

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 D.L. of November 16, 1998
La Gaceta N° 249 of December 23, 1998
San José - Costa Rica

Legal stamps affixed at the end.

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

ENG. CARLOS LUIS GÓMEZ SABORÍO -----

LICENSE NUMBER 4996 - U.C.R. -----

PHONE 669-2990, MOBILE 382-2936, CAÑAS - -----

(Illegible numbers) -----

(handwritten text) -----

APPRAISAL REPORT -----

Purpose: -----

This report was prepared at the request of the Civil Administrative Court of Treasure Matters, II Judicial Circuit, Goicoechea, in order to value the following real property to be expropriated by the State: -----

Property Registration No. 50130545-000, with an area of 7,444.45 m2, of which there is a Subcadastral Plan Number G-1 004 056-2005, which shall be segregated, with an area of 2,830.91 m2. This part of the property is the one that shall be valued for expropriation purposes. -----

Reference: -----

Expropriation Proceedings by the State -----

Plaintiff: The State -----

Defendant: Nispero Mar Vista Estates H Sociedad Anónima. Corporate number 3-101-353202, a corporation that is the owner of the valued property. -----

File No. 06-001371-0163-CA. -----

Location of the Real Property: -----

It is located in Playa Grande, District 08 Cabo Velas, Canton 03 Santa Cruz, Province 05 Guanacaste. ---

Exact address: 100 Norte de Casa Verde, Sector Palm Beach, Playa Grande - -----

Another reference address: 200 Norte del Hotel Restaurante Cantarrana - -----

Description of the plot: -----

A plot with a totally even topography, with a rectangular shape, a front to the inalienable public zone of 39.71 meters, an average back of 72.13 m, a direct access to the beach. A plot without any constructions,

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San José, Costa Rica

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located in a residential and tourism sector (Palm Beach Sector, 2 km al sur del centro de Playa Grande). -
It has an area of 2,830.91 m2, according to Cadastral Plan G-1 004056-20005, which is part of the real
property registered in the District of Guanacaste under registration number 50130545-000. The rest of the
property shall have access through an agricultural easement to the East and a front of 36.52 m2. - -----

The soils are sandy, with endemic bushes typical of the zone. -----

The utilities (water, electricity, telephone, garbage collection) are 100.00 meters away in a property
known as Casa Verde. The public transportation service from Playa Grande to Matapalo, Huacas, Belén,
and Santa Cruz is rarely available. There is no rainwater or sewerage system. There are community
services 6 km away in the village of Matapalo (elementary school, high school, church, etc.). - -----

Boundaries according to Plan G-1 004 056-2005: - -----

North: Jocote Mar Vista Estates G Sociedad Anónima, green areas. -----

South: Marion Edith Unglaube, green areas -----

East: Rest of the property, Nispero Mar Vista Estates Sociedad Anónima, green areas -----

West: Inalienable Public Zone with a front of 39.71 meters, Playa Grande. It was possible to verify the
existence of Boundary Mark IGN 320, located in point 2 of Paths 1-2 and 2-3 of the Plan. -----

Construction: None - -----

Estimation of Unit Value: - -----

The unit value is the basis of the calculation of this appraisal and the following factors are considered to
estimate it: - -----

- Conditions of the market in the zone (Playa Langosta, Playa Tamarindo, Playa Grande) for plots with an
area similar to the appraised plot (from one thousand to five thousand square meters). Considering that
the residential development in the zone is planned with a low housing density and that the existing
houses are very expensive (between \$150,000.00 and \$600,000.00). -----

- Typical characteristics of the zone, its proximity and location with regard to the closest urban centers. ---

- Characteristics of the plot: shape, topography, area, location, potential use, location with a direct access
to the beach. - -----

- Accessibility to utilities. - -----

- Research of demand and supply values in the sector for plots adjacent to the beach, which are more
valuable and which price varies from \$600.00 to \$1,000.00 per square meter. - -----

- Opinion of experts experienced in appraisals of this nature. - -----

- Opinion of the undersigned - -----

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Based on the above, the following unit value is considered for real property under study, which is an intermediate value between \$600.00 and \$1,000.00 per square meter: -----

Plot: \$ 800.00 / m2 -----

APPRAISAL -----

Plot 2,830.91 m2 at \$800.00 / m2: \$2,264,728.00 -----

Appraisal Total \$2,264,728.00 -----

In letters: two million two hundred sixty-four thousand seven hundred twenty-eight dollars and no cents. --

