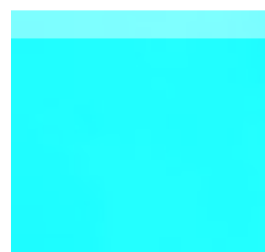




Los Cielos



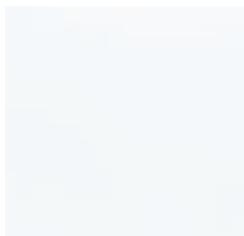




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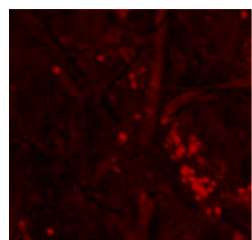
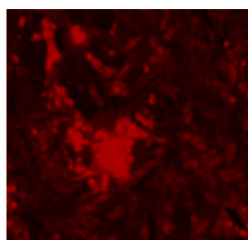
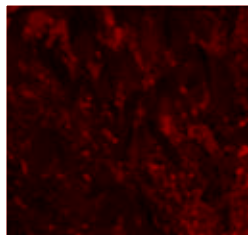
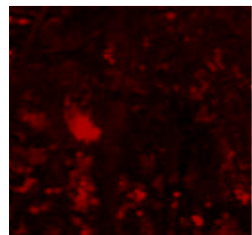
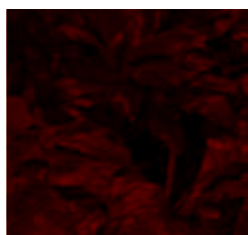
Location and The Region's Characteristics

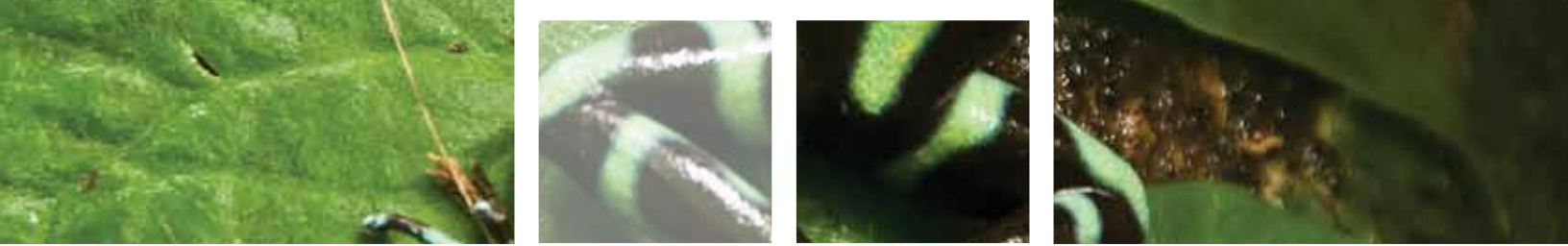
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- Total
- Additional very important features
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Investment Proposal

