: District 08 Cabo Velas Canton -----  
03 Santa Cruz of the Guanacaste Province -----  
Boundaries: -----  
North: Lot 5 -----  
South: Lot 7 -----  
East: Lot 11 with agricultural easement in the middle with a front of 35 meters and 93 centimeters -----  
West: Public area of 50 meters in favor of the State with a front of 39 meters and 70 centimeters -----  
Measurements: Seven thousand three hundred sixteen meters and thirty-five square decimeters -----  
Measurement proportion: \*\*00\*\*\*\* -----  
Map: -0815470-2002 -----  
Background of property ownership: -----  
Property Right Registered in  
500125631 000 Real estate folio  
OWNER: -----  
Saíno Mar Vista Estates F Sociedad Anónima -----  
Legal corporate number: 3-101-353244 -----  
Estimate or price: Five hundred thousand Colones -----  
Owner: Owner -----  
Presentation: 0524-00010013-01 -----  
Registration date: 09-24-2003 -----  
NOTATIONS ON THE PROPERTY: -----  
Public Interest Decree (Article 20 Law 7) -----  
Reference data: 0562-00013469-001 -----  
Filed at 13:19:08 on 12-09-2005 -----

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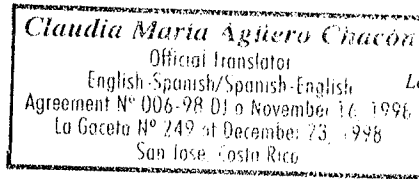


Legal stamps affixed at the end.

Granted at 10:30:00 on 12-07-2005 -----  
COMMON LAWSUIT -----  
Reference data: 0569-00077112-001 -----  
Filed at 10:32:38 on 12-06-2006 -----  
Granted at 16:22:00 on 12-05-2006 -----  
LIENS OR ENCUMBRANCES: \* \* THERE ARE \* \* -----  
RESERVES AND RESTRICTIONS -----  
Reference data: 0290-00007308-01-0901-001 -----  
Reference property: 5024699 000 -----  
Property it is subject to: 5-00024699 000 -----  
Property it is subject to: 5-00125629 000 -----  
NOTATIONS TO THE ENCUMBRANCE: \* \* THERE ARE NOT \* \* -----  
RESERVES AND RESTRICTIONS -----  
Reference data: 0309-00001645-01-0901-001 -----  
Reference property: 5031099 000 -----  
Property it is subject to: 5-00031099 000 -----  
Property it is subject to: 5-00125629 000 -----  
NOTATIONS TO THE ENCUMBRANCE: \* \* THERE ARE NOT \* \* -----  
RESERVES AND RESTRICTIONS -----  
Reference data: 0309-00001645-01-0901-002 -----  
Reference property: 5033833 000 -----  
Property it is subject to: 5-00033833 000 -----  
Property it is subject to: 5-00125629 000 -----  
NOTATIONS TO THE ENCUMBRANCE: \* \* THERE ARE NOT \* \* -----  
RESERVES AND RESTRICTIONS -----  
Reference data: 0312-00004658-01-0905-001 -----  
Reference property: 5033839 000 -----  
Property it is subject to: 5-00033839 000 -----  
Property it is subject to: 5-00125629 000 -----  
NOTATIONS TO THE ENCUMBRANCE: \* \* THERE ARE NOT \* \* -----  
RESERVES AND RESTRICTIONS -----

A handwritten signature in black ink, appearing to read "Claudia Ma. Agüero Chacon".

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



Legal stamps affixed at the end.

