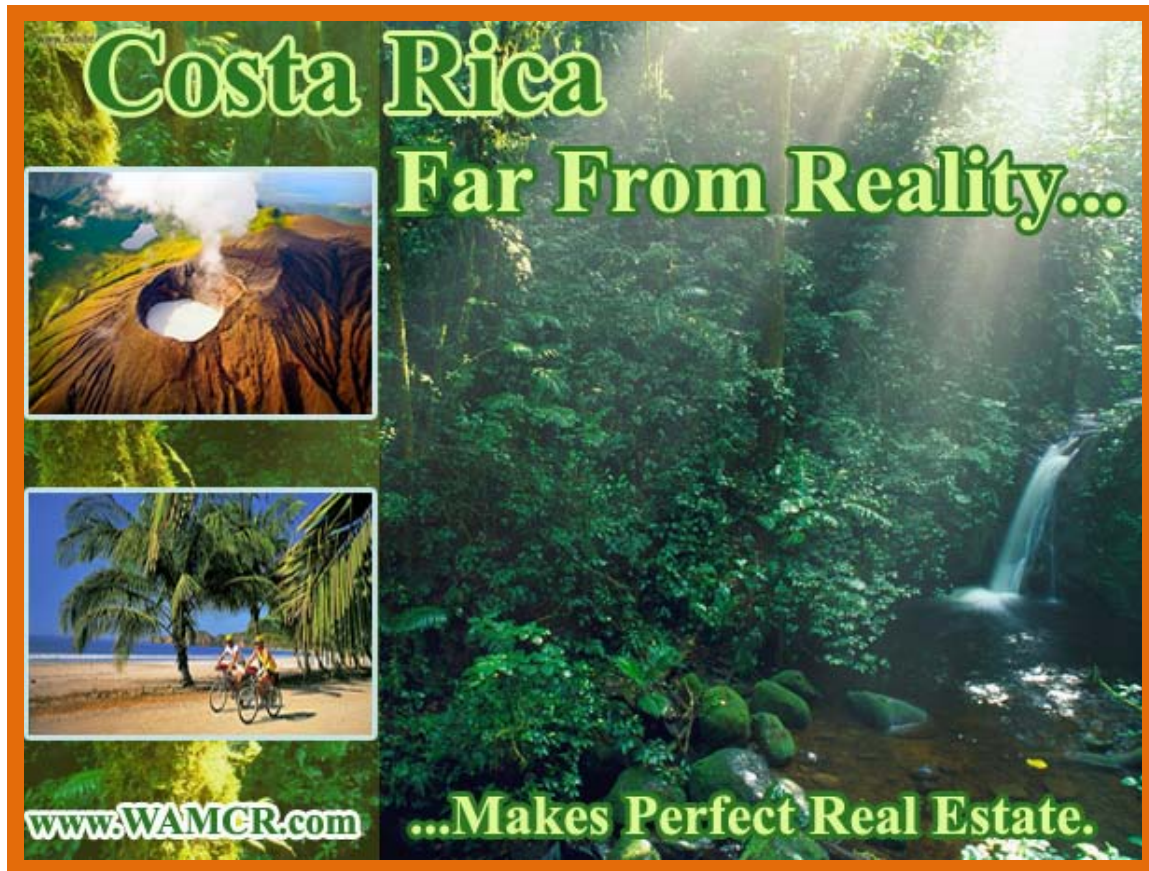


# The Wellington Monthly Newsletter

February 15<sup>th</sup>, 2011

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**Costa Rica**  
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**...Makes Perfect Real Estate.**



## Matters Addressed in This Month's Newsletter

The end of last year's 'longer-than-usual' rainy season had basically brought everything to a slow crawl in regards to construction. Moreover, the Owner and principal organizer of everything that happens here at Wellington had an unfortunate health emergency in the last weeks of 2010 that needed to be addressed immediately. This left him incapacitated for nearly two months and took him nearly to the very edge of mortality. However, after surgeries and a few weeks of rehabilitation we are pleased and proud to announce that he is back in full commission and indeed anxious and working hard to pick up where we left off with the ongoing processes needed to complete our current projects. Let's delve deeper, shall we?

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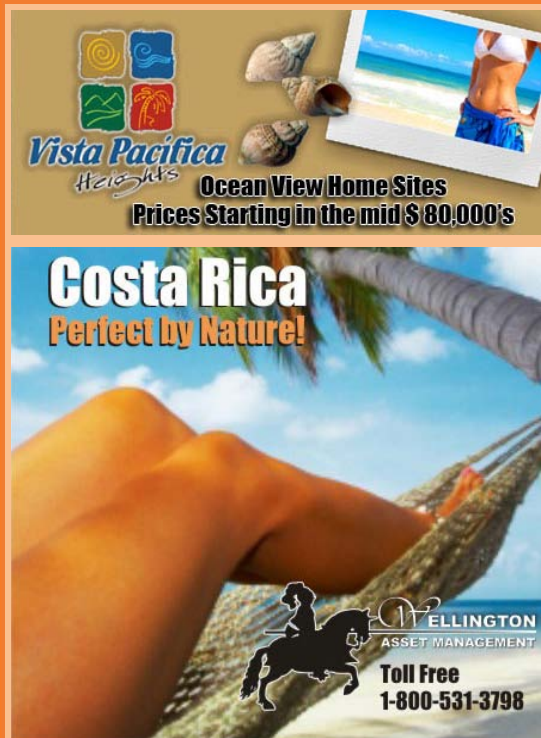
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**Vista Pacifica Highlights**  
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**Vista Pacifica Highlights**

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## “A Bump in the Road”

As mentioned in our last issue of the Wellington Monthly, we had basically got all required permits and letters approved to go ahead with the completion of the construction process for Vista Pacifica, which is currently our main ongoing project. We were preparing to begin the final stages of the Master Plan in the first months of 2011 thus being able to finally provide Titles to our esteemed clients. However, we literally ran into a “bump” in the road on the way to our goals and had to stop for a minute to recollect our thoughts, reorganize our approach and thus be able to move forward and get to the destination we have all been patiently waiting for. Let me explain.