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Investment Proposal

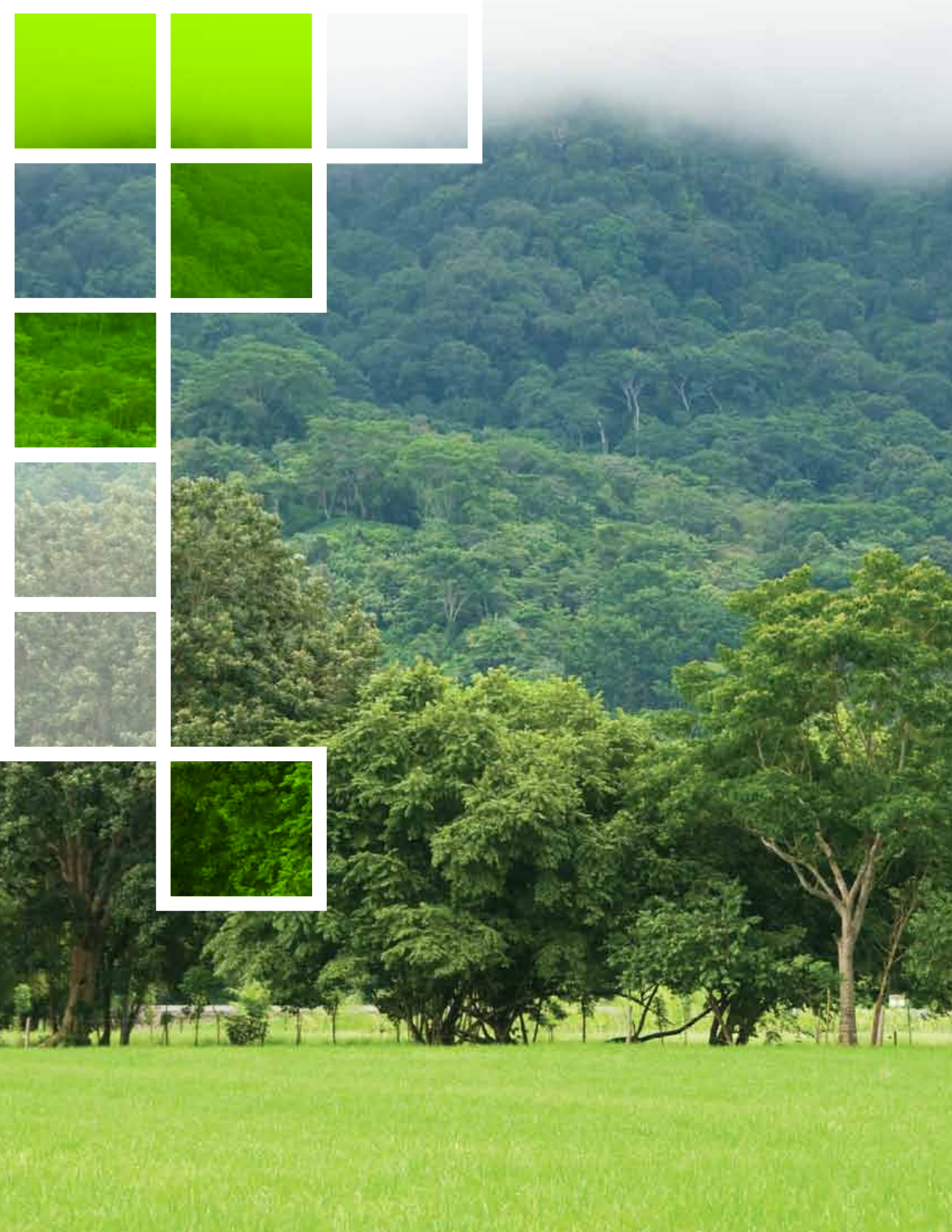
LOS CIELOS is selling its fee simple and beach concession interest to qualified buyers.

Points to Consider - attractions and attributes

General to Costa Rica

- Costa Rica provides safety and stability –no army – and has recently become part of the Central American Free Trade Association with the United States of America (CAFTA).
- Costa Rica continues to attract both international corporations and smaller companies because of its educated workforce, lower wage structure, and free trade zones.
- Health care is excellent and the government is encouraging Health Tourism by introducing legislation that offer attractive investment benefits. Private hospitals such as Cima in San Jose provide first class health care for a fraction of the cost of health care in the United States of America and Europe. Medical tourists typically recuperate in resort hotels such as the 5-star Intercontinental Hotel which is located next to Cima Hospital.