Reference data: 0386-00015831-01-0800-001 -----

Reference property: 00057060 000 - -----

Property it is subject to: 5-00074567 000 - -----

Property it is subject to: 5-00125629 000 - -----

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

RIGHTS OF WAY: -----

Reference data: 0514-00011409-01-0028-001 -----

Property it is subject to: 5-00130543 000 - -----

Begins on: January 16<sup>th</sup>, 2003 - -----

Length: 00772.16 meters - ----- Width: 00010.00 meters

East-Westwards -----

Partial cancellations: Yes - -----

In favor of property(ies)	Against property(ies)
5-00130538 -000	5-00130538 -000
5-00130539 -000	5-00130539 -000
5-00130540 -000	5-00130540 -000
5-00130541 -000	5-00130541 -000
5-00130542 -000	5-00130542 -000
5-00130543 -000	5-00130543 -000
5-00130544 -000	5-00130544 -000
5-00130545 -000	5-00130545 -000
5-00130546 -000	5-00130546 -000
5-00130547 -000	5-00130547 -000
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5-00130550 -000	5-00130550 -000
5-00130551 -000	5-00130551 -000
5-00130552 -000	5-00130552 -000
5-00130553 -000	5-00130553 -000
5-00130554 -000	5-00130554 -000
5-00130555 -000	5-00130555 -000

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

5-00130556 -000	5-00130556 -000
5-00130557 -000	5-00130557 -000
5-00130558 -000	5-00130558 -000
5-00130559 -000	5-00130559 -000
5-00130560 -000	5-00130560 -000
5-00130561 -000	5-00130561 -000

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

RIGHTS OF WAY: -----

Reference data: 0514-00011409-01-0028-001 - -----

Property it is subject to: 5-00130543 000 - -----

Begins on: January 16<sup>th</sup>, 2003 - -----

Length: 00772.16 meters - ----- Width: 00010.00 meters

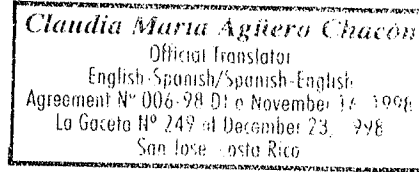
East-Westwards - -----

Partial cancellations: Yes - -----

In favor of properties - -----

In favor of property(ies)	Against property(ies)
5-00130538 -000	5-00130538 -000
5-00130539 -000	5-00130539 -000
5-00130540 -000	5-00130540 -000
5-00130541 -000	5-00130541 -000
5-00130542 -000	5-00130542 -000
5-00130543 -000	5-00130543 -000
5-00130544 -000	5-00130544 -000
5-00130545 -000	5-00130545 -000
5-00130546 -000	5-00130546 -000
5-00130547 -000	5-00130547 -000
5-00130548 -000	5-00130548 -000
5-00130549 -000	5-00130549 -000
5-00130550 -000	5-00130550 -000
5-00130551 -000	5-00130551 -000
5-00130552 -000	5-00130552 -000

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



Legal stamps affixed at the end.

5-00130553 -000	5-00130553 -000
5-00130554 -000	5-00130554 -000
5-00130555 -000	5-00130555 -000
5-00130556 -000	5-00130556 -000
5-00130557 -000	5-00130557 -000
5-00130558 -000	5-00130558 -000
5-00130559 -000	5-00130559 -000
5-00130560 -000	5-00130560 -000
5-00130561 -000	5-00130561 -000

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

MORTGAGE BONDS -----

Reference data: 0531-00018178-01-0002-001 -----

Amount: Fifty-two thousand five hundred dollars - -----

Interest: Eight percent per annum - -----

It shall be paid on: June 17<sup>th</sup>, 2008 -----

Payment place: San Jose -----

Represented by: 001 bonds -----

Grade: First degree -----

Partial cancellations: No -----

Settlor: -----

RANCHO ECOLÓGICO LAS BAULAS SOCIEDAD ANÓNIMA -----

Legal corporate number: 3-101-338108 -----

In favor of: -----

CORPORACIÓN HOTELERA PLAYA TORTUGA S. A. -----

Legal corporate number: 3-101-117550 -----

Proxy with faculties to sign: -----

Rolando Javier Valerín Barboza -----

Identity card: 1-0494-0945 -----

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

MORTGAGE BONDS -----

Reference data: 0531-00018178-01-0003-001 -----

Licda. Claudia Ma. Agüero Ch.  
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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.