Exchange rate on April 12, 2007 [sic]: ¢520.00 / Dollar -----

Appraisal total in colones: \$2,264,728.00 x ¢520.00 = ¢1,177,658,560.00 -----

In letters in local currency (¢): -----

One thousand seventy seven million six hundred fifty-eight thousand five hundred sixty colones and no cents. -----

I, the undersigned, declare that I have no present or future interest in the property subject to this appraisal. -----

Cañas, April 12, 2007 -----

(Illegible signature) -----

Eng. Carlos Gómez Saborío -----

License Number 4996 -----

Note: I hereby respectfully request to make the corresponding readjustment to the professional fees according to the schedule in force in the Judiciary, which is directly in terms of the value of the appraised property, in this case, upon applying the schedule, the fees are. ¢5,926,292.80 -----

Translator's note: The following two pages have ten photographs of the property without captions. -----

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Inquiry Land Register ----- Page 1 of 1
 Description of the Map - -----
 Map: 5 1004056 2005 ----- File 5 03 08 000 370
 Canton Santa Cruz ... ----- District Cabo Velas.....
 Residential Plan - -----
 BL/MZ ----- Lot No.
 Project: 000 000 ----- Map No. 0000000000
 Plot of land: 0 0000 000 ----- Registry Area
 Cat Map Area 0000002830.91 ----- Coordinates 000 0.000 0
 Microfilm reference data 000 0000 - -----

Owners -----

Name	Legal corporate number	Type
Nispero Mar Vista Estates H Sociedad Anónima	3101353202	

Description of the Real Estate - -----

H	P	PROPERTY	D	RIGHTS	VOLUME	PAGE	ENTRY
	5	130545		000	0000	000	000

Main maps -----

5 0815473 2002	5 03 08 006. 072	7444.45	8
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Secondary maps -----

*** There are no secondary maps. *** - -----

Back Print -----

National Registry -----

Illegible - -----

<http://196.40.22.13/rn/Catastro/catresplano.jsp> ----- 01/29/2007

clm

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GUANACASTE ADMINISTRATIVE AREA REGISTRATION ILLEGIBLE ----- Page 1 of 3

01/30/2007 ----- National Registry ----- Guanacaste Administrative Area

13:40 ----- Title search - ----- Registration 130545 00

Nature: Agriculture land - -----

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

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

Boundaries: -----

North: Lot 7 - -----

South: Palm Beach de Costa Rica Sociedad Anónima -----

East: Lot 9 with agricultural easement in the middle with a front of 36 meters and 52 centimeters - -----

West: Public area of 50 meters in favor of the State with a front of 39 meters and 70 centimeters - -----

Measurements: Seven thousand four hundred forty-four meters and forty-five square decimeters - -----

Map: G-0815473-2002 -----

Background of property ownership: - -----

Property	Right	Registered in
5125631	000 Real estate folio	

Tax value: ***27270400.00 Colones - -----

OWNER: -----

Nispero Mar Vista Estates H Sociedad Anónima - -----

Legal corporate number: 3-101-353202 - -----

Estimate or price: Five hundred thousand Colones - -----

Owner: Owner - -----

Presentation: 524-10013-01 -----

Registration date: 09-24-2003 - -----

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

ENCUMBRANCES: ** THERE ARE ** - -----

RESERVES AND RESTRICTIONS - -----

Reference data: 290-07308-01-0901-001 - -----

Reference property: 5024699 000 - -----

Property it is subject to: 5-024699 - -----

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

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RESERVES AND RESTRICTIONS - -----

Reference data: 309-01645-01-0901-001 - -----

Reference property: 5031099 000 - -----

Property it is subject to: 5-031099 - -----

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

RESERVES AND RESTRICTIONS - -----

Reference data: 309-01645-01-0901-002 - -----

Reference property: 5033833 000 - -----

Property it is subject to: 5-033833 - -----

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

RESERVES AND RESTRICTIONS - -----

Reference data: 312-04658-01-0905-001 - -----

Reference property: 5033839 000 - -----

Property it is subject to: 5-033839 - -----

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

RESERVES AND RESTRICTIONS - -----

Reference data: 386-15831-01-0800-001 - -----

Reference property: 00057060 000 - -----

Property it is subject to: 5-074567 - -----

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

RIGHTS OF WAY: -----

Reference data: 514-11409-01-0028-001 - -----

Property it is subject to: 5-130545 - -----

Begins on: January 16th, 2003 - -----

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

East-Westwards - -----

Partial cancellations: No -----

In favor of property(ies)	Against property(ies)
5-130538 -000	5-130538 -000
5-130539 -000	5-130539 -000
5-130540 -000	5-130540 -000

