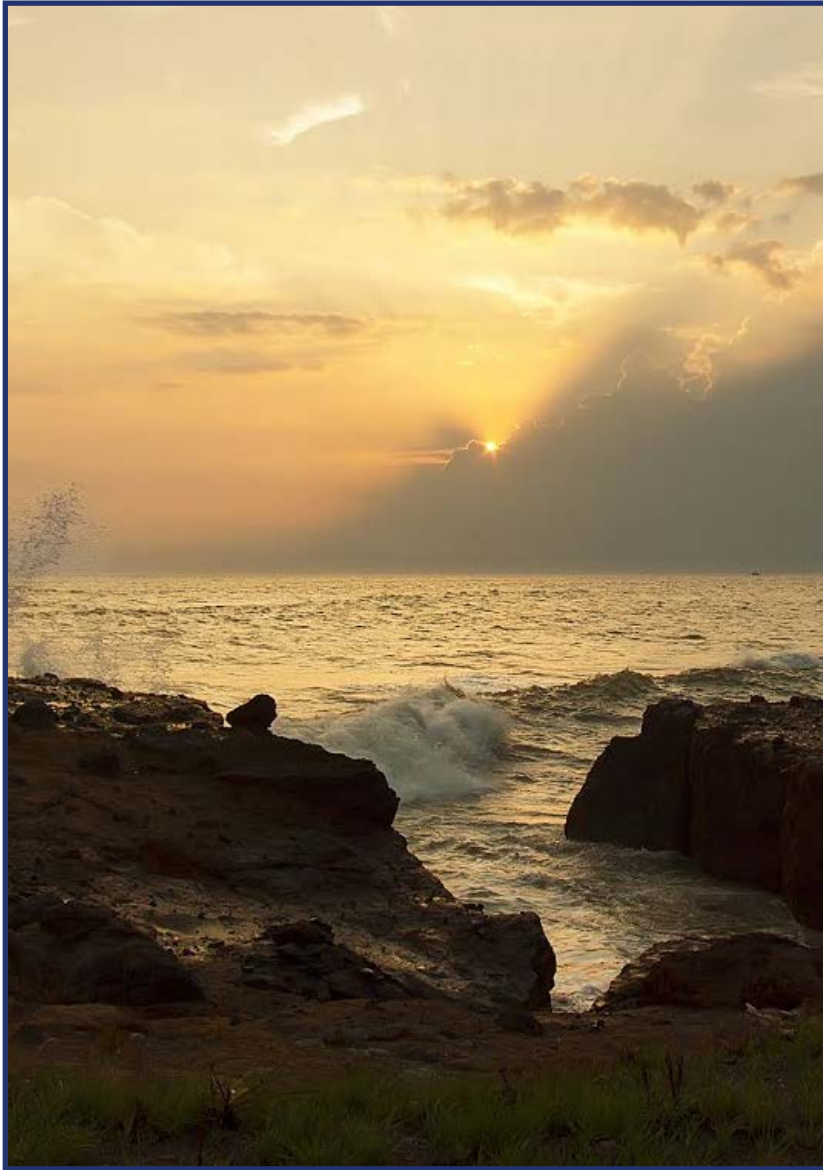


Punta Loros

Master Planned Development Opportunity In Costa Rica



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Introduction

As the world economy strengthens and the real estate markets strengthen once again, both development, and investment groups are now renewing their interest in the planet's oldest asset, land. The correction in the Costa Rican real estate market, as a result of these global challenges has resulted in significantly adjusted values, translating into true opportunities on some large development tracts of land. Punta Loros is one of those properties.

