



Playa Dantita Hotel Development Site Las Catalinas, Costa Rica

*32 Acres, 350 Units
\$17 million US, Subject to Change
November 23, 2010*

Overview

Las Catalinas is pleased to offer one of the finest hotel development sites in Costa Rica to a qualified development group.

- A 32-acre parcel located on Playa Dantita, a beautiful white sand swimming beach.
- Prime placement within Las Catalinas, a well-funded, world-class resort development in the form of a traditional pedestrian town surrounded by spectacular nature.
- Land-use and environmental approval (D-1) is in place as part of the overall Las Catalinas project. Dantita is allocated up to 350 units of hotel rooms and residential (total is negotiable with Las Catalinas)
- Las Catalinas is 1200 acres in size with a very compact development pattern, and 1,000 of those acres will be kept in a natural state. This provides recreational opportunities for Dantita as well as allowing density on the Dantita parcel itself.
- Prime location in the center of the Guanacaste Gold Coast. 21-mile drive to the Liberia international airport with direct flights to Atlanta, New York, Los Angeles, Houston, Charlotte, London, etc. Drive should be approximately 30 minutes when paving is completed.
- Fully titled beachfront down to the 50-meter public zone. No concession.
- All utilities provided to site:
 - Water from on-site Las Catalinas wells
 - Waste-water treatment in Las Catalinas sewer system.
 - Three phase electricity
 - Full telecommunications connectivity
- Security, fire protection, and medical clinic can be provided by Las Catalinas.

- Full access to the attractions of the rest of Las Catalinas, including the town, trail system, beach clubs, etc.
- Total price \$17 million.

Dantita Property Description

The Dantita Parcel is approximately 32 acres in size. The sand portion of the beach is approximately 300 meters long, with rocky coastal shelves continuing beyond that. The beach is excellent for swimming, and has some of the finest coral reef snorkeling in Guanacaste immediately offshore on the western end. The land leading down to Playa Dantita is in the form of a bowl, and the Dantita Parcel comprises more or less the entire bowl. This will provide the Dantita Parcel developer the opportunity to control the visual environment of Dantita. Playa Dantita is a south-facing beach. To its west Punta Guachipelines juts westward into the Pacific, with cliffs dropping sharply down to the sea. Las Catalinas plans on building a beautiful hilltown neighborhood on Punta Guachipelines. To the east of Dantita lies a ridge that separates Dantita from Playa Danta, where the primary beach town of Las Catalinas will be located.



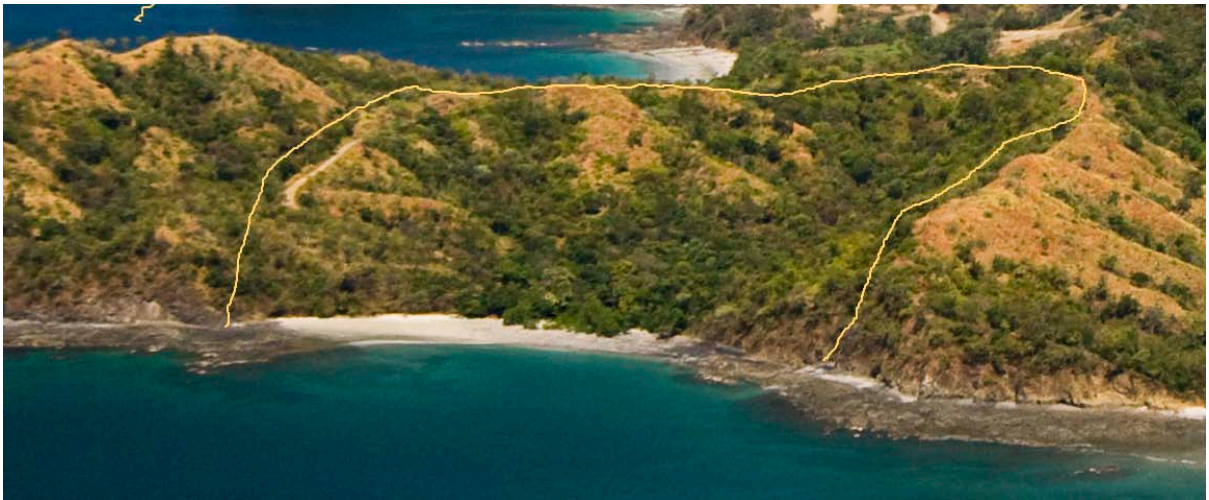
From Playa Dantita looking towards Playa Danta with Punta Penca in the distance.