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C. O. Decreto N° 749 of December 23, 1998
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- | | |
|---------------|---------------|
| 5-130541 -000 | 5-130541 -000 |
| 5-130542 -000 | 5-130542 -000 |
| 5-130543 -000 | 5-130543 -000 |
| 5-130544 -000 | 5-130544 -000 |
| 5-130545 -000 | 5-130545 -000 |
| 5-130546 -000 | 5-130546 -000 |
| 5-130547 -000 | 5-130547 -000 |
| 5-130548 -000 | 5-130548 -000 |
| 5-130549 -000 | 5-130549 -000 |
| 5-130550 -000 | 5-130550 -000 |
| 5-130551 -000 | 5-130551 -000 |
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| 5-130554 -000 | 5-130554 -000 |
| 5-130555 -000 | 5-130555 -000 |
| 5-130556 -000 | 5-130556 -000 |
| 5-130557 -000 | 5-130557 -000 |
| 5-130558 -000 | 5-130558 -000 |
| 5-130559 -000 | 5-130559 -000 |
| 5-130560 -000 | 5-130560 -000 |
| 5-130561 -000 | 5-130561 -000 |

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

RIGHTS OF WAY: -----

Reference data: 514-11409-01-0028-001 - -----

Property it is subject to: 5-130545 - -----

Begins on: January 16th, 2003 - -----

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

East-Westwards - -----

Partial cancellations: No -----

In favor of property(ies)

Against property(ies)

5-130538 -000

5-130538 -000

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Oficial Translator
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C. J. Sacoto N° 149 of December 23, 1998
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|---------------|---------------|
| 5-130539 -000 | 5-130539 -000 |
| 5-130540 -000 | 5-130540 -000 |
| 5-130541 -000 | 5-130541 -000 |
| 5-130542 -000 | 5-130542 -000 |
| 5-130543 -000 | 5-130543 -000 |
| 5-130544 -000 | 5-130544 -000 |
| 5-130545 -000 | 5-130545 -000 |
| 5-130546 -000 | 5-130546 -000 |
| 5-130547 -000 | 5-130547 -000 |
| 5-130548 -000 | 5-130548 -000 |
| 5-130549 -000 | 5-130549 -000 |
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| 5-130551 -000 | 5-130551 -000 |
| 5-130552 -000 | 5-130552 -000 |
| 5-130553 -000 | 5-130553 -000 |
| 5-130554 -000 | 5-130554 -000 |
| 5-130555 -000 | 5-130555 -000 |
| 5-130556 -000 | 5-130556 -000 |
| 5-130557 -000 | 5-130557 -000 |
| 5-130558 -000 | 5-130558 -000 |
| 5-130559 -000 | 5-130559 -000 |
| 5-130560 -000 | 5-130560 -000 |
| 5-130561 -000 | 5-130561 -000 |

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

MORTGAGE BONDS - _____

Reference data: 531-18182-01-0002-001 - _____

Amount: Eighty thousand dollars - _____

Interest: Eight percent per annum - _____

It shall be paid on: March 17th, 2004 - _____

Payment place: San Jose - _____

Represented by: 001 bonds - _____



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La Gaceta N° 244 of December 23, 1998
San José, Costa Rica

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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: 531-18182-01-0003-001 -----

Amount: Three hundred seventy thousand dollars -----

Interest: Ten percent per annum -----

It shall be paid on: April 5th, 2004 -----

Payment place: San Jose -----

Represented by: 001 bonds -----

Grade: Second degree -----

Partial cancellations: No -----

In favor of: -----

NÍSPERO MAR VISTA ESTATES H SOCIEDAD ANÓNIMA -----

Legal corporate number: 3-101-353202 -----

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

RIGHTS OF WAY: -----

Reference data: 545-00182-01-0002-001 -----

Property it is subject to: 5-130545 -----

Begins on: December 09th, 2004 -----

Length: 00196.06 meters ----- Width: 00001.50 meters

Southeast-Westwards -----

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Partial cancellations: No -----

In favor of property(ies)

Against property(ies)

5-130545 -000

5-130546 -000

5-130547 -000

5-130548 -000

5-130549 -000

5-130550 -000

5-130551 -000

5-130552 -000

5-130553 -000

5-130554 -000

5-130555 -000

5-130556 -000

5-130557 -000

5-130558 -000

5-130559 -000

5-130560 -000

5-130561 -000

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

COMMON LAWSUIT -----

Reference data: 569-77114-01-0001-001 - -----

Begins on: December 06th, 2006 -----

Expires on: December 06th, 2016 -----

Partial cancellations: No -----

Other: Processing Judge of the Contentious-Administrative and Civil of Treasury Tribunal File 06-001371-0163-CA -----