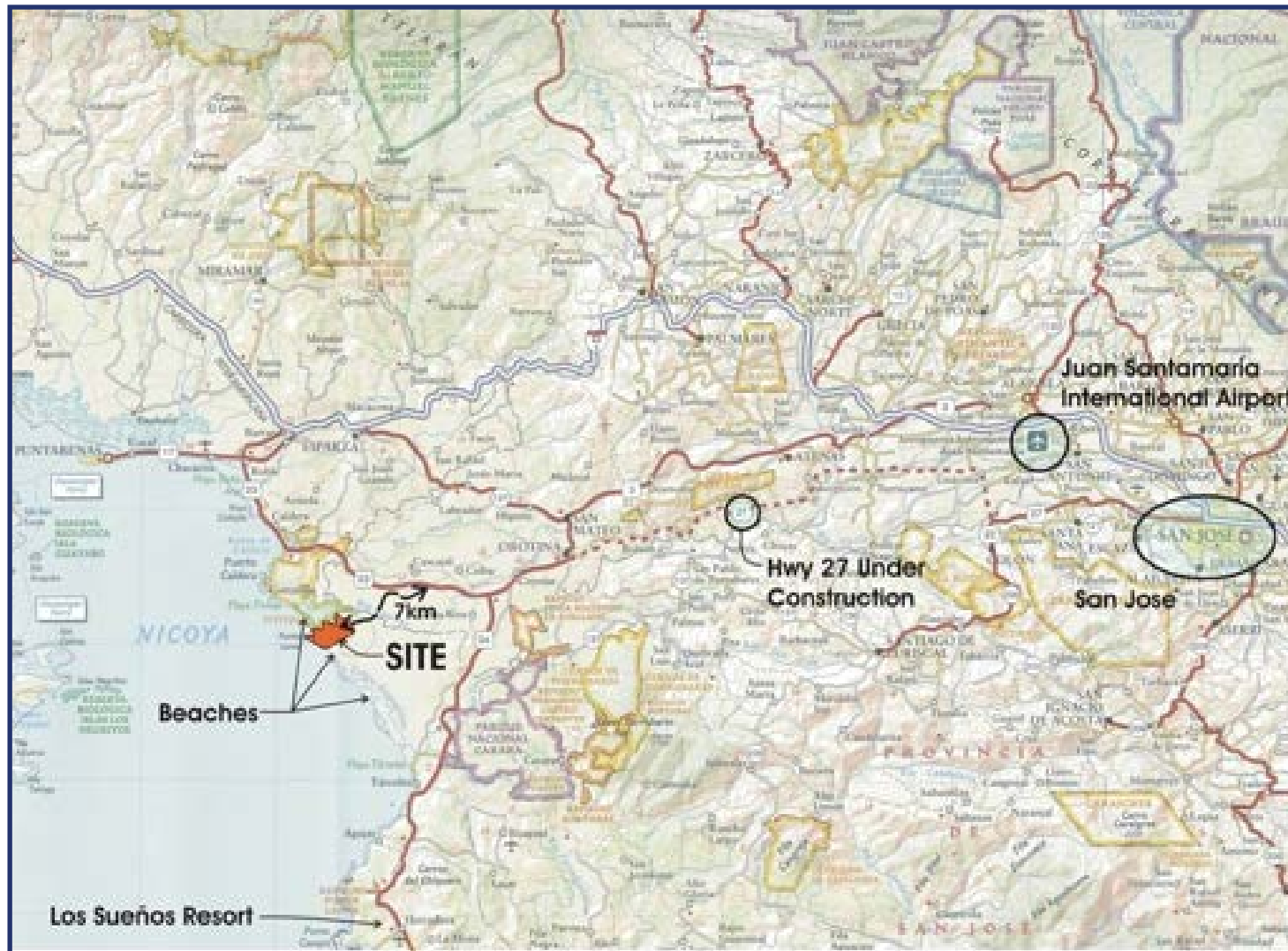
Punta Loros was purchased back in the early 2000's and the principles designed a plan to create the finest Master Planned Community for affluent local and international clients looking for the ultimate Costa Rica resort experience.

While keeping in mind other existing world-class development and resorts, Punta Loros principals chose this dramatic setting in Costa Rica as the perfect backdrop to incorporate the biodiversity and adventure which is the trademark of Costa Rica including a five star hotel with world class amenities and a mix of private residential.

The result is a beautifully master planned and fully permitted Resort community, which has the essential factors in place that are needed before bringing final concepts into focus. With a great deal of time, expense and perseverance they have brought the project to a stage that offers complete latitude and a blank canvas, where an astute development group can make history in Costa Rica, on this unique piece of property.

