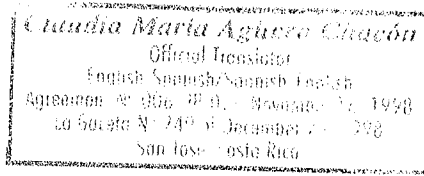


Licda. Claudia Ma. Agüero Ch.
Official Translator
English-Spanish
Spanish-English



Legal stamps affixed at the end.

Exhibit C-27f

English Translation
followed by original

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 "notification" to be translated from Spanish into English reads as follows: -

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00005202 (by hand) O-----

TAX ADMINISTRATIVE AND CIVIL COURT-----

II JUDICIAL CIRCUIT SAN JOSE BASED IN GOICOECHEA-----

EXPROPRIATION PROCEEDINGS-----

OF: THE STATE -----

AGAINST: VACATION RENTALS, S.A. -----

(Initiates).-----

(written by hand) 6F/i simple copies, certified copies of administrative file -----

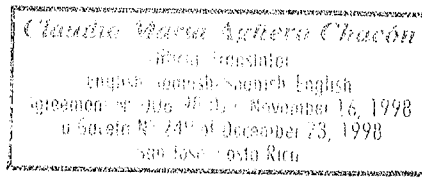
(ink seal) JUDICIAL BRANCH II Jud. Circuit of San Jose, 14.40, Nov. 30th., 2006 Reception of Documents

RECEIVED -----

HONORABLE JUDGE: -----

The undersigned, Georgina Inés Chaves Olarte, lawyer, single, resident of Moravia, with personal identity document N° 9-085-583, hereby known as the representative of the State, in my condition of Deputy Attorney General according to Resolution of Ministry of Justice and Grace N° 38 of April 4th of 2005, published in La Gaceta N° 88 of May 9th of 2005, duly authorized according to the document I enclose, appear before your Authority to establish expropriation proceedings against VACATION RENTALS, SOCIEDAD ANONIMA (Corporation), legal identity document N° 3-101-322422, in the person of its special judicial proxies, Mr. Mauricio González Crespo, of age, lawyer, single, resident of San Rafael de Escazú, holder of personal identification document N° 1-955-898 and Mr. Rafael Enrique Cañas Coto, of age, married, lawyer, resident of San Rafael de Escaz', holder of personal identification document N° 1-787-671, based on what follows:

FACTS-----



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Official Translator
English-Spanish
Spanish-English

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FIRST: Through Executive Resolution No. 260-MINAE6, of 07:30 hours of November 21st of 2006, published in La Gaceta No. 227, of November 27th of 2006, the Executive Branch decided the partial expropriation of the real estate property registered in the Property Public Registry, of the -----

(Seal on the right margin) Mario Leonel González Araya ---Personal id 1-753-559-----

Address: San Jose, Avenida 2 y 6, calle 13, Email: Procuraduria@pgr.go.cr -----

P.O. Box 78-1003 La Corte, Telephone 243-8400, Faxes 233-7010, 255-0997-----

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Page 2 -----

Property under Folio Real registration number 130544-000, located in the Province of Guanacaste, Cabo Velas (District 8) of Santa Cruz (Canton 3), specifically in Playa Grande, which is land for agriculture and measures 7365.18 square meters. It borders, according to the information of the Public Registry, to the north with Lot 6, to the south with Lot 8, to the east with Lot 10 with farming easement in the middle, with a front of 36.13 meters and to the west with public area of 50 meters in favor of the State, with a front of 39.70 meters.

The property bears the following reservations and restrictions: 290-07308-01-0901-001, 309-01645-01-0901-001, 309-01645-01-0901-002, 312-04658-01-0905-001, and 386-15831-01-0800-001, without there being any annotations against such restrictions. It also presents a right-of-way easement, registered through document 514-11409-01-0028-001. -----

SECOND: From the property referred to above, a lot that measures 3012.20 square meters according to cadastral plan N° G-1006735-2005 is expropriated. -----

THIRD: The boundaries of the land plot that is segregated and expropriated are the following: to the north with Saino Mar Vista Estates F S.A., to the south with Nispero Mar Vista Estates H S.A., to the east with Vacations Rentals S.A. and to the west with inalienable public area.-----

