



Welcome to Organic Views at Magallanz San Ramon, Costa Rica

We are delighted you are interested in **Organic Views at Magallanz**, - our unique residential community in San Ramon, Costa Rica.

A country so lush with natural beauty deserves to be protected which is why we created **Organic Views at Magallanz**—representing the best of organic living. In finding quality land with breathtaking views, privacy, ease of management, and proximity to town, we offer our residents a truly inspired retirement or investment option.

As you will discover, our green development work goes beyond simply protecting the environment. We are also supporting the traditions and livelihoods of local farmers and residents. We strive for an environment in which expats may enjoy a more perfect retirement while the local community prospers in ways it might not have otherwise.

Our Vision

To create a close-knit community that provides a “rich” lifestyle in harmony with nature in an extraordinary setting through sustainable development and environmental protection. This is **Organic Views at Magallanz**.

This package of material contains pertinent information on how to live in a beautiful place at reasonable prices and to become a home owner in one of the most unique and desirable communities in Costa Rica.

In this package, you will learn:

- Why Costa Rica has become a top destination for retirees, second home buyers, and tourists.

- Why real estate has held its value.
- Why **Organic Views** is considered a leader in sustainable/organic living in the Central Valley of Costa Rica and why we have a strong track record of providing a complete product to our clients.
- How we work with the community to promote living in harmony.
- What specific opportunities are available in **Organic Views at Magallanes**.

When you become part of the **Organic Views** community, you are signing up for a unique and healthy lifestyle, one which will enable you to more fully enjoy your life in paradise. Nowhere else in the Central Valley will you be able to be a part of a development that works so hard to respect the environment and make as little impact as possible on the earth's resources.

We look forward to hearing from you and welcoming you to your new home. Pura Vida!

Preston A. Gitlin
President & Co-Founder

Andrew Mastrandonas
Co-Founder

Today's Global Realities

Times are indeed tough as we adapt to today's global economy that does not provide as many investment opportunities as perceived in recent history, IRAs and 401Ks have diminished, home values in North America and Europe have dropped significantly, and the U.S. dollar continues to decline. Fortunately, not all countries have been severely impacted by the recent recession, including Costa Rica which still manages a surplus and continues to grow at a healthy economic rate of 2.2% a year—a figure which is expected to rise as the world continues to work its way out of the global financial crisis. Particularly due to historically conservative investment and lending practices, Costa Rican banks stayed relatively clear of sub-prime mortgage loans and other such risky investments. Banks have sufficient liquidity and bailouts were not necessary here!

As the world continues to change economically, we believe **Organic Views** represents a sound investment and terrific place to live. Costa Rica sports one of the most stable economies and governments in the world. It has not had a military since 1948, and in its place has allocated significant resources to provide relatively inexpensive education, healthcare, electricity, and water. By not having the burden of earning a significant amount of money, Costa Ricans are able to dedicate more time to their families and social/leisure activities, thus resulting in fuller and happier lives. This shows as in 2009 Costa Rica was selected based on a number of lifestyle factors as having the happiest people in the entire world. This could be your lifestyle too!

The Economy & Sustainable Development

The Costa Rican economy is based on three key pillars: technology exports, call-centers, tourism, and agriculture. On the technology front, the country is home to several U.S.-based high-tech companies including Intel, Motorola and Hewlett-Packard. These companies selected Costa Rica in which to set up production facilities due to its highly literate and relatively inexpensive workforce and the country's friendly investment policies.

Because Costa Rica has a large number of English speakers, its proximity to the United States and a well-educated population, a number of U.S., Canadian and European companies have selected Costa Rica to headquarter its call centers. These centers offer a variety of customer service activities with a number of U.S. banking, consumer goods, and computer companies locating offices here.

Obviously, Costa Rica is a huge draw for tourists and remains the number one tourist destination in Central America, generating over \$1 billion annually in revenue. Its famed rainforests, beaches and quaint towns, as well as number of recreational activities from canopy tours, white-water rafting to hiking, continue to make this country a prime destination for eco-tourists, families, singles, and retirees.

Agriculture continues to boom with coffee and bananas as prime exports. Costa Rican coffee is considered some of the best in the world due to a perfect growing environment and experienced roasters. You'll find Costa Rican coffee at Starbucks and bananas at your local supermarket whether you're from the U.S., Canada, or Europe.

Costa Rica is not only an economic success story in a historically troubled region, it also goes to significant lengths to protect the environment and encourage sustainable development. It designates the largest amount of land of almost any country in the world for use as national parks and recently announced that it intends to become the first country in the world to completely offset its carbon emissions. It has strict environmental laws—on par with most developed countries—and takes seriously its use of water and energy. In fact, Costa Rica is one of only a handful of countries in the world in which its environment and energy ministries are the same entity. Rather than having competing environmental and energy goals, the government views these issues systemically so such that they serve the good of the population as well as support the country's sustainable development objectives.

