



The Seed

Land Title &
1st-Rank Mortgage Confirmation



Prague 2025

Property Ownership & Mortgage Certificate

The Seed Project — Uvita, Costa Rica

Prepared for:

Fintown Investors

Date:

June 2025

Overview:

This document confirms legal ownership and first-rank mortgage registration for the land designated for The Seed project in Uvita, Costa Rica.

The information is sourced from the official Costa Rican National Registry.

Summary of Registry Information

Property Location

- **District:** Bahía Ballena
- **Canton:** Osa
- **Province:** Puntarenas
- **Plot Number (Finca):** 190171-000
- **Land Area:** 31,701 m²
- **Land Use:** Pasture land

Owner

- **Entity:** Propco Uvita LLC
- **Legal ID:** 3-102-915912
- **Date of Registration:** June 17, 2025
- **Acquisition Type:** Purchase

Mortgage Details

- **Grade:** First-Rank Mortgage
- **Amount:** USD 1,300,000
- **Creditor:** Vihorev Investments SE LLC
- **Term:** Mar 17, 2025 – Mar 15, 2027
- **Form of Payment:** Lump sum at maturity

National Public Registry Certificate – Translated (EN)

REPUBLIC OF COSTA RICA NATIONAL
REGISTRY
QUERY BY NUMBER OF PROPERTY
REGISTRATION NUMBER: 190171—000

PROVINCE: PUNTARENAS PROPERTY: 190171 DUPLICATE: HORIZONTAL: RIGHT: 000

SEGREGATIONS: THERE ARE
NO

NATURE: LOT 1 PASTURE LAND

LOCATED IN THE DISTRICT 4-BAHIA BALLENA CANTON 5-OSA OF THE PROVINCE OF PUNTARENAS.

THE PROPERTY IS LOCATED IN A CADASTRAL AREA

BOUNDARIES:

NORTH: PUBLIC STREET WITH 78.24 METERS

SOUTH: LIDIETH DE LOS ANGELES ZAMORZ

EAST: JUAN BAUTISTA MOSCOSO VILLEGAS

WEST : ANTONIO ARIAS SALAZAR, MARITZA ARIAS MARIN, DANRA MAXIMA AND ESTANA S.A.

MEASUREMENTS: THIRTY-ONE THOUSAND SEVEN HUNDRED AND

ONE SQUARE METERS PLAN:P-1543567-2011

FARM WITH REAL FOLIO LOCATIONS:NO PROPERTY

IDENTIFIER:6 0 5 0 4 0 1 9 0 1 7 1

ANTECEDENTS DOMAIN OF THE PROPERTY:

FINCA	LAW	REGISTERED IN
6-00068033	003	REAL FOLIO
6-00068033	004	REAL FOLIO
6-00068033	005	REAL FOLIO
6-00190171	001	REAL FOLIO
6-00190171	002	REAL FOLIO
6-00190171	003	REAL FOLIO

TAX VALUE: 652,548,000.00 COLONES OWNER:

PROPCO UVITA LLC LIMITADA

CEDULA JURIDICA 3-102-915912

ESTIMATE OR PRICE: ONE MILLION THREE HUNDRED THOUSAND DOLLARS

OWNER OF THE PROPERTY FILING:
2025-00241456-01 CAUSE OF
ACQUISITION: PURCHASE DATE OF
REGISTRATION: 17-JUN-2025

NOTES ON THE PROPERTY: NO LIABILITIES or
ASSESSMENTS: YES THERE ARE

RESERVATIONS AND
RESTRICTIONS: 380-03481-01-0946-
001
PROPERTY REFERENCE 00068017 000
AFFECTED TO PROPERTY: 6-00190171 -000
PARTIAL CANCELLATIONS: NO LIEN
NOTATIONS: NONE

EASEMENT TRANSFERRED
QUOTATIONS: 380-03481-01-0947-
001
PROPERTY REFERENCE 00068017 000
AFFECTED TO PROPERTY: 6-00190171 -000
PARTIAL CANCELLATIONS: NO LIEN
NOTATIONS: NONE

MORTGAGE
APPOINTMENTS: 2025-241456-01-
0004-001 STARTS ON: 17-MAR-2025
ENDS ON: 15-MAR-2027 AFFECTS
PROPERTY: 6-00190171 -000
AMOUNT: ONE MILLION THREE HUNDRED THOUSAND
DOLLARS INTEREST: 20.00% PER ANNUM
BEGINS: MARCH 17, 2025
EXPIRES: MARCH 15, 2027
FORM OF PAYMENT: ONE PAYMENT AT MATURITY DUE FOR:
ONE MILLION THREE HUNDRED THOUSAND DOLLARS GRADE:
FIRST GRADE
BASIS OF AUCTION: BALANCE DUE CREDITOR
VIHOREV INVESTMENTS SE LLC LLC LTDA SOCIEDAD DE RESPONSABILIDAD LIMITADA
CEDULA JURIDICA 3-102-932970
DEBTOR
PROPCO UVITA LLC LIMITADA
CEDULA JURIDICA 3-102-915912

PARTIAL WRITE-OFFS: NO LIEN NOTATIONS: NO
LIEN NOTATIONS: NO LIEN NOTATIONS: NO
LIEN NOTATIONS: NO LIEN NOTATIONS: NO
LIEN NOTATIONS