Property it is subject to: 5-130545 - -----

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

This certification is issued as a true and correct copy pursuant to article 74 of the Regulations of the Public Register, in the city of Curridabat at 13:40 o'clock on January 30th, 2007. -----

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La Gaceta N° 249 of December 23, 1998
San José, Costa Rica

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----- LAST LINE -----
http://196.40.22.13/rncertificaciones/infregresfin.jsp ----- 01/29/2007
(Ink seal) - -----
National Registry -----
National Land Register -----
This map has met the requirements set forth by the legislation. Therefore, it has been registered under
number: G-1005056-2005 -----
Date: JUN 21 2005 -----
Handwritten signature -----
Property of: Nispero Mar Vista Estates H Sociedad Anónima -----
Legal corporate number: 3-101-353202 -----
Translator's note: The map is not translated. -----

----- LAST LINE -----
In witness whereof at the request of the interested party, I issue the present Official Translation from Spanish into English, consisting of eleven pages, and I sign and seal it in San José, Republic of Costa Rica, on the fifth day of May 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 eleven pages of the translation are written only on the obverse and the reverse has been annulled. -----



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Official Translator
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Agreement N° 006-98 D.L. November 16, 1998
La Gaceta N° 249 of December 23, 1998
San José, Costa Rica

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ING. CARLOS LUIS GOMEZ SABORIO
I.C. 4996 - U.C.R.
TEL. 669-2990, CEL. 382-2936, CAÑAS

Spanish Original

42

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10 Impresiones
de Fotografías
Color
Copias Simples

INFORME DE VALORACION

G.
30/3

• **Propósito:**

El presente informe se efectúa a solicitud del Juzgado Contencioso, Administrativo y Civil de Hacienda, II Circuito Judicial, Goicoechea, con el objeto de valorar el siguiente inmueble para expropiación del Estado:

Finca inscrita al Folio Real Matrícula No. 50130545-000, con un área de 7 444.45 m2, de la cual existe Plano de Catastro Hijo con el número G-1 004 056-2005, que es para segregar, con un área de 2 830.91 m2. Esta porción de la finca es la que se valorará para efectos de la expropiación.

• **Referencia:**

Proceso de Expropiación del Estado.

Actor: El Estado.

Demandado: Nispero Mar Vista Estates H Sociedad Anónima. Cédula Jurídica 3-101-353202, sociedad que es dueña del dominio del bien valorado.

Expediente No. 06-001371-0163-CA.

• **Ubicación del Inmueble:**

Se localiza en Playa Grande, Distrito 08 Cabo Velas, Cantón 03 Santa Cruz, Provincia 05 Guanacaste.

Dirección exacta: 100 Norte de Casa Verde, Sector Palm Beach, Playa Grande

Otra dirección de referencia: 200 Norte del Hotel Restaurante Cantarrana.

Claudia María Agüero Chacón
Oficial Traductora
English-Spanish/Spanish-English
Agreement N° 006-98 DI n November 10, 1998
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San José, Costa Rica

ING. CARLOS LUIS GOMEZ SABORIO
I.C. 4996 – U.C.R.
TEL. 669-2990, CEL. 382-2936, CAÑAS

• **Descripción del terreno:**

Lote de topografía totalmente plana, de forma rectangular, con un frente a la zona pública inalienable de 39.71 m y con un fondo promedio de 72.13 m; con acceso directo a la playa. Terreno sin construcciones, ubicado en un sector residencial y turístico (Sector Palm Beach, 2 Km al Sur del centro de Playa Grande).

Tiene un área de 2 830.91 m², de acuerdo al Plano de Catastro G-1 004056-20005, que es parte del inmueble inscrito en el Partido de Guanacaste con la matrícula 50130545-000. El resto de la finca quedaría con acceso por servidumbre agrícola al Este y con un frente a la misma de 36.52 m.

Los suelos son de tipo arenoso, con arbustos endémicos, propios de la zona.

Los servicios básicos (agua, electricidad, teléfono, recolección de basura), están a 100.00 m de distancia, hasta la propiedad conocida como Casa Verde. El transporte público está disponible con poca frecuencia desde el centro de Playa Grande a Matapalo, Huacas, Belén y Santa Cruz. No hay alcantarillado pluvial ni sanitario. Cuenta con servicios comunales a 6 km. de distancia en el poblado de Matapalo (Escuela, Colegio, Iglesia, etc.).