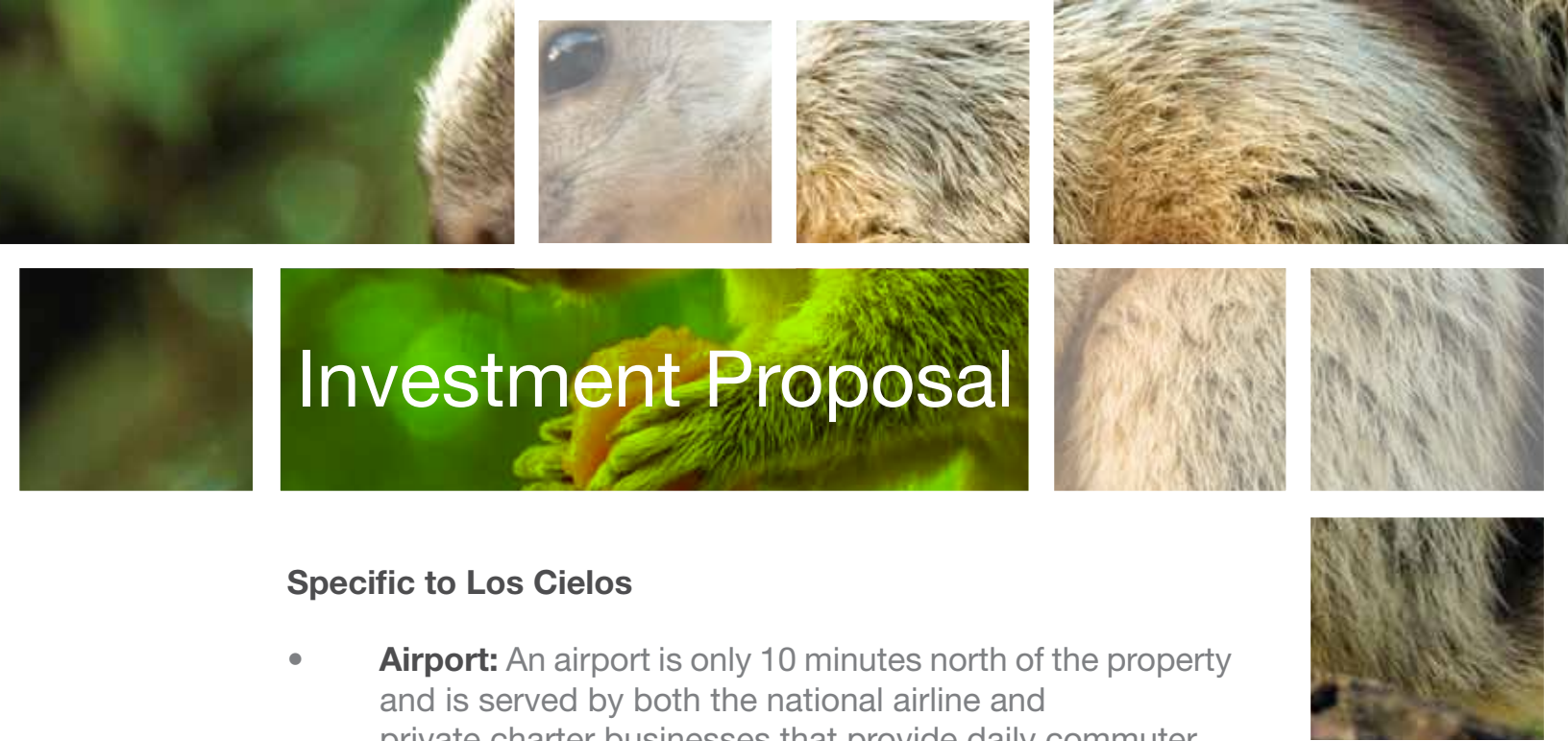




Investment Proposal

- An increasingly affluent local population leads to more sophisticated shopping malls, restaurants, theaters, and other forms of entertainment.
- In Costa Rica, the cost of living for Americans, Canadians, and Europeans is comparatively lower than at home.
- Many United States and Canadian residents nearing retirement age find Costa Rica a safe and enjoyable haven in which to retire for they perceive Costa Rica as a country encompassing a more ecologically protected environment and a simpler life-style than those in other areas of the world.
- Tourism, which began in earnest in 1987, has become one of Costa Rica's fastest growing economic sectors. Since 1999 tourism has been earning more foreign exchange than bananas, pineapples and coffee combined. National parks and protected areas cover about 24% of the country's land area: the largest in the world as a percentage of the country's territory. As eco-tourism has flourished, these areas provide Costa Rica's main competitive advantage by enabling tourists to take advantage of unspoiled tropical jungles and forest areas; many of which are in close proximity to the beaches.
- Many 5-star hotels and resorts like The Four Seasons, JW Marriott, Hilton Hotels, Intercontinental Hotels, and other major hotel and resorts chains, are found throughout Costa Rica.



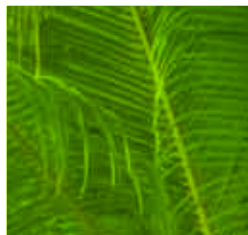
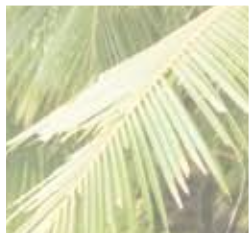