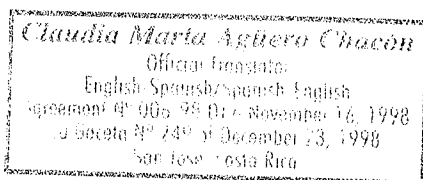
FOURTH: The rest continues to be land for agriculture, located in the eighth district, Cabo Velas, of the third canton, Santa Cruz, of the province of Guanacaste. It remains with a measurement of 4352.98 square meters. It borders to the north, lot six, today Saino Mar Vista Estates F S.A., to the south, lot eight, today Nispero Mar Vista States H S.A., to the east with lot 10 with agricultural easement in the middle with a front of 3.13 m, and to the west, with expropriated lot. -----

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Page 3 -----

FIFTH: The land plot that is expropriated is necessary for the consolidation of the National Marine Park Las Baulas of Guanacaste, in accordance with that prescribed by Law N° 7495, so that the Executive Branch, through Executive Decree Number 32.664-MINAE, published in La Gaceta No. 232, of December 1st of 2005, declared this of public interest, dictating, later on, the expropriating act, as was indicated in the first fact.

SIXTH: Through administrative appraisal AA-110-2006, file N° 127-2006 of the Taxation Administration of Puntarenas, it was determined that the amount to be indemnified for the real estate property to be expropriated is of TWENTY-ONE MILLION SIX HUNDRED AND EIGHTY-SEVEN THOUSAND EIGHT HUNDRED AND FORTY COLONES (¢21,687,840.00). -----

SEVENTH: VACATIONS RENTALS, S.A., opposed the administrative appraisal, through writ submitted on November 17th of 2006.-----

EIGHTH: The sum of EIGHTEEN MILLION SEVENTY-THREE THOUSAND TWO HUNDRED COLONES NO CENTS (¢18,073,200.00) was deposited under the concept of amount of the administrative appraisal into the account of the Tax Administrative and Civil Court (deposit slip N° 341295 C). Later on, an additional 10 per cent was deposited in order to complete the price awarded in the administrative appraisal AA-110-2006 (deposit slip N° 674192 C). -----

ACTION -----

Due to the above, in accordance with that established by the Law of Expropriations No. 7495, dated May 3rd of 1995, reformed by Law No. 7757, of March 10th of -----

Address: San Jose, Avenida 2 y 6, calle 13, Email: Procuraduria@pgr.go.cr -----

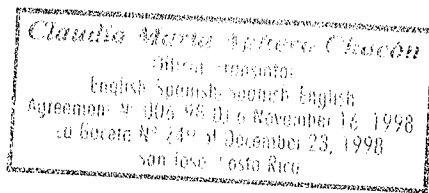
P.O. Box 78-1003 La Corte, Telephone 243-8400, Faxes 233-7010, 255-0997 -----

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Page 4 -----

1998, the Inter-American Convention for the Protection and Preservation of Marine Turtles, Executive Decree No. 20.518-MIRENEM, of June 5th of 1991, published on July 9th of 1991 and ratified by Law No. 7524, of August 16th of 1995, articles 6, 11, 13, and 27 of the General Law of Public Administration, Executive Decree No. 32.664-MINAE, of July 14th of 2005, published in La Gaceta No. 232 of December 1st of 2005, as well as that established in Resolution No. 260-MINAE, of November 21st of 2006, published in La Gaceta No. 227 of November 27th of 2006, I file these expropriation proceedings, so that I expressly request:-----

Licda. Claudia Ma. Agüero Ch.
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Spanish-English



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a) That these expropriation proceedings be deemed established and it is ordered to notify them to VACATIONS RENTALS, S.A. It will be indicated in a timely manner with regard to the conditions borne by the property if any other person should be notified. I will indicate in a timely manner the addresses of any interested party that may result affected by these proceedings, with the purpose that they be duly notified of the existence of this process. -----

(TRANSLATOR'S NOTE: Paragraphs b and c are missing.)-----

d-) That the State be authorized to take possession of the expropriated real estate property. -----

e) That one proceeds to appoint the lawful expert. -----

f) That in a timely manner, a ruling be dictated establishing as the fair price the amount indicated in the administrative appraisal. The ruling should say precisely that the expropriated land should be registered, under the name of the State, free of liens and encumbrances, for which the cancellations that correspond must be ordered (article 49 E. Law). The Protocolization will be the responsibility of the State's Notary, who should be authorized for

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Page 5 -----

this in the ruling, once the sentence is final. In the same way, upon confirmation of the administrative appraisal, the State should be exonerated from paying the costs of this process.-----