• **Colindantes según Plano G-1 004 056-2005:**

Norte: Jocote Mar Vista Estates G Sociedad Anónima, terreno en verde.

Sur : Marion Edith Unglaube, terreno en verde.

Este : Resto de finca, Nispero Mar Vista Estates Sociedad Anónima, terreno en verde.

Oeste: Zona pública inalienable con frente de 39.71 m, Playa Grande. Se verificó en sitio la existencia del Mojón IGN 320, ubicado en el punto 2 de los derroteros 1-2 y 2-3 del Plano.

• **Construcciones:** No hay.

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I.C. 4996 - U.C.R.
TEL. 669-2990, CEL. 382-2936, CAÑAS

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• **Determinación del Valor Unitario:**

El valor unitario es la base del cálculo del presente avalúo y para determinarlo se consideran los factores que se detallan a continuación:

- Condiciones de mercado de la zona (Playa Langosta, Playa Tamarindo, Playa Grande) para lotes con un rango de área similar al lote valorado (de mil a cinco mil metros cuadrados). Teniendo en cuenta que los fraccionamientos en el sector son planeados para una densidad habitacional baja y que las viviendas dispersas existentes son de alto costo (entre \$ 150 000.00 y \$600 000.00 americanos).
- Características propias de la zona, su cercanía y ubicación con respecto a los centros urbanos más cercanos.
- Particularidades del lote como: forma, topografía, extensión, ubicación, potencial de uso, ubicación con acceso directo a la playa.
- Factibilidad de acceso a servicios públicos.
- Investigación de valores de oferta y demanda en el sector para lotes con colindancia a la Playa, que son los de mayor valor y que varían desde los \$ 600.00 a los \$ 1000.00 el metro cuadrado.
- Criterio de peritos con experiencia en avalúos de esta naturaleza.
- Criterio del suscrito.

Con base en los puntos anteriores se considera el siguiente valor unitario para el inmueble en estudio, que es un valor intermedio entre el rango de los \$600.00 a los \$1 000.00 por metro cuadrado:

Terreno:.....\$ 800.00 / m2.

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ING. CARLOS LUIS GOMEZ SABORIO
I.C. 4996 - U.C.R.
TEL. 669-2990, CEL. 382-2936, CAÑAS

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AVALUO

Terreno:.....2 830.91 m² a \$ 800.00/m²:.....\$ 2 264 728.00

Total del avalúo:.....\$ 2 264 728.00

En letras: Dos millones doscientos sesenta y cuatro mil setecientos veintiocho dólares con 00/100.

Tasa de cambio al 12 de Abril del 2007: ₡ 520.00 / Dólar.

Total del avalúo en colones: \$ 2 264 728.00 x ₡ 520.00 = ₡ 1 177 658 560.00

En letras, moneda nacional (₡):

Mil ciento setenta y siete millones seiscientos cincuenta y ocho mil quinientos sesenta colones con 00/100

El suscrito declara que no tengo interés presente o futuro en el bien objeto de este avalúo.

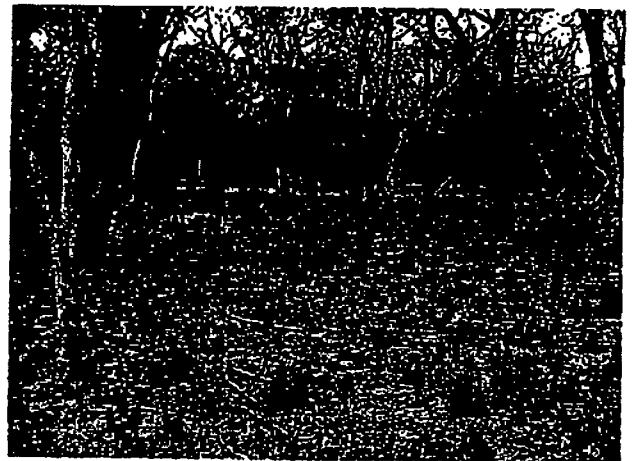
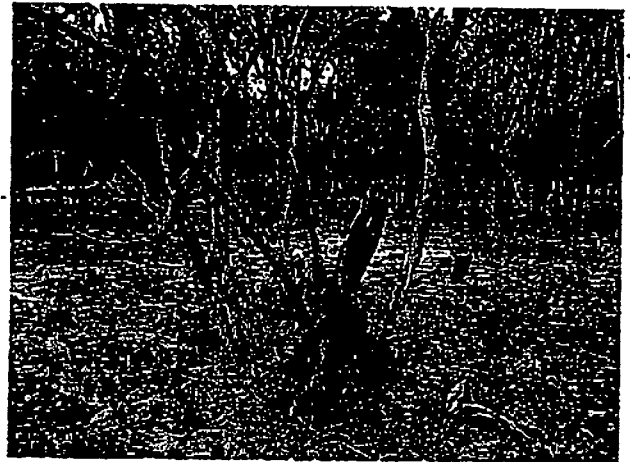
Cañas, 12 de Abril del 2007



Ing. Carlos Gómez Saborio
I.C #4996.

