

QUIT CLAIM DEED

Made this 1st day of November, 2003
by

International Investments in Land ML & HR, S.A.

hereinafter called the grantor, to

whose post office address is:

Lot 14, Sanchez Rd.
Ribera, New Mexico 87560

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument
and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$4990, receipt whereof is hereby
acknowledged, hereby quit claims unto the grantee, all that certain possession rights to land situated in Limon
Province, Costa Rica viz:

Lot 88, 2nd District of Sixaola, of the Fourth County of Talamanca, Puerto
Viejo, Province of Limon.

Part of Folio Real: 7013438

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining
To Have and to Hold.

And the grantor hereby covenants with said grantee that the grantor has duly registered property rights; that the
grantor has good right and lawful authority to quit claim the property rights to said land, more specifically described
as set forth in EXHIBIT "A" to this Quit-Claim of possessory interest, which is attached hereto and incorporated
herein by reference. In Witness Whereof, the said grantor has signed and sealed these presents the day and
year first above written.

signature of Grantor:

Michael Leu, president

Michael Leu, president

State of Ohio, County of Lake

The foregoing instrument was acknowledged before me this 1 day of NOV, 2003, by
Michael Leu, president, who is personally known to me or who has produced identification.

Prepared by:

Michael Leu
7705 St. James Dr.
Mentor, OH 44060
440-874-5811

Heather M. Lemr

Print Name (Notary Public)

Heather M. Lemr

Notary Public Signature

May 25, 2005
My Commission Expires

HEATHER M. LEMR, NOTARY
RESIDENT CO. LAKE
STATE OF OHIO
MY COMMISSION EXP. MAY 25, 2005