

El Golfo Project**Schedule of remaining payments to close this transactions**

	Lot Number	Hectares	Date of Offer	Date of Closing	Amount	Dec-08	Jan-09	Feb-09	May-09	Jun-09	Jul-09	Nov-09
East Parcels												
Cabrera	Lot 1	52.0085	17/07/2006	14/11/2007								
	Purchase Price				\$ 2,600,000.00		\$ 625,000.00				\$ 625,000.00	
	Closing Costs				\$ 111,700.00							
	Broker Commissions				\$ 156,000.00		\$ 39,000.00					
	Assignment Price				\$ 1,466,925.00		\$ 351,200.00				\$ 413,062.50	
Cabrera	Lot 2	55.8550	18/07/2006	08/08/2007								
	Purchase Price				\$ 2,750,000.00			\$ 662,500.00				
	Closing Costs				\$ 27,375.00							
	Broker Commissions				\$ 165,000.00							
	Assignment Price				\$ 1,217,100.00			\$ 370,134.00				
Soto	Lot 3	51.2150	12/09/2007	06/12/2007								
	Purchase Price				\$ 3,072,900.00					\$ 448,268.76		
	Interest				\$ 503,630.88					\$ 96,604.72		
	Closing Costs				\$ 123,286.05							
	Broker Commissions				\$ 184,374.00	\$ 46,093.50						
	Assignment Price				\$ 1,870,643.00	\$ 192,294.00				\$ 360,106.88		
Manzo	Lot 4	48.8600	08/09/2007	14/11/2007								
	Purchase Price				\$ 2,931,600.00				\$ 427,656.19		\$ 449,039.00	
	Interest				\$ 480,472.62				\$ 92,162.58		\$ 70,779.77	
	Closing Costs				\$ 119,824.20							
	Broker Commissions				\$ 175,896.00							
	Assignment Price				\$ 1,836,930.90				\$ 343,548.23		\$ 343,548.23	
West Parcels												
Manzo	Lot 7A	39.7800	08/09/2007	10/12/2007								
	Purchase Price				\$ 1,989,220.00	\$ 434,805.00				\$ 434,805.00		
	Interest				\$ 173,922.00	\$ 52,176.60				\$ 34,784.40		
	Closing Costs				\$ 96,735.89							
	Broker Commissions				\$ 119,353.20	\$ 29,838.30						
	Assignment Price				\$ 1,108,401.00	\$ 225,032.00				\$ 310,351.63		
Cumulative Payments					\$ 23,281,289.74	\$ 980,239.40	\$ 1,015,200.00	\$ 1,032,634.00	\$ 863,367.00	\$ 1,684,921.40	\$ 1,038,062.50	\$ 863,367.00
						\$ 980,239.40	\$ 1,995,439.40	\$ 3,028,073.40	\$ 3,891,440.40	\$ 5,576,361.79	\$ 6,614,424.29	\$ 7,477,791.29

Ernst & Young Inc. in its capacity as Receiver of El Golfo Investment Corporation and Santa Clara Real Estate Investment Corporation (the "Receiver") has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of this information, and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of such information

El Golfo Project**Schedule of remaining payments to close this transactions**

	Lot Number	Hectares	Dec-09	Jan-10	May-10	Jun-10	Nov-10	Dec-10	Totals
East Parcels									
Cabrera	Lot 1	52.0085		\$ 625,000.00					\$ 1,875,000.00
		Purchase Price							\$ -
		Closing Costs							\$ 39,000.00
		Broker Commissions							\$ 1,177,325.00
		Assignment Price		\$ 413,062.50					
Cabrera	Lot 2	55.855							\$ 662,500.00
		Purchase Price							\$ -
		Closing Costs							\$ -
		Broker Commissions							\$ -
		Assignment Price							\$ 370,134.00
Soto	Lot 3	51.215							
		Purchase Price	\$ 470,682.20		\$ 494,216.31		\$ 518,927.12	\$ 1,932,094.39	
		Interest	\$ 74,191.28		\$ 50,657.17		\$ 25,946.36	\$ 247,399.53	
		Closing Costs						\$ -	
		Broker Commissions						\$ 46,093.50	
		Assignment Price	\$ 360,106.88		\$ 360,106.88		\$ 360,106.88	\$ 1,632,721.53	
Manzo	Lot 4	48.86							
		Purchase Price		\$ 471,490.95		\$ 495,065.48		\$ 1,843,251.62	
		Interest		\$ 48,327.82		\$ 24,753.29		\$ 236,023.46	
		Closing Costs						\$ -	
		Broker Commissions						\$ -	
		Assignment Price		\$ 343,548.23		\$ 343,548.23		\$ 1,374,192.90	
West Parcels									
Manzo	Lot 7A	39.78							
		Purchase Price	\$ 434,805.00					\$ 1,304,415.00	
		Interest	\$ 17,392.20					\$ 104,353.20	
		Closing Costs						\$ -	
		Broker Commissions						\$ 29,838.30	
		Assignment Price	\$ 299,092.31					\$ 834,475.94	
Cumulative Payments			\$ 1,656,269.87	\$ 1,038,062.50	\$ 863,367.00	\$ 904,980.36	\$ 863,367.00	\$ 904,980.36	\$ 13,708,818.38
			\$ 9,134,061.16	\$ 10,172,123.66	\$ 11,035,490.66	\$ 11,940,471.02	\$ 12,803,838.01	\$ 13,708,818.38	

Ernst & Young Inc. in its capacity as Receiver of El Golfo Investment Corporation and Santa Clara Real Estate Investment Corporation (the "Receiver") has not audited, reviewed or otherwise attempted to verify the accuracy or completeness of this information, and, accordingly, the Receiver expresses no opinion or other form of assurance in respect of such information