

JOSE SANTOS

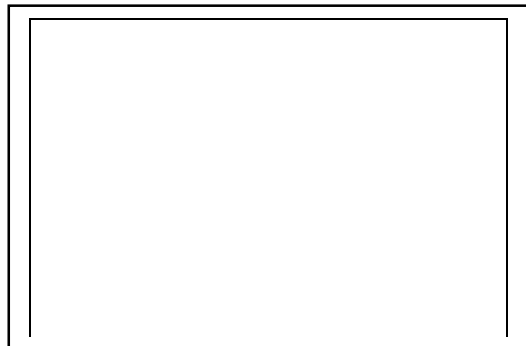
This is a spectacular 2-acre parcel with a secluded sandy beach of golden sand surrounded by a rocky point that juts into the crystal, clear Pacific Ocean. Jose Santos has the most breathtaking view of Drake Bay, its islands, and its endless ocean.

The area has a great abundance of natural primary forest, ornamental plants, fruit trees, and a variety of flora and fauna as a consequence of its closeness to the Corcovado National Park, which a natural sanctuary for thousands of species and often described as the “most intense place on Earth”. It is also close to the Caño Island Biological Reserve where dolphins and whales are often sighted playing.

This life zone is called “Very Humid Tropical Forest” due to its rich biodiversity which includes some of the tallest trees found in the area. It is also home to more than 250 bird species, trogons, parrots, doves, monkeys turtles and many others.

Jose Santos is part of the recently approved Cocalito-Caletas Regulating Plan. This grants the parcel a special privilege above the rest of properties that are not under a Regulating Plan since it is an indispensable step to obtaining the municipal concession. The company recently submitted the concession request to the Municipality of Osa. According to the Costa Rican Maritime Zone Law (Ley Sobre la Zona Maritimo Terrestre) the first 200 meters of beach front starting at the high tide markers are governmental property, while the first 50 are deemed public zones and nobody may posses or control that area. On the remaining 150 meters, the government through the local Municipal government will lease the land to private individuals by means of concessions. This lease is for 20 years, automatically renewable and it grants developing privileges to the concessionary.

Following you will find a site plan and land use plan for the parcel, as well as other specifications included on the Regulating Plan, which sets the Development Guidelines for the area.



The property is subdivided into two different areas:

- ÿ Covering: 40% or 1,278.40 sqmt/ 13,755.58 sqft.
- ÿ Minimum lot size: 1,000 sqmt / 10,760 sqft
- ÿ Maximum lot size: 2,000 sqmt/ 21,520 sqft
- ÿ Housing
- ÿ Pool
- ÿ Sports
- ÿ Gazebos
- ÿ Lodging
- ÿ Rooms for rent (B&B)

• **Conservation Area (ZPr)**

- ÿ Protection and conservation
- ÿ Riverbed cleaning and rectification
- ÿ Reforestation
- ÿ Paths
- ÿ Platforms
- ÿ Hanging bridges
- ÿ Parks
- ÿ Lunch gazebos
- ÿ Refuges
- ÿ Benches and lightning
- ÿ Bridges
- ÿ View points

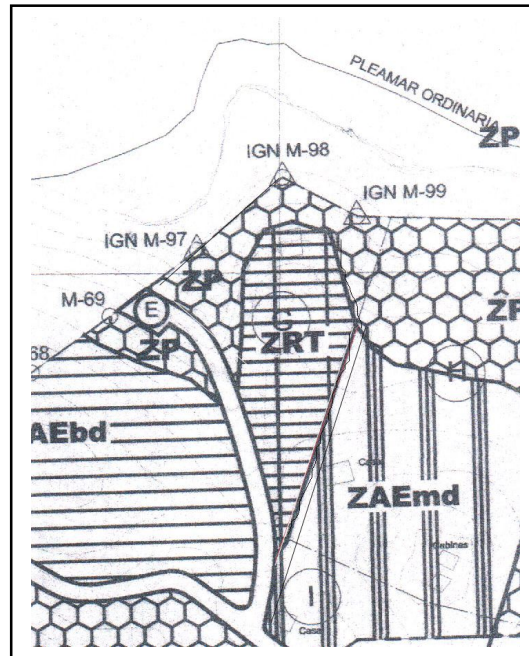


Figure 3. Regulating Plan for José Santos