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Official Translator
English-Spanish/Spanish-English
Agreement Nº 006-98 DJ o November 2004
La Gaceta Nº 249 of December 2004
San Jose Costa Rica

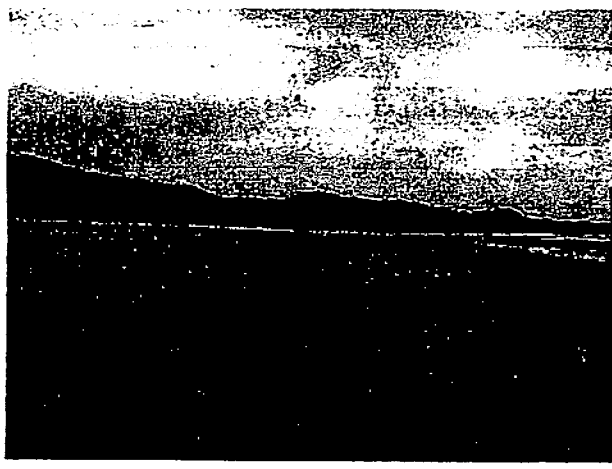
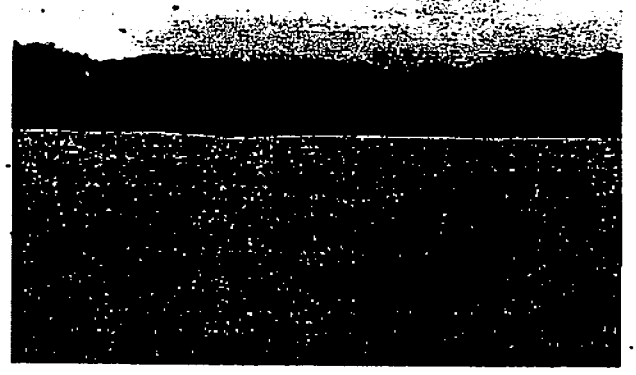
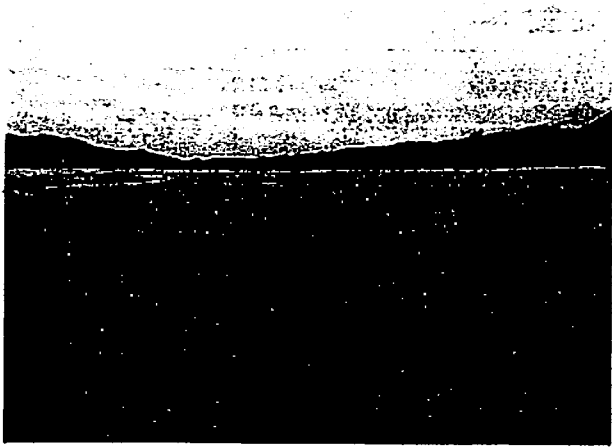
Nota: Se solicita respetuosamente se realice el reajuste correspondiente de los honorarios profesionales de acuerdo a la tabla vigente del Poder Judicial, que es función directa del valor del bien valorado, en este caso, aplicando la tabla, los honorarios son: ₡ 5 926 292.80.



Claudia Maria Agüero
Official Translator
English-Spanish/Spanish-English
Agreement Nº 006-98 DJ of November 1998
La Gaceta Nº 749 of December 23, 1998
at the Consulate of Mexico

Claudia Maria Agüero Chacon
Official Translator
English-Spanish/Spanish-English
Agreement Nº 006-98 DJ of November 7, 1998
La Gaceta Nº 749 of December 3, 1998
San José, Costa Rica

A3



40

Descripcion del Plano

PLANO 5 1004056 2005ARCHIVO 5 03 08 000 370
 CANTON SANTA CRUZ.... DISTRITO CABO VELAS.....
 URBANIZACION
 BL/MZ NO.LOTE
 PROYECTO 000 000 NO.MAPA 0000000000
 PARCELA 0 0000 000 AREA.REGISTRO
 AREA PLANO CAT 0000002830.91 COORDENADAS 000 0.000-0-
 CITAS MICROFILM000 0000