Investment Proposal

Specific to Los Cielos

- **Airport:** An airport is only 10 minutes north of the property and is served by both the national airline and private charter businesses that provide daily commuter services to all areas of Costa Rica. One can fly into the area from San Jose in less than 25 minutes.
- **Hospital:** Close to the Quepos airport and provides full medical services with fifty three rooms, three operating rooms, laboratories, drugstore, radiology, and ER needs.
- **Telephone:** coverage is provided by multiple cell towers in the immediate area.
- **Water:** Los Cielos has drilled a well to provide ample potable water for its hillside parcel.
- **Important local attractions:** Neighboring Manuel Antonio/Quepos is a busy, major international tourist destination with its:
 - (i) Renowned Manuel Antonio National Park of diverse flora and fauna and pristine beaches;
 - (ii) Hotels catering to the more affluent;
 - (iii) Increasingly sophisticated and cosmopolitan shopping, restaurants, and nightlife. According to AM Costa Rica, the internet newspaper, Costa Rica Manuel Antonio is the biggest tourist draw in Costa Rica with over 300,000 visitors a year. Dominical, like Manuel Antonio town, is made up of small boutique hotels and restaurants and is just five minutes drive from Los Cielos.







Investment Proposal

- **Los Cielos's Competitive Advantage:** Many beach areas in Costa Rica, have become over developed so that their original natural beauty was either ruined or totally eliminated. In contrast, Los Cielos provides an unspoiled, pristine beachfront and hillside forest preserve on which to create the perfect environment for the discerning visitor to Costa Rica.

At the Planning or Nearing Completion Stage

- A major, new international airport is planned for construction in 'Palmar Norte' just 40 minutes south of Los Cielos, which will have a profound effect on the area. For example: when the Liberia International Airport opened up in Guanacaste, North Costa Rica, the region's development exploded. The growth in air passenger traffic through the Liberia Airport has been a key factor for attracting a high level of investment to the area. The southern region is expecting the same result and many businesses are already poised to take advantage.
- The huge, new Pez Vela Marina, in nearby Quepos - world-renowned for its sport fishing of mainly marlin, tuna, dorado, and sailfish - features 308 slips for boats of up to 200 feet in length and has been recently completed.







The Offering

Los Cielos – A General Overview:

Los Cielos: An appealing, timely, and spectacular investment vehicle of approximately 1,000 acres of prime property comprising two sections (created by the newly restructured and upgraded, Pacific Coast Highway that divides the property into its two diverse component parts):

1. Almost 800 acres of rolling hillsides that ascend gently and accessibly from the highway of which 473 acres with stunning ocean views are prepared and ready for development and 291 acres of exquisite, protected, higher-elevation, natural virgin forest – home to a myriad variety of flora and fauna – that surrounds and surmounts these hills; and
2. 200 acres of title, and to be obtained, oceanfront concession of one mile of pristine beach. All enveloped by the refreshing, cooling, and invigorating airs emanating from both the Central Highland downdrafts and the onshore Pacific breezes.

It cannot be overstated that this is a extraordinary parcel of distinctive land tucked into the Central Pacific of Costa Rica. Thus, Los Cielos encompasses the unique atmosphere sought by groups and individuals seeking solace and calm away from their otherwise frenetic and stressful lives.





The Offering

The Conceptual Development Plan and Current Property Status.

Los Cielos's current owners have completed dirt roads to allow for automobile access to both the top of the hillside parcel and the beachfront parcel along with a master plan and engineering for the hillside area (see schematic).

The current Hillside Master Plan includes:

- An eco lodge boutique hotel with 60 bungalow suites
- A spiritual/cultural center
- A spa and longevity center
- Eco lodge branded villas – 16 units
- A resident's club and recreation center
- Ocean view villa/townhomes - 40 units
- Ocean view condominiums – 80 units (4-storey buildings with 4 units per floor)
- Resort community entrance
- Conservation easement
- Springs – 100m set-back
- 178 single family resident lots – 1,800m² to 10,000m²
- Equestrian Center and stables



The Offering

Legend

- A Eco Lodge Boutique Hotel With (60) Bungalow Suites
- B Spiritual / Cultural Center
- C Spa and Longevity Center
- D Eco Lodge Branded Villas (16) Units
- E Resident's Club and Recreation Center
- F Ocean View Villa / Townhomes (40) Units
- G Ocean View Condominiums (80) Units- 4 Story Buildings (4) Units per Floor
- H Resort Community Entrance
- I Conservation Easement
- J Springs- 100m Set Back
- K Equestrian Center and Stables
- L 178 Single Family Residents Lots - 1800sm-10,000sm



Los Cielos

Matapalo, Costa Rica

Hillside Parcel Master Plan

June 12, 2009

Prepared By:
ECOPLAN
ARCHITECTS - PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS

Scale 1:3000
 North





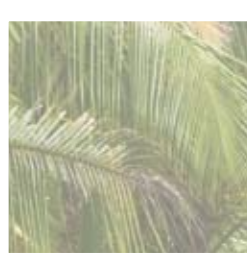
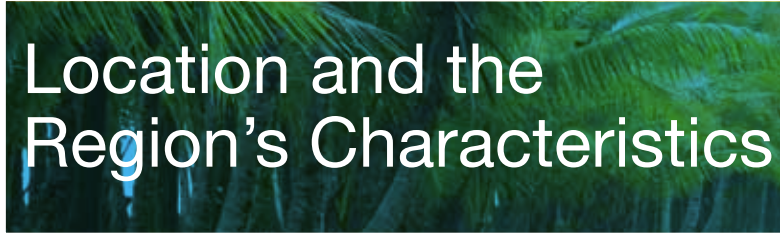
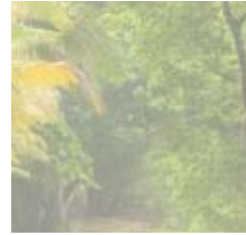

Los Cielos

Matapalo, Costa Rica

Beach Parcel
Conceptual Land Use Plan One

March 31, 2007





Location:

- In Costa Rica's Central Pacific Region:
- On its Pacific Coast Highway (Costenera) that provides easy access to a new airport, hospital, and marina; Adjacent to the town of Matapalo; and
- Between Manuel Antonio (9° 22' 60 N, 84° 9' 0 W) and Dominical (9° 15' 0" North, 83° 52' 0" West).

The Region's Characteristics

The Central Pacific Region has scenery unlike any other and is one of the most easily accessible regions in Costa Rica; especially, with the opening of the new toll road from San Jose to the Pacific Coast. It is a narrow strip of stunning, mountainous coastal land that stretches from north of Jaco to Dominical, south of Manuel Antonio. Sandy, magnificent beaches flanked by spectacular verdant cliffs and striking forests full of mango, palm and coconut trees and protected wildlife are primary draws to this area. It is an awe-inspiring landscape with its combination of ocean panorama and lush tropical vegetation. Moreover, it features national parks, nature reserves and exotic flora and fauna. World-renowned Manuel Antonio National Park is just one of the region's many points of natural interest while Dominical is known for its natural beauty and rain forests.

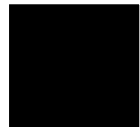
Additionally, ocean stretches along the Central Pacific provide the ultimate setting for water activities such as surfing, sport fishing, scuba diving and, not least, spectacular sunsets.

The Central Pacific generally maintains a more arid climate than the Caribbean Coast or the South Pacific. However, it is more humid than Costa Rica's Nicoya Peninsula to the northwest.





Costa Rica Map





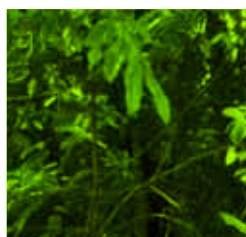
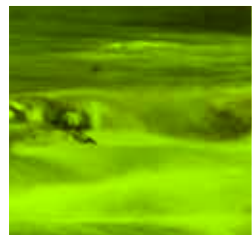
Location and the Region's Characteristics

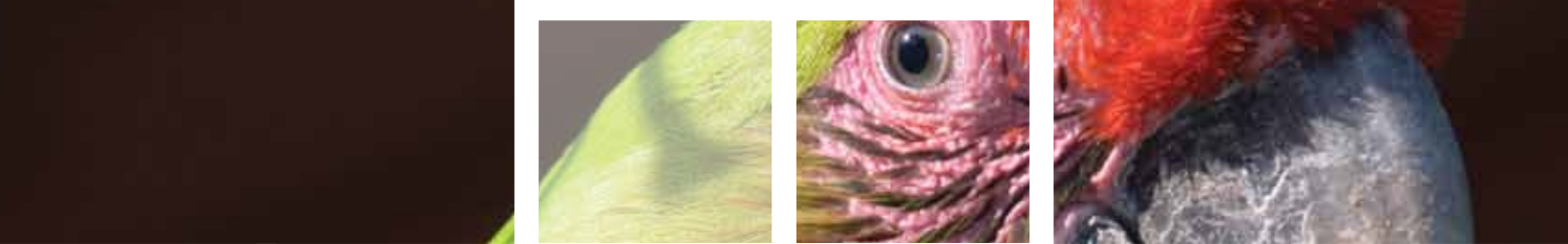
The small town of Matapalo about 20 miles (32 km) south of Quepos, has earned the Blue Ecological Flag (Bandera Azul Ecológica) for its dedicated effort in conservation and commitment to preserving the quality of environment.