Punta Loros - Overview

A World Class, Shovel-Ready Development in Costa Rica



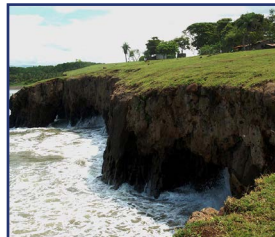
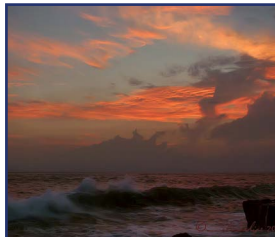
- ◆ 800 acre site located on the Pacific Ocean and at the mouth of the Jesus Maria River in the Central Pacific region of Costa Rica
- ◆ 470 acres buildable, 330 acres private forest
- ◆ Titled and deeded property to the 50 meter high tide line
- ◆ Ocean views from 95% of the site
- ◆ Project has received development approvals for all intended uses over 4 Phases
 - Shovel ready
 - World Class spa
 - 18 hole Championship golf course
 - Ocean Front Beach & Tennis club
 - Casino
 - Retail
 - Residential
 - 2 luxury Hotels /Resorts
- ◆ Master Plan created by highly recognized American firm
- ◆ Located in the Central Pacific region of Costa Rica which offers:
 - Ultimate destination for tourism, accessed via busiest San Jose airport
 - Closest proximity to nation's capital via new Highway
 - Closest beach resort for 75% of nation's population- 40 minute drive
 - New positive & highly impactful economic investments in the area

Project Specifics



- ◆ Picturesque ocean front parcel
 - 800+ acres
 - 470 acres buildable land, 330 private forest
 - Titled to the 50 meter high tide line - less than 10% of Costa Rica's coast line is titled
 - 1 mile of beach
 - Spectacular views of the Nicoya Peninsula and the Pacific coastline
 - Outstanding ocean front bluffs for premium hotel sites/residential
 - Minimal tree coverage for low cost development
 - Sloping Topography towards the ocean allows for 95% ocean views

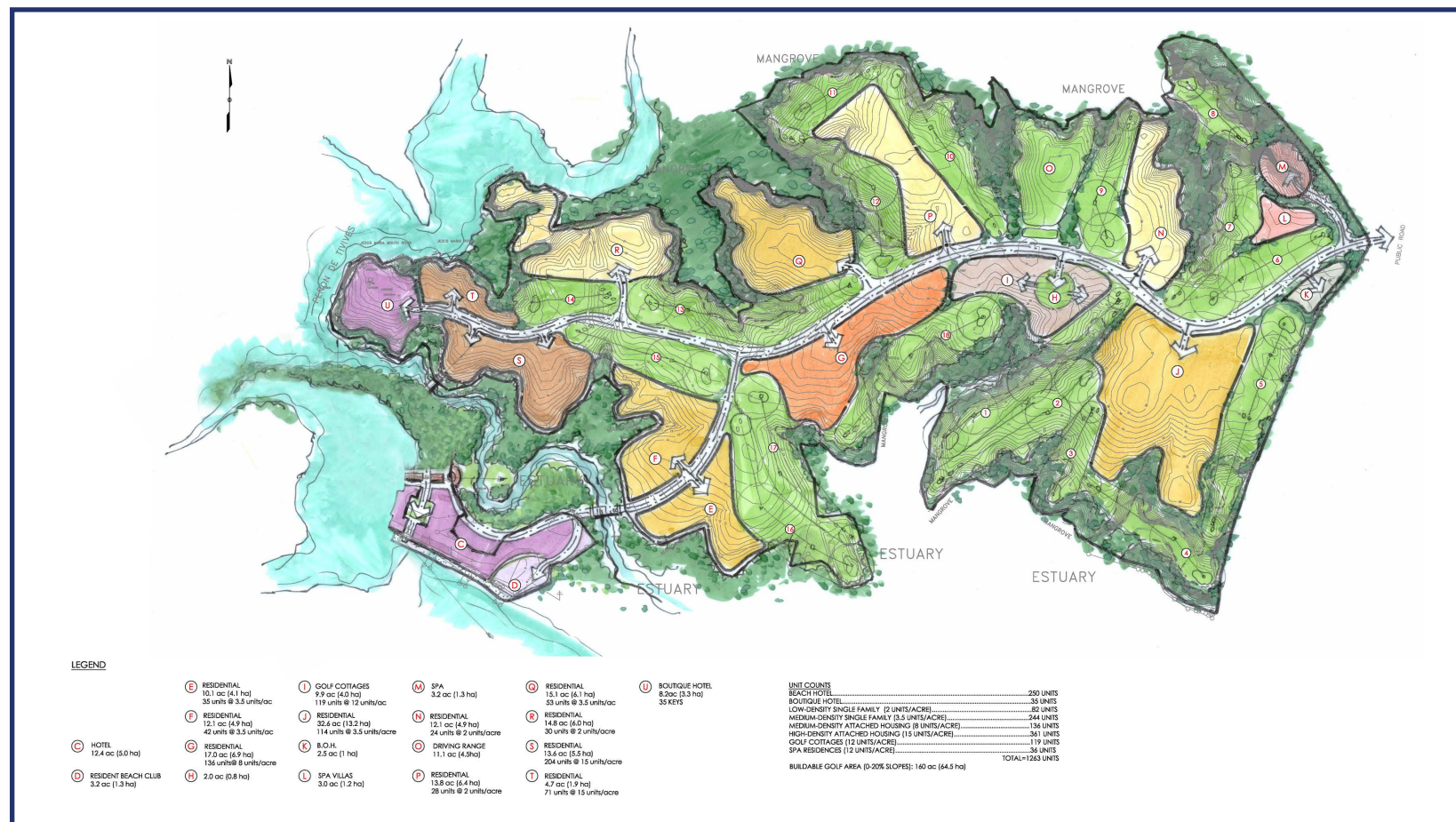
- ◆ Optimal location of the Development
 - 40 minutes from San Jose, capital city of Costa Rica
 - Currently 40 minutes from closest International airport
 - Closest beach for 75% of Costa Rican population
 - Easy access off the new Highway 27 - 7 km
- ◆ Fully Permitted Master Planned Development – Water, Utilities Infrastructure, Residential, Commercial and/or Retail
- ◆ Central Pacific Area benefits from millions of dollars in Foreign investments
 - Port of Caldera, 25 miles from Punta Loros has just completed millions of dollars in expansion to become the most significant western port in Costa Rica
 - China and Costa Rica signed a trade agreement in August 2011 – injecting millions of dollars into the country and specifically the Central Pacific region
 - China looks to build and operate an Economic Zone near Caldera which would serve as the distribution point to other Central American countries for Chinese companies resulting in thousands of jobs, improved infrastructure in the area and better and more diverse amenities and services
- ◆ New Proposed International Airport near Orotina
 - Proposed airport will replace San Jose International airport and provide immediate access to the Central Pacific and coastal areas- 15 minute drive to Punta Loros