PROCEDURAL MATTERS -----

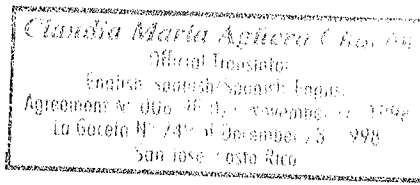
That in the initial act, it be ordered to annotate these proceedings on the margin of the registration of the property of the Province of Guanacaste, Folio Real registration Number 130544-0000, for which the customary court order must be issued, which will be picked up by Licda. Guisell Jiménez Gómez, lawyer of the Attorney General's Office, and whom I authorize to that effect. -----

PROOFS -----

I provide the following: -----

- Administrative file referring to the expropriation of the real estate property described above, which includes certifications of the property of the Province of Guanacaste, registered in the folio real system registration N° 130544-000 (folios 83 to 86), legal representation (folio 95) and special judicial power of attorney (folios 96 and 97). The lawful copy is provided for the defendant party. -----

A handwritten signature in black ink, appearing to read "Claudia Ma. Agüero Ch.", located at the bottom right of the page.



Legal stamps affixed at the end.
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Official Translator
English-Spanish
Spanish-English

Copy of resolution N° 260-MINAE of 7:30 hours of November 21st of 2006 published in La Gaceta N° 227 of November 27th of 2006.-----

Address: San Jose, Avenida 2 y 6, calle 13, Email: Procuraduria@pgr.go.cr -----

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Page 5

ESTIMATE-----

I estimate this expropriation process in the amount of TWENTY-ONE MILLION SIX HUNDRED AND EIGHTY-SEVEN THOUSAND EIGHT HUNDRED AND FORTY COLONES (¢ 21,687,840.00).-----

NOTIFICATIONS: I will receive mine in judicial premises (courtrooms); please label them to my name. -----

To VACATION RENTALS, S.A. Mr. Mauricio González Crespo or Mr. Rafael Enrique Cañas Coto will be notified personally, in San Rafael de Escazú, from the AMPM multimarket, three hundred and fifty meters west. I request the competent authority be commissioned.-----

San Jose, November 30th of 2006 -----

Seal of the Attorney General's Office -----

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Georgina Inés Chaves Olarte -----

DEPUTY ATTORNEY GENERAL -----

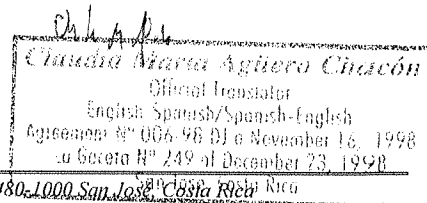
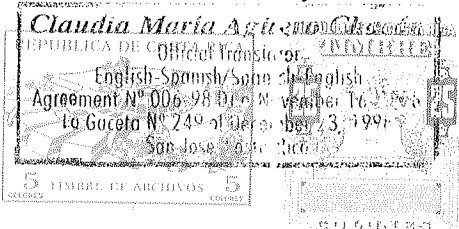
GJG/GCO/gas -----

Address: San Jose, Avenida 2 y 6, calle 13, Email: Procuraduria@pgr.go.cr -----

P.O. Box 78-1003 La Corte, Telephone 243-8400, Faxes 233-7010, 255-0997 -----

----- LAST LINE -----

In witness whereof at the request of the interested party, I issue the present Official Translation from Spanish into English, consisting of five 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 five pages of the translation are written only on the obverse and the reverse has been annulled. -----



Procuraduría

General de la

República de Costa Rica



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JUZGADO CONTENCIOSO ADMINISTRATIVO Y CIVIL DE HACIENDA

000052028

SEGUNDO CIRCUITO JUDICIAL DE SAN JOSÉ, GOICOECHEA

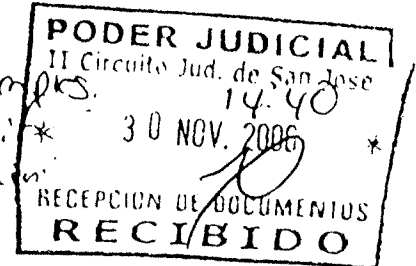
DILIGENCIAS DE EXPROPIACION

DE: EL ESTADO

CONTRA: VACATION RENTALS, S.A.

Se inicia

6F/11
Copias Simples
Copias cert. *
de exp. Adm.