There are two smaller villages surrounding Matapalo as well— Savegre to the north and Hatillo to the south. Beyond Hatillo sits the National Wildlife Refuge of Hacienda Barú and Uvita. Quepos and the world famous Manuel Antonio National Park reside to the north.

Since the recent completion of the restructuring and widening of the formerly impassable coastal road (which meant that the Quepos/Dominical corridor had long been inaccessible for development), the Matapalo region is now only a short two-hour car ride from San Jose and primed for development.



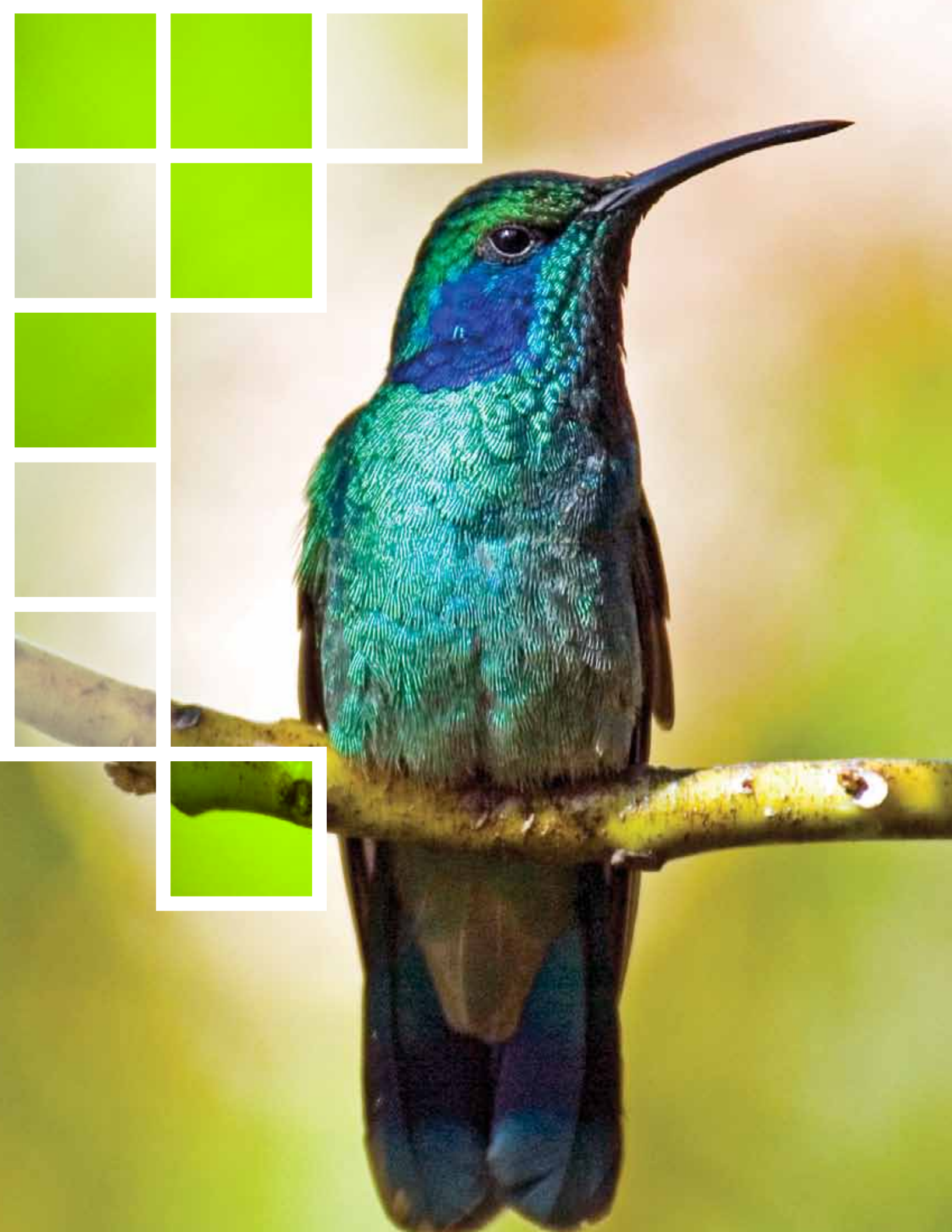




Detailed Property Characteristics

- Total
- Additional very important features
- Conclusion







Total: approximately 1,000 acres that are divided by the newly-constructed and enlarged coastal highway into two parcels of approximately:

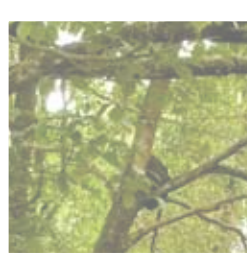
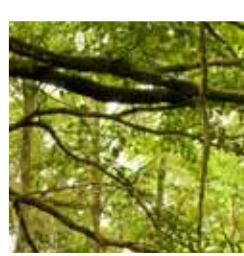
- 200 acres of coastal land on the highway's west side (title and to be obtained oceanfront concession), and
- 764 acres of hillside on the highway's east side.



These two parcels together comprise four principal defining features:

1. **Beach:** Los Cielos' one mile of undeveloped Pacific Ocean beach - Playa Linda, fronting its 200-acre coastland - is its crown jewel.
 - Mature palm trees have been planted along its entire length enhancing this tropical environment.
 - From this beach, one can either walk on foot or ride on horseback for 5-10 miles in either direction.
2. **The coastal land:** is currently used for farming, thus providing a blank canvas for development planning. Concessions for the immediate Maritime Zone beach land must be obtained.
3. **Hillside portion:** the gentle inclination of Los Cielos's 764-acre hillside from sea level to 1500 feet in height is unique in the Quepos/Dominical corridor for it not only includes 291 acres in a permanent conservation easement to protect the rainforest, birds, butterflies, and other wildlife, as illustrated in the Master Plan, but also it:





- is easily accessible;
- has had a major portion of Melina plantation cleared, and the whole hillside parcel has been extensively engineered with several elevation tiers designed to allow for the hillside's maximum development;
- enjoys superb, breathtaking, and unencumbered Pacific Ocean views (south to Dominical and north to Manuel Antonio) and 180 to 360 degree views of both the surrounding rainforest and distant Mount Chapparro.



Unlike the other typical land in the region, which may be:

- too steep,
- too forested for development site views;
- too hard to access;
- too far from the ocean, or no ocean frontage at all;
- has had no land clearing or,
- has little or no potable water.

For example: Hacienda Matapalo - adjacent to Los Cielos – with no beachfront, very steep terrain, and ongoing road construction, has announced yet it has sold 270 hillside lots (at prices ranging from \$100K to \$360K).





