

Sales Contract.

This agreement is made the _____ day of _____, 2005, between Pacifica Asociados, S.A. incorporated under the laws of Nicaragua, (hereinafter called "the Seller") of the one part. And _____ (hereinafter called "the Buyer")

Buyers Information:

First Name _____
 Family Name _____
 Occupation _____
 Passport No. _____
 Address _____
 City _____ State _____ Zip Code _____
 Telephone _____ Fax _____
 E-mail _____

The Seller, acting as developer, will construct 22 condominiums and 8 villas, which is located at "LAS PERLAS DE GRAN PACIFICA CONDOMINIUMS", located at Gran Pacifica (hereinafter the development), as viewed on the master plan and plan map.

The _____ development is registered with the property registry in _____ under the number _____ inscription _____ pages _____, volume _____ in the Real Rights Section Estate with the Catastro plan number _____ located in _____ Nicaragua. The parties now agree to the following:

1. The Buyer agrees to purchase one condo/villa unit, identified as unit No. _____ on the _____ floor, building and phase _____, measuring _____ square meters equivalent to _____ square varas. This apartment will consist of _____ bedrooms and _____ bathrooms, and shall be completed by the seller and built according to floor plans. A copy of the building floor plan is attached hereto and forms part of this contract.
2. The pre-construction purchase price for the apartment is US\$ _____ (excluding the furniture package), and will be paid as follows:

	Schedule of Payments			
Date	Concept	Amount		TOTAL
	I. Reservation Payment			
	II. Deposit Payment 20%			
	III. Construction Payment 30%			
	IV. Roof Payment 40%			
	V. Final Payment 10%			
	Total			

The Buyer can make the payments by wire transfer or check. Wire transfer instructions:

Payment by check should be issued to: _____

Buyer

Seller