Overlooking Dantita from its approach road.



Dantita from the sea.



Playa Dantita in foreground. To the left is Punta Guachipelines, to the right is the main beach town of Las Catalinas.



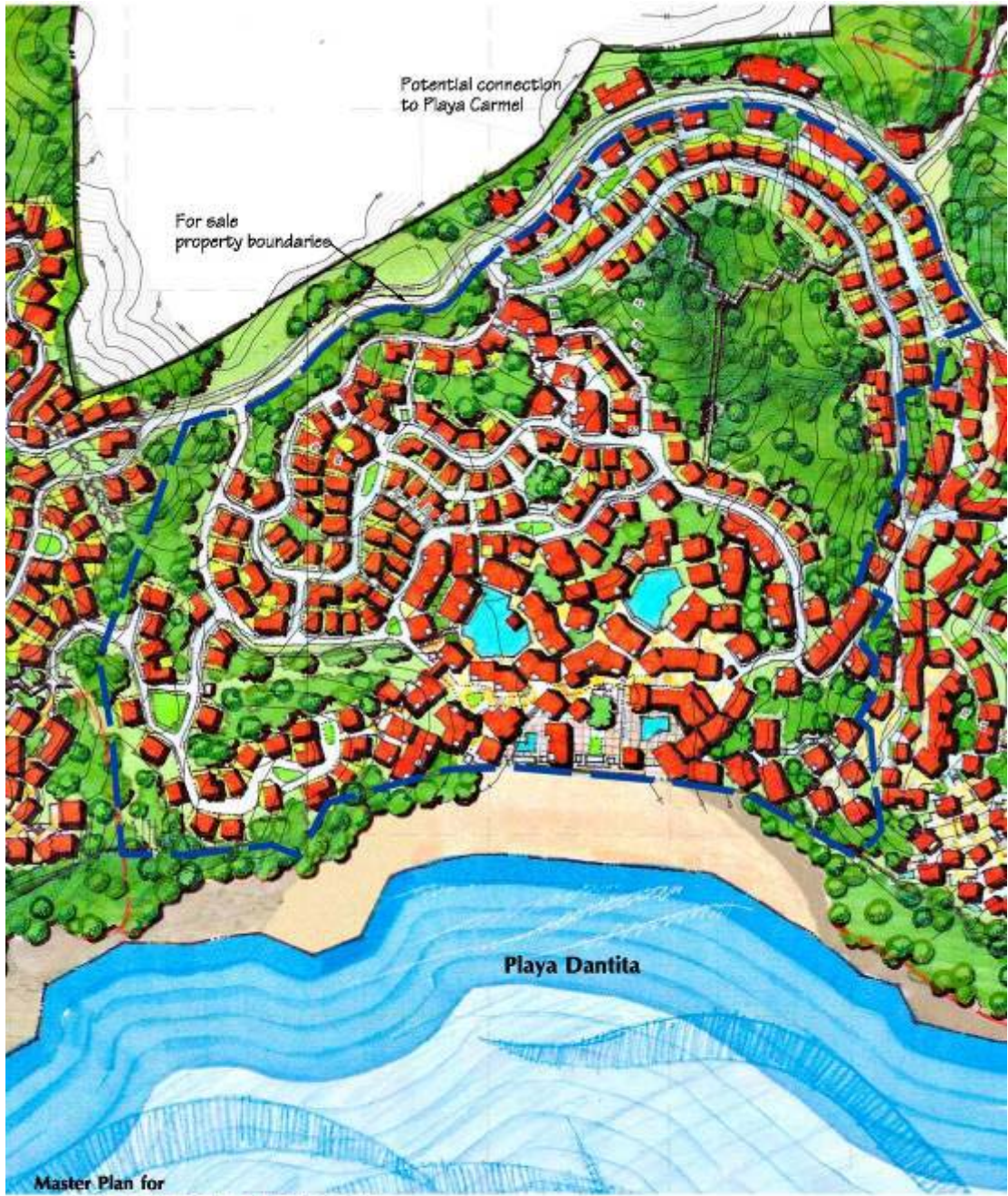
Playa Dantita, looking south.



Looking south from Playa Dantita.



Playa Dantita in the foreground and Playa Danta in the background.



**Master Plan for
DANTITA BEACH TOWN
AT LAS CATALINAS**

For sale property area: 32.3 acres

BY: **Tunnell-Spangler-Walsh & associates** January 2008

A sample master plan for the Dantita Parcel.



A sketch of the sample plan for Playa Dantita.