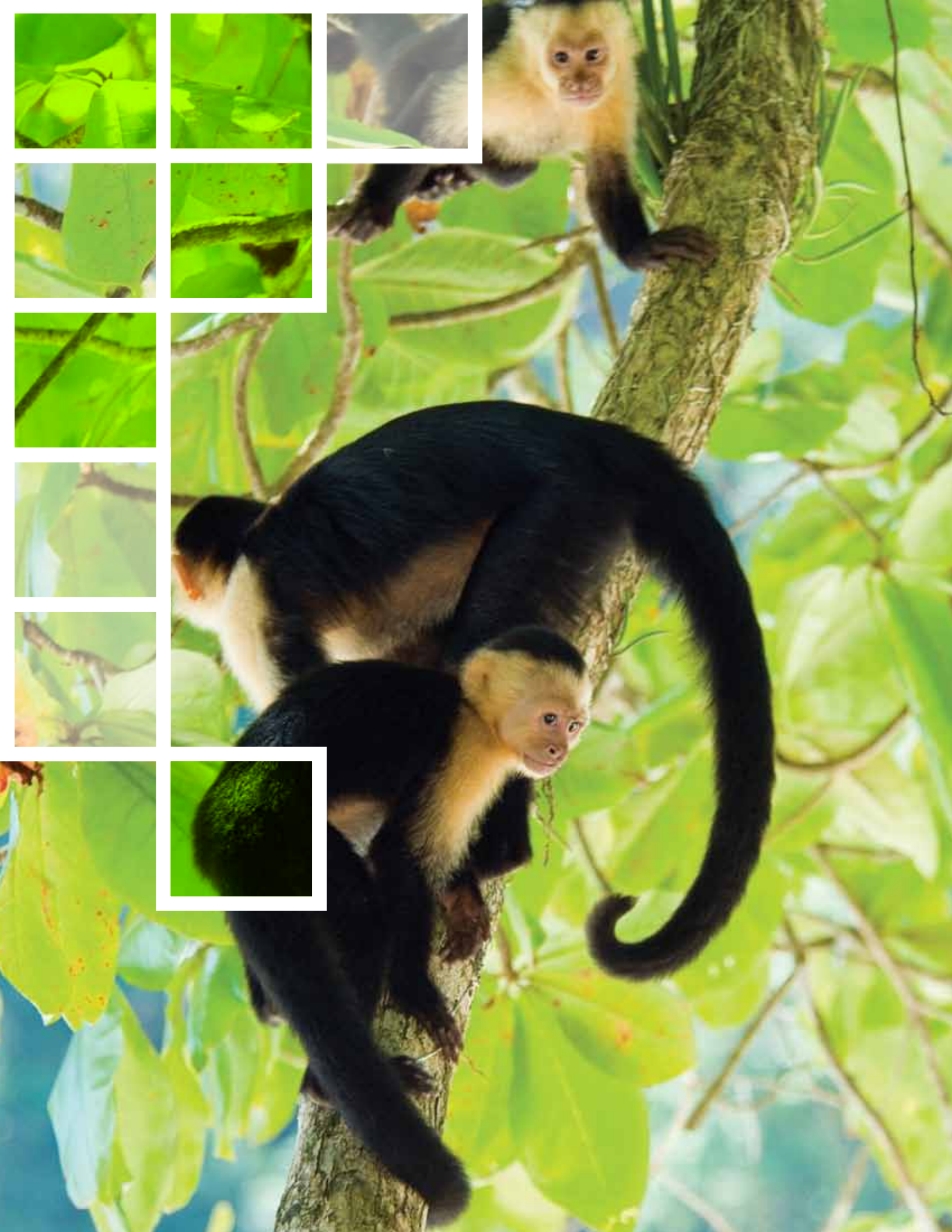
Detailed Property Characteristics

4. **Rainforest Reserve:** the 291-acre rainforest, conservation easement surrounds the hill and higher land and provides a protected, natural, bio-diverse, conservation corridor for countless species of birds, butterflies, and wildlife.

Additional very important features:

- **Water:** there is an abundance of water on the property: wells, creeks, and a waterfall. Water concessions are approved.
- **Electricity supply:** electricity along the Pacific Coast Highway.
- **Irrigated Nursery:** an irrigated nursery with 1200 palm trees i.e. Royal Palms, Fox Tail Palms, among others, was constructed at Los Cielos.
- **Reforestation:** A total of 2,500 trees i.e. Saino, Ron Ron, Amarillón, Guanacaste and other species, were planted on the creek banks and the areas along the creeks located within Los Cielos to protect the water sources.
- **Telephone Cell Towers:** provide cellular services and internet access to the area.
- **Public Roads:** the coastal highway, which separates Los Cielos into coastland and hillside land, joins up with the Inter-American highway at Dominical in the south and Puntarenas in the north.
The driving times from Los Cielos to:
 - San José, the capital - 2 hours;
 - Dominical - 5 minutes; and
 - Quepos - 10mins
- **Caretakers Home:** A modern and well maintained two bedroom caretaker's home is included as part of the offering.







Detailed Property Characteristics

- **Climate:** Mount Chapparro, over 12,000 ft in height, provides a nighttime cooling affect for this area; and the cooling Pacific Ocean onshore breezes help to maintain this effect during the day. Throughout the summer months from November to March, Los Cielos enjoys temperatures 15 to 20 degrees Fahrenheit cooler overall than Quepos.
- **Soil Tests:** Numerous soil test borings were conducted that demonstrated suitable conditions for construction of dwellings.
- **Enviromental permits:** Permits for the Hillside Master Plan are approved.

Conclusion

In summary Los Cielos offers the right individual, corporation or group a unique and special opportunity, in an unspoiled setting, for developing a highly profitable investment venture.

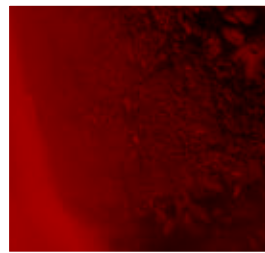


Contact



Los Cielos





Los Cielos