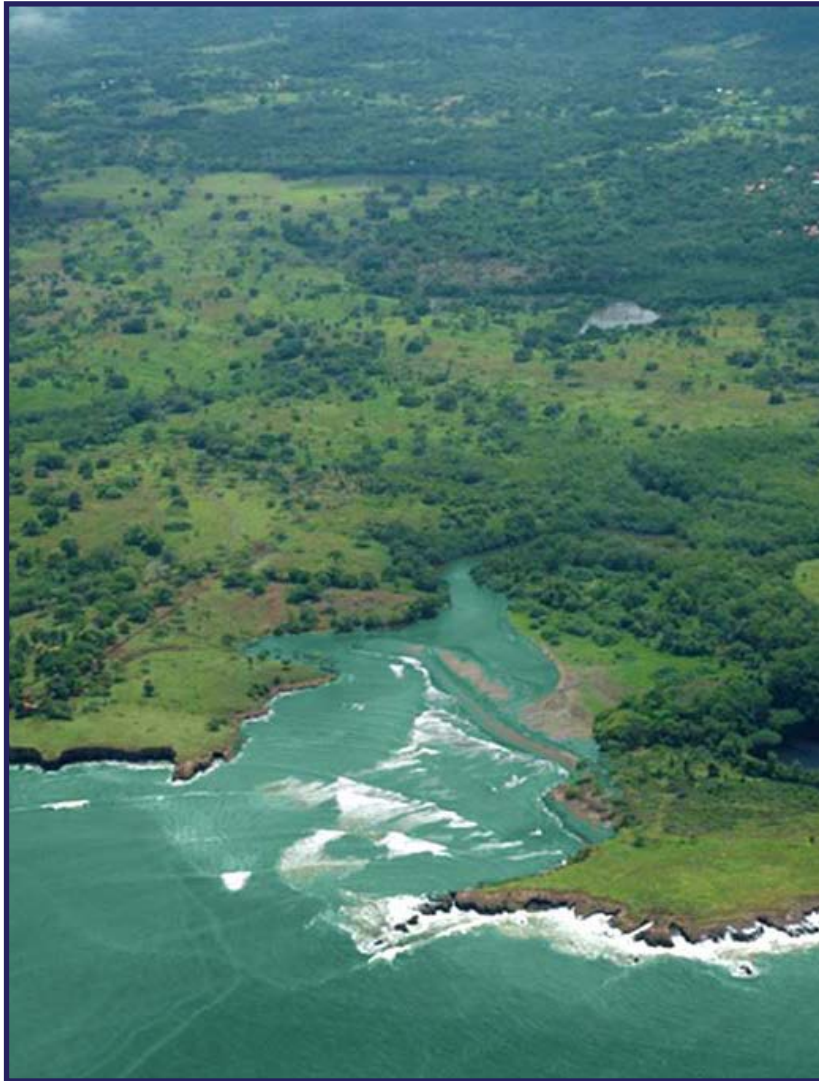
The Opportunity –

The Potential to Create Extraordinary in Costa Rica

Experienced Developers will understand the true value and potential represented by the acquisition of this investment opportunity, on Costa Rica's Central Pacific coast.