Proposed Terms

The general intent of the Dantita offering is as follows:

- Dantita will be a part of Las Catalinas. But it will also have a degree of separation granted by topography and intent. The developer of Dantita will be free to pursue his own design vision with few restrictions.
- The parcel is large enough in terms of acreage and units to provide an attractive development program for a world-class resort hotel and associated residential development.
- The development at Dantita will proceed concurrently with the rest of Las Catalinas, and will receive certain infrastructure and services from Las Catalinas.

Specifically, here are the proposed terms:

- **Land Offered** – 32 fully-titled acres on Playa Dantita as shown.
- **Price and Timing** - \$17 million total. \$5 million of this to remain in escrow until all utilities are delivered to site.
- **Development Rights** – Las Catalinas has received D1 environmental approval for its master plan including a restored tropical dry forest preserve on the majority of the site, and intensive development on a small portion, including the Dantita parcel. Total units of residential and hotel development allocable to the Dantita Parcel is 350 (this is based on the master plan, and is subject to adjustment). Las Catalinas will develop only approximately 18% of its land area, with 82% preserved. The Dantita developer will therefore enjoy the benefits of the substantial forest preserve of Las Catalinas not only for recreation, but also because it allows a development program for Dantita that otherwise would likely not be permissible.
- **Utilities** - Las Catalinas installed electric, telecom, water, and wastewater systems. Las Catalinas will provide these items to the Dantita parcel:
 - Water – Las Catalinas will provide access to fresh potable water for the Dantita Parcel from on-site Las Catalinas wells.
 - Electricity – Las Catalinas will supply three-phase electric power capacity to the site in a quantity to be agreed upon. Billing for usage will be directly from Coopeguancaste.
 - Telecom – Las Catalinas will have a head-end equipment and provide fiber optic connectivity to the ICE communication network for telephone, cable TV, and high speed Internet.

- Wastewater – Las Catalinas will provide wastewater treatment capacity for the Dantita parcel at a facility located offsite of Dantita. (Or, if desired, the Dantita parcel could operate its own system.)
- **Security** – Las Catalinas will provide a security force inside Las Catalinas. The Dantita Parcel will pay a pro-rata share based on units either complete or under construction. Adjustments in the pro-rata allocation will be made semi-annually. The Dantita Parcel is free to provide additional security within their development as well. If Dantita elects to provide their own security inside their parcel they will only pay a two-thirds share on the pro-rata calculation.
- **Trail Access** – Dantita residents and guests are free to use the Las Catalinas trail system, and will pay a pro-rata share of trail maintenance, ranger programs, etc.
- **Las Catalinas Facilities** – Las Catalinas plans to operate at least one beach club and other membership facilities. All residents and hotels in Las Catalinas, including those at Dantita, will be members through the condominium association.
- **Medical** – Las Catalinas will provide an emergency clinic that will provide service for Dantita. Dantita will pay a pro-rata share.
- **Fire Protection** – Las Catalinas will provide fire protection and fire fighting services. Dantita will pay pro-rata share.
- **Restrictions**
 - A building site will be made available in the Dantita Parcel for a beach club to serve all of Las Catalinas.
 - The Dantita plan will include one or more full-service, high-end hotels with a total of at least 60 rooms. The hotel operator(s) must be submitted to Las Catalinas for approval.
 - No structure will exceed four stories in height measured vertically from any point on the ground surface.
 - Dantita will use environmentally sensitive building practices including water conservation measures such as low-flow appliances and re-use of water for irrigation.
 - Las Catalinas will provide architectural guidelines. Buyer and Las Catalinas will discuss and agree on the extent to which these guidelines apply to Dantita.
 - Other residents of Las Catalinas (including guests) are guaranteed access (on foot, not in a car) to the public areas of Dantita, including its streets.
 - Dantita will cooperate in providing a continuous seaside trail system inside the public zone along the beach.
 - Las Catalinas may require a sewer easement to handle wastewater from Guachipelines and Dantita, including a lift station location within Dantita.

- Other restrictions according to Costa Rican law including beach access for the public must be respected.

TO INQUIRE FURTHER, CONTACT:

ROBERT F. DAVEY IN FLAMINGO, COSTA RICA
bob@costaricac21.net
In Costa Rica 506-654-4004, from the USA dial 404-474-3948

Or:

STUART MEDDIN IN ATLANTA, GA, USA
stuart@meddin.com
404-872-2828 x3

Or:

CHARLES BREWER IN ATLANTA, GA, USA
charles@chasbrew.com
404-879-2233



Dantita sunset.