Señor Juez:

La suscrita, Georgina Inés Chaves Olarte, abogada, soltera, vecina de Moravia, con cédula de identidad N.º 9-085-583, en autos conocida como representante del Estado, en mi condición de Procuradora Adjunta según Acuerdo del Ministerio de Justicia y Gracia N.º 38 del 4 de abril del 2005, publicado en La Gaceta N.º 88 del 9 de mayo del 2005, debidamente apersonada según documento que acompaño, me presento ante su Autoridad a establecer diligencias de expropiación contra **VACATION RENTALS, SOCIEDAD ANÓNIMA**, cédula jurídica N.º 3-101-322422, en la persona de sus apoderados especiales judiciales, el Sr. Mauricio González Crespo, mayor, abogado, soltero, vecino de San Rafael de Escazú, portador de la cédula de identidad N.º 1-955-898 y el Sr. Rafael Enrique Cañas Coto, mayor, casado, abogado, vecino de San Rafael de Escazú, portador de la cédula de identidad N.º 1-787-671, con fundamento en lo siguiente:

HECHOS

PRIMERO: Mediante acuerdo N.º 260-MINAE de las 7:30 horas del 21 de noviembre del 2006, publicado en la Gaceta N.º 227 del 27 de noviembre del 2006, el Poder Ejecutivo dispuso expropiar parcialmente el bien inmueble inscrito en el Registro Público de la

Maria Ines Chaves Olarte
CED. # 1-753-559



Página 2

Propiedad bajo el Sistema de Folio Real matrícula 130544-000, situado en la Provincia de Guanacaste, Cabo Velas (Distrito 8) de Santa Cruz (Cantón 3), específicamente en Playa Grande, que es terreno para la agricultura y mide 7365,18 metros cuadrados. Linda, según la información del Registro Público, al norte con Lote 6, al sur con Lote 8, al este con Lote 10 con servidumbre agrícola en medio con un frente de 36,13 metros y al oeste con zona pública de 50 metros a favor del Estado, con un frente de 39,70 metros. La finca soporta las siguientes reservas y restricciones: 290-07308-01-0901-001, 309-01645-01-0901-001, 309-01645-01-0901-002, 312-04658-01-0905-001, y 386-15831-01-0800-001, sin que contra dichas restricciones conste anotación alguna. También presenta servidumbre de paso, inscrita por documento 514-11409-01-0028-001.

SEGUNDO: De la finca referida anteriormente, se expropia un lote que mide 3012.20 metros cuadrados según el plano catastrado N.º G-1006735-2005.

TERCERO: Los linderos del terreno que se segrega y expropia son los siguientes: al norte con Saíno Mar Vista Estates F S.A., al sur Níspero Mar Vista Estates H S.A., al este Vacations Rentals S.A. y al oeste zona pública inalienable.

CUARTO: El resto sigue siendo terreno para agricultura, sito en el distrito octavo, Cabo Velas, del cantón tercero, Santa Cruz, de la provincia de Guanacaste. Queda con una medida de 4352.98 metros cuadrados. Linda al norte, lote seis, hoy Saíno Mar Vista Estates F S. A., al sur, lote ocho, hoy Níspero Mar Vista Estates H S. A., al este lote 10 con servidumbre agrícola en medio, con un frente de 39, 13 metros y al oeste, lote expropiado.



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Página 3

QUINTO: El terreno que se expropia es necesario para la consolidación del Parque Nacional Marino Las Baulas de Guanacaste, conforme a lo prescrito por la Ley N.º 7495, por lo que el Poder Ejecutivo, mediante Decreto N.º. 32664-MINAE publicado en La Gaceta N.º 232 del 1 de diciembre del 2005, lo declaró de interés público, dictando, posteriormente, el acto expropiatorio, según se indicó en el hecho primero.

SEXTO: Mediante avalúo administrativo AA-110-2006, expediente N.º 127-2006 de la Administración Tributaria de Puntarenas, se determinó que el monto a indemnizar por el bien inmueble a expropiar es de **VEINTIÚN MILLONES SEISCIENTOS OCHENTA Y SIETE MIL OCHOCIENTOS CUARENTA COLONES** (¢21.687.840,00).

SÉTIMO: VACATIONS RENTALS, S.A., se opuso al avalúo administrativo, mediante escrito presentado el 17 de noviembre del 2006.