A range of permits, spanning over four (4) phases have been obtained and remain current. The permits include:



Phase 1:

- 250 condo units up to 7 stories each
- 4300 sq meters of Retail space

Phase 2:

- Championship 18 hole Golf Course
- 4180 sq meter Golf Club house
- 8361 sq meter Spa
- 17,000 sq meter Grotto Spa / Pool

Phase 3:

- 220 Hotel Rooms –Southern Beach
- 408 Condo Units up to 13 Stories each
- 6,000 sq meter Cabana/Beach Club

Phase 4:

- 440 Hotel rooms – Northern Bluff
- 933 Condos up to 13 stories each



While obtaining these invaluable permits and entitlements over four years, Punta Loros principals also worked with a highly acclaimed American Architectural group to create a unique and world-class master plan.

Although the project layout and Old World-Spanish Colonial architectural focus would be available to any interested party, the approvals

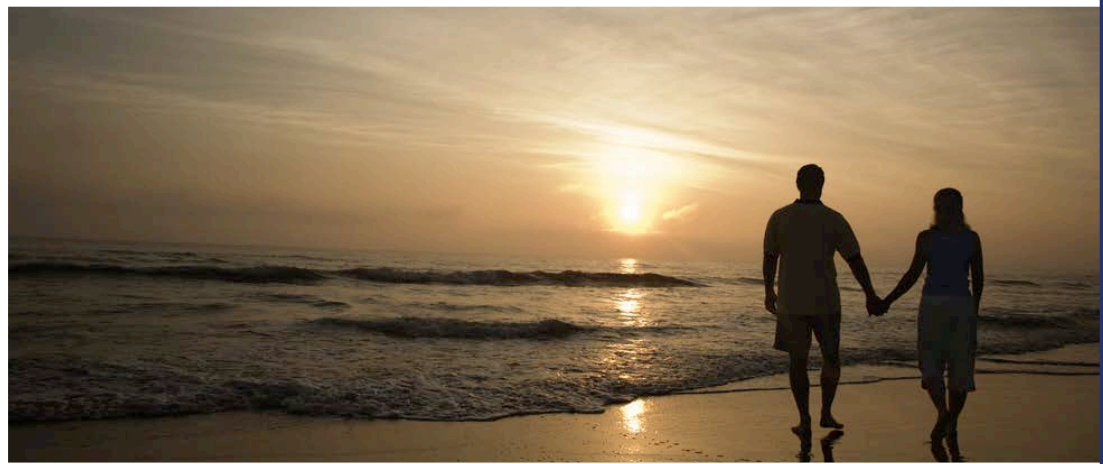
are generic in nature and allow complete latitude and freedom to develop the property as desired.

A financial analysis, conservatively prepared by Punta Loros and Palms International Real Estate CR easily substantiates the asking price and demonstrates excellent ROI's based on current market values. More information will be made available to qualified parties.