7

Amount: Three hundred ninety-seven thousand five hundred dollars - -----

Interest: Ten percent per annum - -----

It shall be paid on: April 10<sup>th</sup>, 2004 - -----

Payment place: San Jose - -----

Represented by: 001 bonds - -----

Grade: Second degree - -----

Partial cancellations: No - -----

In favor of: - -----

SAÍNO MAR VISTA ESTATES F SOCIEDAD ANÓNIMA - -----

Legal corporate number: 3-101-353244 - -----

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

This certification is issued in the city of Curridabat at 12:24 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 seven 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 seven pages of the translation are written only on the obverse and the reverse has been annulled. -----



*Claudia Ma. Agüero Ch.*  
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

Consecutivo: 1211877

RN-06

Spanish Original



SERVICIOS REGISTRALES CERTIFICACIÓN REGISTRAL

VALE: c 2.800,000  
Dos mil ochocientos millones

REGISTRO NACIONAL CANCELADO  
SERVICIOS DIGITALIZADOS

<p>Registro Inmobiliario Propiedad Inmuebles</p> <p><input type="checkbox"/> Catastro <input type="checkbox"/> Documento digitalizado</p>	<p>Finca: Provincia: <u>5</u> Matrícula: <u>130543</u> Derecho: <u>OO</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: \_\_\_\_\_



Nº 2229447

12:24



REGISTRO NACIONAL

MATRICULA 00130543 000

CERTIFICA LITERALMENTE:

**REGISTRO NACIONAL**  
NATURALEZA: TERRENO PARA AGRICULTURA

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 :LOTE 5

SUR :LOTE 7

ESTE :LOTE 11 CON SERVIDUMBRE AGRICOLA EN MEDIO CON UN FRENTE DE 35 METRO  
S 93 CENTIMETROSOESTE :ZONA PUBLICA DE 50 METROS A FAVOR DEL ESTADO CON UN FRENTE DE 39 ME  
TROS 70 CENTIMETROSMIDE :SIETE MIL TRESCIENTOS DIECISEIS METROS CON TREINTA Y CINCO DECIMETROS C  
UADRADOS

PROPORCION MEDIDA: \*\*00\*\*\*\*\*

PLANO:G -0815470-2002

ANTECEDENTE DOMINIO DE LA FINCA:

FINCA	DERECHO	INSCRITA EN
500125631	000 FOLIO REAL	

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

SAINO MAR VISTA ESTATES F SOCIEDAD ANONIMA

CEDULA JURIDICA 3-101-353244

ESTIMACION O PRECIO:QUINIENTOS MIL COLONES

DUE#O : DEL DOMINIO

PRESENTACION: 0524-00010013-01

FECHA DE INSCRIPCION:24-09-2003

ANOTACIONES SOBRE LA FINCA:

DECLARATORIA DE INTERES PUBLICO (ARTICULO 20 LEY 7

CITAS: 0562-00013469-001

PRESENTADA A 13:19:08 DEL DIA 09-12-2005

OTORGADA A LAS 10:30:00 DEL DIA 07-12-2005

DEMANDA ORDINARIA

CITAS: 0569-00077112-001

PRESENTADA A 10:32:38 DEL DIA 06-12-2006

OTORGADA A LAS 16:22:00 DEL DIA 05-12-2006

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

RESERVAS Y RESTRICCIONES

CITAS: 0290-00007308-01-0901-001

FINCA REFERENCIA: 5024699 000

AFECTA A FINCA: 5-00024699 000

AFECTA A FINCA: 5-00125629 000

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

\*\*\*\*\* MATRICULA 00130543 000 CONTINUA PAGINA:002

Nº 2229448

RESERVAS Y RESTRICCIONES

CITAS: 0309-00001645-01-0901-001
FINCA REFERENCIA: 5031099 000
AFECTA A FINCA: 5-00031099 000
AFECTA A FINCA: 5-00125629 000

