

Milagro del Mar

Oceanfront Condominiums at Gran Pacifica

Department of Managua, Nicaragua, Central America

Sales Contract

This Agreement is made this _____ day of _____, 2008, between Hunter Blair, S.A. ("Seller"), incorporated under the laws of Nicaragua, of the one part, and:

First Name:	Middle Name:
Last Name:	Social Security #:
Occupation:	Passport #:
Address:	
City:	State & Zip Code:
Telephone:	Fax:
Cell Phone:	E-Mail:

Seller, acting as the developer, will construct 42-51 condominiums in Main Building, which is located at Milagro del Mar Condominiums at Gran Pacifica Beach & Golf Resort, as viewed on the master plan and plan map.

The Gran Pacifica Beach & Golf Resort is registered with the property registry under the number 24489 inscription 1734 pages 280, volume 2 in the Real Rights Section Estate with the Catastro plan number 2851-1-07-000-00100 located in Villa El Carmen Nicaragua. The parties now agree to the following:

1. The Buyer wishes to purchase one condominium unit or casita, identified as unit Number _____ on the _____ floor, Building Main, measuring _____ square meters. This condominium unit or casita will consist of _____ bedrooms and _____ bathrooms, and shall be completed by the seller and built according to the floor plans.

2. The Base Purchase Price** for condominium:	US \$	.00
2a. Add a NicaBella, S.A. Furniture Package:	No: Yes:	US \$.00
2b. Add a NicaBella, S.A. Convenience Package*:	No: Yes:	US \$.00
Total Purchase Price:	US \$	0.00

Items included in the Furniture Package and Convenience Package attached as Exhibit A and B respectively. Items in Exhibit A are included only if 2A is marked Yes along with the Furniture Package purchase price. Items in Exhibit B are included only if 2B is marked Yes along with the Convenience Package purchase price.

*Convenience Package only available with a Furniture Package purchase

** ALL SALES COMMISSIONS ARE BASED SOLELY ON BASE PURCHASE PRICE

3. Purchase Price shall be paid as follows:

Payment Type	%		Amount		Date Due
Reservation Deposit	Fixed	US \$	.00		Previous
Contract Deposit	Fixed	US \$	.00		Contract Date
Wall Start Payment	Fixed	US \$	.00		Contract Date +90 Days
Roof Start Payment	Fixed	US \$	.00		June 1, 2009 (estimated)
Final Move-In	Fixed	US \$	.00		Completion (estimated to be May 2010)
Total		US \$	.00		

4. Upon execution of this Sales Contract, application for bank financing, if any, shall be made within five (5) business days and Buyer shall provide Seller with a bank Mortgage Letter within thirty (30) days, including the terms of the mortgage agreement and arrangement for direct payment of mortgage funds from bank to Seller during the construction process.

5. All Closing Costs and Title Insurance shall be the responsibility of Buyer. HB warrants that Title Insurance shall be available to Buyer through First American Title or its Successors.

6. Buyer has received a copy of the Milagro del Mar Rules and Regulations and by execution of this Sales Contract acknowledges said receipt and agrees to comply with all Rules and Regulations as stated.

7. Payments by wire transfer shall be made via the attached Wire Transfer Instructions. Payments by check shall be made payable to Hunter Blair, Inc., as representative of Hunter Blair, S.A.

8. Appliance package, as part of the contract, to include refrigerator, microwave, stove, dishwasher, security system and two televisions.

Purchaser

Hunter Blair, S.A., Seller

Date

Date

Exhibit A

Furniture Package Includes:

Master Bedroom

- Queen Bed
- Mattress and Box Springs
- Bed Covering
- Bed Skirt
- Shams
- Dresser
- 2 Night Stands
- 2 Lamps

Guest Bedroom(s) (if any)

- Queen Bed
- Mattress and Box Springs
- Bed Covering
- Bed Skirt
- Shams
- Dresser
- 2 Night Stand Tables
- 2 Lamps

Guest Bathroom (if any)

- Coordinating Shower Curtain

Living Room

- Entertainment Center
- Sofa
- Two Chairs
- Coffee Table
- 2 End Tables
- 2 Lamps

Dining Room

- Table
- 6 Chairs

Outdoor Furniture

- Table
- 4 Chairs

Exhibit B

Convenience Package Includes:

Tableware (6 place settings)

- Dinnerware
- Flatware
- Steak Knives
- Glassware
- Wine Glasses
- Corkscrew
- Salt and Pepper Shakers

Linens

- Napkins (6)
- Placemats (6)
- Kitchen Mitts (2)
- Dish Towels (2)
- Bath Towels (6)
- Wash Cloths (6)
- Hand Towels (3)
- Queen Bed Sheet Set (1, 2 or 3)

Cooking Utensils

- Knife Set
- Whisk
- Serving Spoon
- Pasta Spoon
- Slotted Spoon
- Spatula
- Vegetable Peeler

Kitchen Equipment

- Can Opener
- Toaster
- Blender
- Coffee Maker
- Hand Mixer
- Iron
- Ironing Board
- Paper Towel Holder

Cooking Accessories

- Cookware Set
- Casserole Dish
- Canister Set
- Cookie Sheet
- Food Storage Containers
- Colander
- Mixing Bowls
- Measuring Cups
- Measuring Spoons
- Salad Bowl
- Cutting board
- Pitcher
- Dish Rack

Cleaning Products

- Broom
- Dust Pan
- Sponge
- Mop
- Bucket
- Kitchen Trash Can
- Bathroom Trash Can

Starter Supplies

- Paper Towels
- Toilet Paper
- Tissue
- Kitchen Trash Bags
- Storage Baggies
- Light Bulbs
- Dish Soap
- Dish Washing Detergent
- Laundry Detergent
- Fabric Softener
- Coffee & Filters
- Bar Soap
- Hand Soap
- Paper Napkins



HUNTER BLAIR, INC.
WIRE TRANSFER INSTRUCTIONS

ALL WIRES TO CITIZENS BANK SHOULD BE ROUTED IN THE FOLLOWING MANNER:

WIRE TO: THE BANKERS BANK
ATLANTA, GEORGIA
RT# 061003415

CREDIT TO: THE CITIZENS BANK OF FORSYTH COUNTY
ACCOUNT NUMBER 061104929
5140 Atlanta Highway
Alpharetta, GA 30004

FURTHER CREDIT TO: Hunter Blair, Inc.
Account # __150014971__
4080 McGinnis Ferry Road, Suite 1301
Alpharetta, GA 30005
1-770-881-7725

THE FEE FOR WIRES COMING IN WITH THESE INSTRUCTIONS IS \$30.00 AND SHOULD BE ADDED TO THE TOTAL WIRE BY SENDER.

THE FEE FOR WIRES COMING IN THROUGH THE FEDERAL RESERVE AFTER THIS NOTICE HAS BEEN SENT WILL BE \$30.00

PLEASE CALL (770) 886-9500 IF YOU HAVE ANY QUESTIONS REGARDING THESE INSTRUCTIONS.