Map of the Central Pacific



Central Pacific Area of Costa Rica



Central Pacific's New Infrastructure Benefits Surrounding Developments

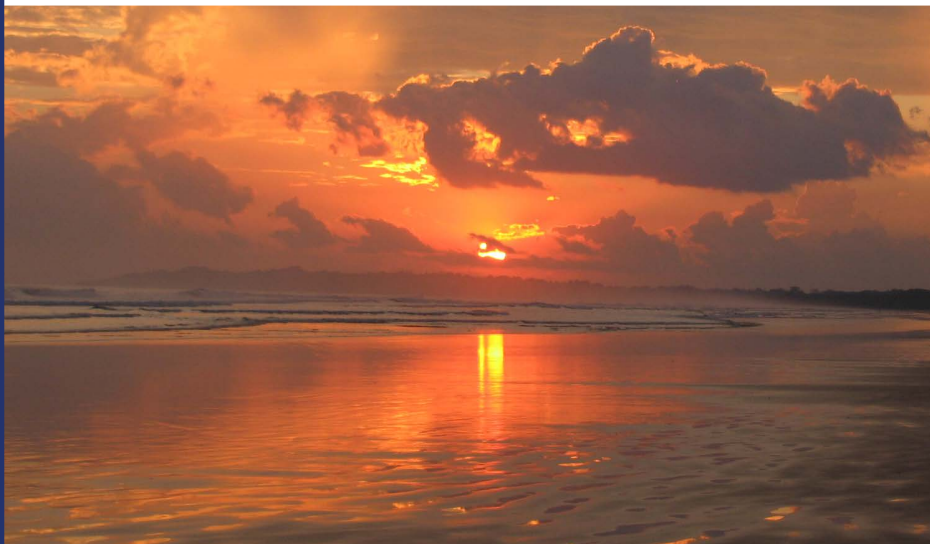
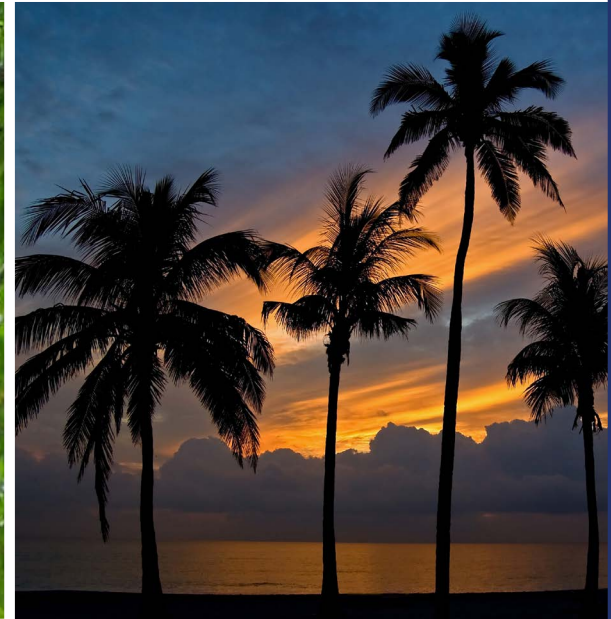
The Central Pacific region of Costa Rica like most parts of the country is green, lush and full of amazing biodiversity. As a destination to visit and explore, its esthetically spectacular but to live full time comfortably for North Americans and Europeans, the need for amenities and services have not always been fulfilled.

Nearly any and all of the standard services are available in the country's capital San Jose, however, many retirees and investors look to the coastal areas to find a home and settle down. Not only is the Central Pacific the closest beach to San Jose but now, the area is becoming the focal point for large commercial infrastructures which in turn will bring greater services and amenities for the areas inhabitants.

The Port of Caldera recently received millions of dollars for its enhancement and expansion, making it the most significant port on the Western coast of the country. A new Economic Zone, near the Port is being established with the Chinese to act as a distribution point for Chinese companies who ship to Central American countries. The new highway, #27, was completed linking the Central Pacific and the capital city by a short 45-minute drive.

Finally, a new International airport is proposed and approved, slated to begin construction in 2018 and complete in 2025. This airport will handle large aircraft and will become the gateway to the coastal areas and the Central Pacific region of Costa Rica. These very positive changes and improvements will have dramatic effects and benefits for landowners and Developers in the Central Pacific area.

Costa Rica - A Paradise for Growth and Profits



Why Costa Rica

Costa Rica is a relatively small Central American country, with Nicaragua to the north and Panama to the south. What it lacks in size it makes up for in so many ways, for visitors and business alike.

Costa Rica and its vast biodiversity, stable government, favorable business environment and easy foreign investment laws, have made it a highly sought after place to invest, visit, retire and live.

Costa Rica has a population of 4.8 million; 70% of which live in the capital city of San Jose only 45-min from Punta Loros via new toll highway. Costa Rica provides the perfect landscape for a successful hotel and residential development.

There are two international airports, one located in Liberia, the northern province of Guanacaste and the second being San Jose. Shortly, a new airport is slated to begin construction in 2018, and will serve as the new international airport to replace San Jose and will be only a 15-minute drive from the Punta Loros development property!

Costa Rica has one of the safest and most attractive business environments in all of Latin America. A ready, willing and highly educated workforce is available and political stability, you will discover exceptional freedom and opportunity doing business in and profiting from Costa Rica.

Map of Costa Rica





Offering

- \$23,750,000 USD purchase price
- Master Planned site originally developed by EDSA-conceptual designs available
- Purchase includes land and all entitlements
- Option to purchase controlling interest of 72.6% from Parent Company
- Minor shareholders may wish to Joint Venture
- Seller financing up to 5 years at 9% with 50% down payment