Propietarios

NOMBRE	CEDULA	TIPO
NISPERO MAR VISTA ESTATES H SOCIEDAD ANONIMA	3101353202	

Descripción Finca

HP	FINCA	D	DER	TOMO	FOLIO	ASIENTO
5	130545	000	0000	000	000	000

Planos Padres

5 0815473 2002	5 03 08 006.072	7444.45	8
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Planos Hijos

*** NO HAY PLANOS HIJOS ***

REGRESAR IMPRIMIR



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 La Gaceta N° 249 of December 23, 1998
 San Jose, Costa Rica

30/01/2007
13:40

REGISTRO NACIONAL
INFORME REGISTRAL

PARTIDO DE GUANACAST.
MATRICULA 130545 00

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 7
SUR : PALM BEACH DE COSTA RICA SOCIEDAD ANONIMA
ESTE : LOTE 9 CON SERVIDUMBRE AGRICOLA EN MEDIO CON UN FRENTE DE 36 METROS
52 CENTIMETROS
OESTE : ZONÁ PUBLICA DE 50 METROS A FAVOR DEL ESTADO CON UN FRENTE DE 39 MET
ROS 70 CENTIMETROS

MIDE : SIETE MIL CUATROCIENTOS CUARENTA Y CUATR METROS CON CUARENTA Y CINCO DEC
CIMETROS CUADRADOS

PLANO: G -0815473-2002

ANTECEDENTE DOMINIO DE LA FINCA:

FINCA DERECHO
5125631 000 FOLIO REAL

INSCRITA EN

Claudia Maria Agüero Chacón
Official Translator
English-Spanish/Spanish-English
Agreement N° 006-98 D) o November 16, 1998
La Gaceta N° 249 of December 23, 1998
San Jose, Costa Rica

VALOR FISCAL: ***27270400.00 COLONES

PROPIETARIO:
NISPERO MAR VISTA ESTATES H SOCIEDAD ANONIMA
CEDULA JURIDICA 3-101-353202
ESTIMACION O PRECIO: QUINIENTOS MIL COLONES
DUEÑO : DEL DOMINIO
PRESENTACION: 524-10013-01
FECHA DE INSCRIPCION: 24-09-2003

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

GRAVAMENES: **S I...H A Y**
RESERVAS Y RESTRICCIONES

CITAS: 290-07308-01-0901-001
FINCA REFERENCIA: 5024699 000
AFECTA A FINCA: 5-024699

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

RESERVAS Y RESTRICCIONES
CITAS: 309-01645-01-0901-001
FINCA REFERENCIA: 5031099 000
AFECTA A FINCA: 5-031099

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

RESERVAS Y RESTRICCIONES
CITAS: 309-01645-01-0901-002
FINCA REFERENCIA: 5033833 000

50

AFECTA A FINCA: 5-033833

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

RESERVAS Y RESTRICCIONES

CITAS: 312-04658-01-0905-001

FINCA REFERENCIA: 5033839 000

AFECTA A FINCA: 5-033839

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

RESERVAS Y RESTRICCIONES

CITAS: 386-15831-01-0800-001

FINCA REFERENCIA: 00057060 000

AFECTA A FINCA: 5-074567

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

Claudia Maria Agüero Chacon
Official Translator
English Spanish/Spanish-English
Agreement N° 006-98 D. 10 November 16, 1998
La Gaceta N° 249 of December 23, 1998
San Jose, Costa Rica

SERVIDUMBRE DE PASO

CITAS: 514-11409-01-0028-001

AFECTA A FINCA: 5-130545

INICIA: 16 DE ENERO DE 2003

LONGITUD: 00772.16 METROS

ANCHO: 00010.00 METROS

RUMBO DE ESTE A OESTE

CANCELACIONES PARCIALES: NO

A FAVOR DE LA(S) FINCA(S)

5-130538 -000

5-130539 -000

5-130540 -000

5-130541 -000

5-130542 -000

5-130543 -000

5-130544 -000

5-130545 -000

5-130546 -000

5-130547 -000

5-130548 -000

5-130549 -000

5-130550 -000

5-130551 -000

5-130552 -000

EN CONTRA DE LA(S) FINCA(S)

5-130538 -000

5-130539 -000

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5-130541 -000

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5-130549 -000

5-130550 -000

5-130551 -000

5-130552 -000

PARTIDO DE GUANACASTE MATRICULA 130545 000

51

5-130553 -000
5-130554 -000
5-130555 -000
5-130556 -000
5-130557 -000
5-130558 -000
5-130559 -000
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5-130561 -000