OCTAVO: La suma de **DIECIOCHO MILLONES SETENTA Y TRES MIL DOSCIENTOS COLONES SIN CÉNTIMOS** (¢18.073.200,00) fue depositada por concepto del monto del avalúo administrativo en la cuenta del Juzgado Contencioso Administrativo y Civil de Hacienda (boleta de depósito N.º 341295 C). Posteriormente, se depositó un 10 por ciento adicional a fin de completar el precio otorgado en el avalúo administrativo AA-110-2006 (boleta de depósito N.º 674192 C).

ACCIÓN

Por lo expuesto, de conformidad con lo establecido por la Ley de Expropiaciones No. 7495, de 3 de mayo de 1995, reformada por Ley No. 7757, de 10 de marzo de



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Página 4

1998, la Convención Interamericana para la Protección y Conservación de las Tortugas Marinas, el Decreto Ejecutivo No. 20.518-MIRNEM, de 5 de junio de 1991, publicado el 9 de julio de 1991 y ratificado por Ley No. 7524, del 16 de agosto de 1995, artículos 6, 11, 13, y 27 de la Ley General de la Administración Pública, Decreto Ejecutivo No. 32.664-MINAE, de 14 de julio de 2005, publicado en La Gaceta No. 232 del 1 de diciembre de 2005, así como por lo dispuesto en el Acuerdo No. 260-MINAE del 21 de noviembre de 2006, publicado en La Gaceta No. 227 del 27 de noviembre del 2006, interpongo las presentes diligencias de expropiación, por lo que solicito, en forma expresa:

- a) Se tengan por establecidas las presentes diligencias de expropiación y se ordene notificarlas a **VACATIONS RENTALS, S.A.** Oportunamente se indicará, en relación con las condiciones que soporta la finca, si debe notificarse a alguna persona. Asimismo, indicaré las direcciones de cualquier interesado que pueda resultar afectado con estas diligencias, con el propósito de que sea debidamente notificado de la existencia de este proceso.
- d) Se autorice al Estado a entrar en posesión del inmueble expropiado.
- e) Se proceda al nombramiento del perito de ley.
- f) Que, oportunamente, se dicte sentencia fijando como justiprecio el monto indicado en el avalúo administrativo. La sentencia deberá precisar que el bien inmueble deberá inscribirse, a nombre del Estado, **libre de exacciones y gravámenes, para lo cual ordenará la cancelación de los que correspondan** (artículo 49 L.E.). La protocolización estará a cargo de la Notaría del Estado, a quien deberá autorizarse para



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Página 5

ello en la sentencia, una vez firme el fallo. Igualmente, al confirmarse el avalúo administrativo, deberá exonerarse al Estado del pago de las costas de este proceso.

CUESTIONES DE TRÁMITE

Se solicita que en el auto inicial se ordene anotar estas diligencias al margen de inscripción de la finca del Partido de Guanacaste, Folio Real Matrícula N.º 130544-000, para lo cual debe expedirse el mandamiento de estilo, que será retirado por la Licda. Guisell Jiménez Gómez, abogada de la Procuraduría General de la República, a quien dejo autorizada al efecto.

PRUEBA

Aporto lo siguiente:

- Expediente administrativo referente a la expropiación del inmueble descrito anteriormente, el cual incluye certificaciones de la finca del Partido de Guanacaste, inscrita al sistema de folio real matrícula N.º 130544-000 (folios 83 al 86), personería jurídica (folio 95) y poder especial judicial (folios 96 y 97). Se aporta la copia de ley para la parte demandada.
- Copia del acuerdo N.º 260-MINAE de las 7:30 horas del 21 de noviembre del 2006 publicado en la Gaceta N.º 227 del 27 de noviembre del 2006.



Página 6

ESTIMACIÓN

Estimo la presente diligencia de expropiación en la suma de **VEINTIÚN MILLONES SEISCIENTOS OCHENTA Y SIETE MIL OCHOCIENTOS CUARENTA COLONES** (¢21.687.840,00).

NOTIFICACIONES:

Las mías las recibiré en estrados, ruego rotularlas a nombre de la suscrita.

A **VACATION RENTALS, S.A.** se le notificará personalmente a los señores Mauricio González Crespo o el Rafael Enrique Cañas Coto, en San Rafael de Escazú, del multimercado AMPM, trescientos cincuenta metros oeste. Solicito se comisione a la autoridad competente.

San José, 30 de noviembre del 2006.



Georgina Inés Chaves Olarte
Georgina Inés Chaves Olarte
PROCURADORA ADJUNTA

GJG/GCO/gas