

LAUGHING RIO COTE RANCH

Description: 553.515-acre cattle ranch, with approximately 5 acres of coconut trees and banana trees located on the west side of Guatuso Road (Highway 143), approximately 4.4 miles, or 7 kilometers north of Highway 142, Cote District, Guatuso County, Alajuela Province, Costa Rica.

The majority of the property remains in its native state, although a portion of the property is grazed on naturally forming pastures. Topography is hilly with large grassy pastures and two lakes. Rio Cote extends north/south through the central portion of the property and essentially divides the ranch into two tracts. The interior portion of the ranch provides views of Lake Nicaragua to the north. The southwestern portion of the property borders a protected Cloud Forest and Lago Cote, and the western property boundary borders an unimproved public road. Regarding utilities, electric and community water are available for extension along Guatuso Road.

**Property
Information:**

The Folio Real Matricula for the property are 2 352438-000 and 2 180529-000. Below find property tax information.

Province	Number
2 Alajuela	430603
2 Alajuela	442952
2 Alajuela	442953
2 Alajuela	442954
2 Alajuela	442956
2 Alajuela	442957
2 Alajuela	442958
2 Alajuela	442959
2 Alajuela	442960
2 Alajuela	442961
2 Alajuela	442962
2 Alajuela	442963
2 Alajuela	442964
2 Alajuela	442965
2 Alajuela	442966
2 Alajuela	442967

Owner of Record: Laughing Rio Cote, Limitada; ID Card # 3-102-467106.

Improvements: The ranch headquarters is improved with three residences, one of which requires demolition. The other two residences are occupied by farm workers and contain 480 square feet and 941 square feet. The homes are

block construction. The headquarters area of the ranch also provides an approximately 650 square foot barn with two horse stalls and tack area. This building is block and metal with a concrete floor. There are also shipping pens and a pond at headquarters. The eastern portion of the property has pastures with gates to facilitate grazing.

Other Information:

The property is managed by Arturo Murillo at a monthly cost to the owners of \$1,950. Mr. Murillo maintains approximately 120 head of cattle on the property and performs weed control.

15 lots were created in the eastern portion of the property mainly along Guatuso Road containing in excess of one acre. The lots were intended to be marketed for single-family residential development.

LOCATION MAP





VIEW OF PROPERTY FACING WEST FROM GUATUSO ROAD



INTERIOR VIEW OF RANCH



VIEW OF HOMES ON PROPERTY



VIEW OF RIO COTE FACING NORTH

[illegible]

PROPERTY TAX INFORMATION

MUNICIPALIDAD DE GUATUSO

ESTADO DE CUENTA

15/01/2016

CEDULA: 3-102-467106

NOMBRE: LAUGHING RIO COTE LIMITADA

0

DIRECCION: CABANGA, ANTIGUA FINCA LA MACADAMIA APTO 190-5710

TRIMESTRES CALCULADOS: 8

HORA: 13:46:14

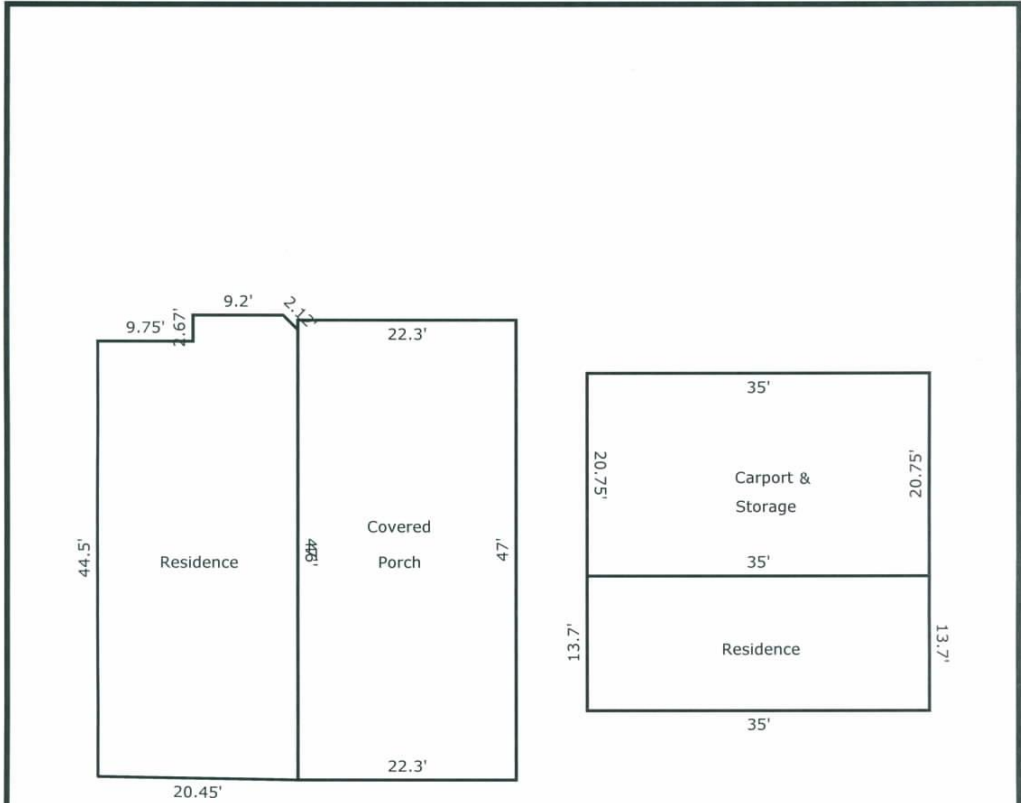
CONCEPTO	DESCRIPCION	TRIMESTRES QUE CUBRE	MONTO
1121010000	IMP.BIENES INMBLS 1998 AL 2016	01-2015 AL 04-2015	672,055.25
1121010000	IMP.BIENES INMBLS 1998 AL 2016	01-2016 AL 04-2016	672,055.25
		SUB-TOTAL----	1,344,110.50
		MULTAS----->	0.00
		INTERESES----->	26,594.60
		T O T A L----->	1,370,705.10

MELISSA TRUJILLO ARA

EL MONTO TOTAL DE ESTE ESTADO DE CUENTA, VARIA DESPUES DEL 29/01/2016.

FINCAS: 430603-000 442952-000 442953-000 442954-000 442956-000 442957-000
442958-000 442959-000 442960-000 442961-000 442962-000 442963-000
442964-000 442965-000 442966-000 442967-000

IMPROVEMENT SKETCH



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	479.5 Sq ft	35×13.7	= 479.5
Undefined Area	940.84 Sq ft	$0.5 \times 1.5 \times 1.5$	= 1.12
		9.2×1.5	= 13.8
		10.7×1.17	= 12.52
		20.45×44.5	= 910.02
		$0.5 \times 20.45 \times 0.33$	= 3.37
Total Living Area (Rounded):		1420 Sq ft	
Non-living Area			
Undefined Area	726.25 Sq ft	35×20.75	= 726.25
Second Floor	1048.1 Sq ft	47×22.3	= 1048.1