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5-130558 -000
5-130559 -000
5-130560 -000
5-130561 -000

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

SERVIDUMBRE DE PASO

CITAS: 514-11409-01-0028-001

AFECTA A FINCA: 5-130545

INICIA: 16 DE ENERO DE 2003

LONGITUD: 00772.16 METROS

RUMBO DE ESTE A OESTE

ANCHO: 00010.00 METROS

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Official Translator
English-Spanish/Spanish-English
Agreement N° 006-98 D1 o November 23, 1998
La Gaceta N° 249 of December 23, 1998
San Jose, Costa Rica

CANCELACIONES PARCIALES: NO

A FAVOR DE LA(S) FINCA(S)

5-130538 -000

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5-130540 -000

5-130541 -000

5-130542 -000

5-130543 -000

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5-130550 -000

5-130551 -000

EN CONTRA DE LA(S) FINCA(S)

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5-130546 -000

5-130547 -000

5-130548 -000

5-130549 -000

5-130550 -000

5-130551 -000

PARTIDO DE GUANACASTE MATRICULA 130545 000

52

5-130552 -000	5-130552 -000
5-130553 -000	5-130553 -000
5-130554 -000	5-130554 -000
5-130555 -000	5-130555 -000
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5-130557 -000	5-130557 -000
5-130558 -000	5-130558 -000
5-130559 -000	5-130559 -000
5-130560 -000	5-130560 -000
5-130561 -000	5-130561 -000

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

CEDULAS HIPOTECARIAS
CITAS: 531-18182-01-0002-001
MONTO: OCHENTA MIL DOLARES
INTERESES: OCHO POR CIENTO ANUAL
SERA PAGADA EL: 17 DE MARZO DE 2004

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**

CEDULAS HIPOTECARIAS
CITAS: 531-18182-01-0003-001
MONTO: TRESCIENTOS SETENTA MIL DOLARES
INTERESES: DIEZ POR CIENTO ANUAL
SERA PAGADA EL: 05 DE ABRIL DE 2004

LUGAR DE PAGO: SAN JOSE
REPRESENTADA POR: 001 CEDULAS
GRADO: SEGUNDO GRADO
CANCELACIONES PARCIALES: NO
A FAVOR DE
NISPERO MAR VISTA ESTATES H SOCIEDAD ANONIMA

Claudia Maria Agüero Chacon
Official translator
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Agreement N° 006 98 D 10 November 1998
La Gaceta N° 249 of December 23 1998
San Jose Costa Rica

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CEDULA JURIDICA 3-101-353202

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

SERVIDUMBRE DE PASO

CITAS: 545-00182-01-0002-001

AFECTA A FINCA: 5-130545

INICIA: 09 DE DICIEMBRE DE 2004

LONGITUD: 00196.06 METROS

ANCHO: 00001.50 METROS

RUMBO DE SURESTE A OESTE

CANCELACIONES PARCIALES: NO

A FAVOR DE LA(S) FINCA(S)

EN CONTRA DE LA(S) FINCA(S)

5-130545 -000

- 5-130546 -000
- 5-130547 -000
- 5-130548 -000
- 5-130549 -000
- 5-130550 -000
- 5-130551 -000
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- 5-130557 -000
- 5-130558 -000
- 5-130559 -000
- 5-130560 -000
- 5-130561 -000

Claudia Maria Agüero Cacer
 Official Translator
 English-Spanish/Spanish-English
 Agreement N° 006 98 D1 o November 17 1998
 La Gaceta N° 249 of December 23 1998
 San Jose Costa Rica

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

DEMANDA ORDINARIA

CITAS: 569-77114-01-0001-001

INICIA: 06 DE DICIEMBRE DE 2006

VENCE : 06 DE DICIEMBRE DE 2016

CANCELACIONES PARCIALES: NO

OTROS: JUEZ TRAMITADOR DEL JUZGADO CONTENCIOSO ADMINISTRATIVO Y CIVIL DE HACIENDA EXP.06-001371-0163-CA

AFECTA A FINCA: 5-130545

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

EL PRESENTE INFORME SE EXPIDE COMO COPIA AUTENTICA CONFORME AL ARTICULO 74 DEL REGLAMENTO DEL REGISTRO PUBLICO EN LA CIUDAD DE CURRIDABAT A LAS 13:40 HORAS DEL 30 DE ENERO DEL 2007

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

* ESTE INFORME NO SURTE LOS EFECTOS DE UNA CERTIFICACION Y ES NULO**

*** SI NO CONSTAN LOS DERECHOS CANCELADOS EN SOLICITUD ADJUNTA *****

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