A few months ago we provided pictures for you our esteemed clients, showing the beginning of ‘water-works’ at the Vista Pacifica site. We here at Wellington are sure that you were indeed excited as we were to see the commencement of such a vital stage of the construction process. We were indeed continuing the ‘water-works’ on-site as much as the weather permitted within the last weeks of 2010. However, it seems that the rainy weather last year, initially seen as a disadvantage, actually revealed itself to be a blessing in disguise. In the first weeks of this year, the government of Costa Rica initialized changes in the road system very near to the Vista Pacifica site, changes we were unfortunately not made aware of until they had actually begun. As a result of these changes in the roads and a sluggish real estate market, we have to submit some changes, within the design of the master plan and drainage systems, for approval. These changes have already been initialized and we are currently awaiting contact from our construction plan designer saying that he has completed the modifications.



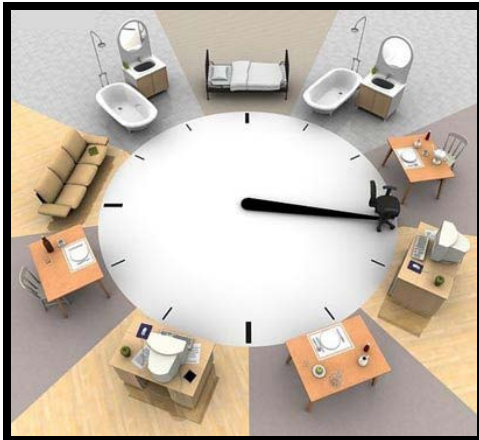
Continued...

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Continued...



We Are Working Around The Clock For You!

Once the changes are completed, the modified Master Plan will have to then be submitted to the Health Ministry (INVU) and the Water Department (AYA) of the government of Costa Rica so as to obtain their approval. As soon as the approvals of these institutions are obtained we will once again be back on-track. We expect the approval of these modifications within the coming few weeks.

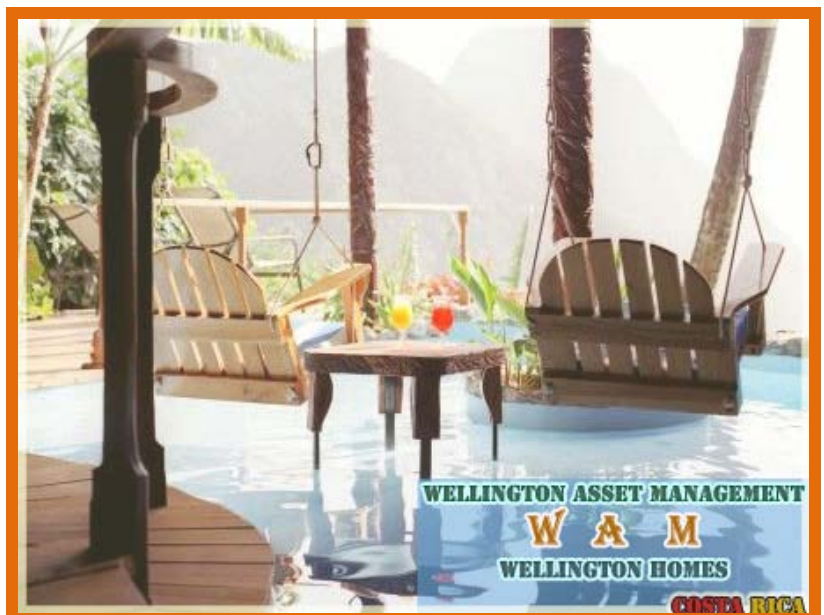
On a more comforting note, when the approval of these institutions has been obtained for the modified plans, our engineers will then proceed to register the properties within the project site and we will then be able to finally obtain and begin delivery of the long-awaited Titles.

Also, we would just like to take this time to personally thank each and every one of you for your patience and understanding in these trying times and we would like to assure you that we are indeed working around-the-clock for you. With the unfortunate health incident happening to the Owner of Wellington and this new adjustment to the Master Plan that we are in the process of overcoming, we here at Wellington are witnessing the testing and trial of our resolve as we are sure you are experiencing the same. However, we would like to assure you that we are still here for you, our esteemed clientele, solely for you and the manifestation of your dreams and we want you to know that we will not let you down!



Planning to retire or invest in Real Estate?  
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- Costa Rica investment upgraded by Standard and Poors
- China investment in Costa Rica largest in history
- Coastline property still available at very attractive pricing



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## “What Are Friends For?”

Wellington also wishes to remind you once again about our excellent client referral program. The client referral program consists of us paying commissions to any client who refers someone to Wellington.

If a client of Wellington has a friend or associate that is interested in owning a lot in Vista Pacifica and they refer them to us, we will pay the original client a referral commission. The commission will be 3% of the referred client's sales price upon final purchase. If the referred client does decide to purchase, we will pay air fare and lodging for both the original client and the referred client to come down and see the said property. If they don't purchase, they will still receive \$500.00 cash for coming down, as a show of our appreciation for taking interest in our offerings!

Please do not hesitate to contact us for more information about our client referral program.

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### WELLINGTON ASSET MANAGEMENT

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## Examples of Delivered 3D Renderings