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

RESERVAS Y RESTRICCIONES

CITAS: 0309-00001645-01-0901-002
FINCA REFERENCIA: 5033833 000
AFECTA A FINCA: 5-00033833 000
AFECTA A FINCA: 5-00125629 000

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

RESERVAS Y RESTRICCIONES

CITAS: 0312-00004658-01-0905-001
FINCA REFERENCIA: 5033839 000
AFECTA A FINCA: 5-00033839 000
AFECTA A FINCA: 5-00125629 000

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

RESERVAS Y RESTRICCIONES

CITAS: 0386-00015831-01-0800-001
FINCA REFERENCIA: 00057060 000
AFECTA A FINCA: 5-00074567 000
AFECTA A FINCA: 5-00125629 000

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

SERVIDUMBRE DE PASO

CITAS: 0514-00011409-01-0028-001
AFECTA A FINCA: 5-00130543 000

INICIA:16 DE ENERO DE 2003

LONGITUD: 00772.16 METROS

ANCHO: 00010.00 METROS

RUMBO DE ESTE A OESTE

CANCELACIONES PARCIALES: SI

A FAVOR DE LA(S) FINCA(S)

5-00130538 -000

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EN CONTRA DE LA(S) FINCA(S)

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Nº 2229449

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

SERVIDUMBRE DE PASO

CITAS: 0514-00011409-01-0028-001

AFECTA A FINCA: 5-00130543 000

INICIA:16 DE ENERO DE 2003

LONGITUD: 00772.16 METROS

ANCHO: 00010.00 METROS

RUMBO DE ESTE A OESTE

CANCELACIONES PARCIALES: SI

A FAVOR DE LA(S) FINCA(S)

EN CONTRA DE LA(S) FINCA(S)

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Nº 2229450

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

CEDULAS HIPOTECARIAS

CITAS: 0531-00018178-01-0002-001  
MONTO: CINCUENTA Y DOS MIL QUINIENTOS DOLARES  
INTERESES: OCHO POR CIENTO ANUAL  
SERA PAGADA EL: 17 DE JUNIO DE 2008

LUGAR DE PAGO: SAN JOSE

REPRESENTADA POR: 001 CEDULAS

GRADO: PRIMER GRADO

CANCELACIONES PARCIALES: NO

CONSTITUYENTE

RANCHO ECOLOGICO LAS BAULAS SOCIEDAD ANONIMA

CEDULA JURIDICA 3-101-338108

A FAVOR DE

CORPORACION HOTELERA PLAYA TORTUGA S A

CEDULA JURIDICA 3-101-117550

APODERADO PARA FIRMAR

ROLANDO JAVIER VALERIN BARBOZA

CEDULA IDENTIDAD 1-0494-0945

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

Nº 2229451

REGISTRO NACIONAL  
REPÚBLICA DE COSTA RICA  
CEDULAS HIPOTECARIAS  
CITAS 0531 00018178-01-0003-001  
MONTO: TRESCIENTOS NOVENTA Y SIETE MIL QUINIENTOS DOLARES  
INTERESES: DIEZ POR CIENTO ANUAL  
SERÁ PAGADA EL: 10 DE ABRIL DE 2004

LUGAR DE PAGO: SAN JOSE  
REPRESENTADA POR: 001 CEDULAS  
GRADO: SEGUNDO GRADO  
CANCELACIONES PARCIALES: NO  
A FAVOR DE  
SAINO MAR VISTA ESTATES F SOCIEDAD ANONIMA  
CEDULA JURIDICA 3-101-353244

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

LA PRESENTE CERTIFICACION SE EXPIDE EN LA CIUDAD DE CURRIDABAT  
A LAS 12:24 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\*\*\*\*\*  
\*\*\*\*\*CERTIFICADOR

g  
REGISTRO NACIONAL  
SERVICIOS DIGITALIZADOS  
GERARDO RODRIGUEZ PEÑARANDA