

Frequently Asked Questions
\$5,000 Fractional Title – Lot Investment Program
NATUREWALK, Costa Rica

FAQ (Frequently asked Questions)

1. What is a real estate titled interest?

Real estate titled interest, also referred to as a tenant-in-common interest is a fractional real estate holding in real property (real estate) in which a number of holders share together the ownership of the property. This is the most common form of ownership when several people wish to own real property together. In our case, a Trust has been inserted to hold the interests of the participants. The Trust has clear guidelines on how the property is to be managed during the investment period and how it is sold at the end of the term. All participants subscribe to the rules established in the Trust.

2. How is the real estate sold at the end of the investment period?

The Sales Trustee will select a real estate company familiar with the local area and investment to represent the property. Offers will be formulated over a period of 90 days, known as "the initial sales period", and must meet minimum sales criteria known as "minimum sales goals". The highest qualifying offer will be selected and the property sold. Funds will be distributed to the participants after the deduction of costs of sale. In the event a qualifying offer is not received during the initial sales period then a further sales period will be selected until the property is sold.

3. What are my obligations during the investment period?

Your investment is meant to be "responsibility free" during the investment period. Day to day and overall management decisions are made by the Joint Trustees according to the pre-established investment plan.

4. Can I visit the Property during the investment period?

You are more than welcome to visit your property during the investment period and receive a guided tour of the NATUREWALK ecological Project by our staff.

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5. How is my real estate interest held during the investment period?

In Costa Rica, a limited liability S.A. is used to hold property as it has advantages including limited liability, ease of property transfer and other administrative benefits. A new limited liability S.A. is provided in the closing package of this investment and closing is facilitated using this ownership structure. You will instruct the Escrow and Title Company in which name you wish to hold your shares.

Note: It is recommended that you do not mix other assets or obligations in this company as it will be most likely used to transfer your ownership to the next purchaser.

6. Are there additional costs for this investment?

Your total set-up and closing costs for this investment have been standardized by NATUREWALK at \$500. These include original land transfer costs, company formation costs, escrow, legal and title charges.

7. How will I know when I have closed and received title to my Property?

You will receive a closing package from Latinamerica Escrow which includes a closing statement of the transaction, the books and records of the new limited liability S.A. company and it's status certified by NATUREWALK, and a title guarantee from Chicago Title Company certifying your company as the beneficial owner of the real estate interest you contracted for.

8. Do I have to come to Costa Rica to close this transaction?

It is not necessary for you to come to Costa Rica to close your purchase. As your property interest is already in the name of a new limited liability S.A. company, a share transfer by escrow at closing will be made in Costa Rica transferring the shares to you therefore effectively transferring the beneficial property interest into your ownership control.

9. What are my ongoing costs for this investment?

You will have a Company annual filing cost in the range of \$100 per year during the investment and a property maintenance and trust administrative cost of US\$150.00 per year.

10. What is the procedure for purchasing my Property interest at Naturewalk?

A reservation agreement is prepared and sent to you for signature. This will reserve your property interest and commit Naturewalk to the sale of the property interest. You will return the reservation agreement with a deposit made payable to Naturewalk in the amount of US\$1,000.00. A purchase subscription agreement will then be prepared and sent for your signature. You are welcome to engage an attorney at this point to represent your interest or you can speak with NATUREWALK attorneys and LATINAMERICA TITLE to answer questions you may have. Upon signing the purchase agreement an escrow is opened in your name at LATINAMERICA TITLE. You will deposit the additional US\$4,000.00 plus closing costs of US\$500.00 into LATINAMERICA Title Escrow. Closing of the transaction will then proceed and you will be notified by NATUREWALK and LATINAMERICA TITLE when the closing is complete.

NOTE: In the event you decide not to purchase during the reservation period your deposit is refundable by NATUREWALK less US\$250.00 administrative cost.