Other key facts to consider about living Costa Rica:

- According to an IMF study, about \$1000 USD equals \$2030 USD of purchasing power in Costa Rica.
- A study by the World Trade Organization indicated that tourism is growing in Central America at about 16% annually, the strongest in the world, with tourism and retirement living are inexorably linked.
- Many foreigners, particularly North Americans, already live here.
- Ease of real estate purchase for foreigners and a highly transparent legal system.
- Low property taxes, between .25% and .55% of a property's value, and low cost for a variety of services including maintenance. Good infrastructure.
- Outstanding climate year-round.
- Excellent and inexpensive healthcare services.
- Highest literacy rate in Central America at 96%.
- Incredible natural beauty.
- All the fresh produce and coffee one could possibly want!

These facts, among many others, are why we decided to create **Organic Views at Magallanes** in Costa Rica among all other countries.

Introducing Organic Views at Magallanzs: an organic living experience in a beautiful setting

We are proud to introduce this quaint 8-lot ocean-view residential development five minutes from the center of San Ramon. Key aspects of the community include:

1. Conversion of an existing chemically-induced coffee farm into an organic coffee and produce farm.
2. Only a few well-spaced home sites ranging from about .6 acres to nearly 4 acres offering stunning Pacific Ocean and mountain views.
3. A local farmer, who is an expert in organic living, will manage the entire community on behalf of its residents.
4. Maintenance of roads and organic coffee will be provided free of charge.
5. All residents will receive free organic coffee and may purchase produce delivered to their doorstep as demand dictates.
6. The farmer and his staff will maintain all common areas and continue to produce and sell coffee nationally and abroad in order to support their families.
7. All of the infrastructure, including roads, water and electricity will be brought to **Organic Views at Magallanzs** by CR Communities-the leading, socially-conscious development company located in San Ramon. To read more about the founders of this company please go to this web page:
<http://www.crcommunities.com/profilesinpuravida.pdf>
8. Electricity lines from the entrance to the community will be installed underground by each owner in order to avoid unsightly electricity posts.

Even with all of these amenities and features, you cannot begin to appreciate the stunning landscape and incredible vistas from **Organic Views at Magallanzs**. We hope you'll schedule a visit soon!

About Organic Living and Your Team

Efrain Sanchez, Community Manager

Mr. Sanchez will serve as the Community Manager for **Organic Views at Magallanzs** and lead the day-to-day activities of his team ensuring that the community is maintained, plants and wildlife are cared for, and residents receive their allotment of organic coffee and produce. His team will also be available to assist in the maintenance of each resident's property.

Efraín is a life-long resident of San Ramon and is the first farmer in Costa Rica to have his coffee and other products certified organic, a process that was many years in the making. After over eight years of work converting his own farms to organic, in 1995, he received certification from the USDA, the first such farmer in Costa Rica to earn such a distinction.

Obviously this arduous process of transforming a conventional farm to one that is organic requires a tremendous commitment. When asked if organic farming is more difficult than conventional farming, Efraín explained that once you've created a balanced environment, natural processes take over but it's first important to work through a number of issues to achieve such a balance. One of the activities he undertakes is to cultivate beneficial insects to control those that are harmful to plants.

If Efraín had his wish, everyone would go organic. The biggest hurdle is people who feel it is too big of an undertaking, even though they might be persuaded that organic living is the better/healthier way to go. "It's the mental obstacles that are the hardest to overcome," according to Efrain. Organic farming and green living are lifestyles that require commitment, and a lot of people feel that they aren't capable of changing their habits or having a better understanding of their impact on the environment," says Efrain.

However, he believes that it young people who can do the most to foster healthy living and protection of the environment. In fact, twice a week Efrain visits schools in the San Ramon area to teach 10 to 12 year olds about the importance of environmental protection and eating organic food. He hopes that by fostering this ethic in young people, it will catch on and lead to a healthier planet over time.

At age 44, the Efrain is a prime example of the benefits of organic living and environmental protection. He is more fit than most 25 year olds, and relies solely on medicinal plants to maintain his health or as remedies when he gets sick. His last visit to a doctor was over 15 years ago.

The concept—health, wellness, a better way of life

Consider this simple fact: our diets have changed radically within the last 50 to 60 years with great and often very harmful effects to our health. These dietary changes represent as great a threat to public health as smoking. Too much fat, sugar or salt in our diets can be or are linked directly to heart disease, cancer, obesity and stroke. It is a fact that six out of ten cases of death in the U.S. have been linked to the food we eat. By the year 2012, 75% of American will be considered overweight with some 30% considered obese. With both willpower and the proper team in place to assist you, we believe **Organic Views at Magallanzs** can be a place to start or recommit to a healthy and prosperous lifestyle.

Eating healthy organic food and living in a place free of chemicals is proven to help improve one's general health, increase energy, and in many cases, lead to a longer life. This is our concept for **Organic Views at Magallanzs**: a place where people can live in harmony in a beautiful place without the harmful effects of chemicals in their foods or on their land. And, by working with the first farmer in Costa Rica to receive organic certification by the U.S. Department of Agriculture, who will keep the land chemical-free and provide organic coffee and food, this will ensure you will enjoy your home and lifestyle for many years to come.

Environmental Principles

The following environmental principles shall be subscribed to at **Organic Views at Magallanes**:

Protection of the land: We are developing this project in a way that minimizes the environmental impact on the land including disturbing as few plants and trees as possible, utilizing the existing terrain to maximum benefit, and not impacting natural waterways. In addition, chemicals will not be used in any aspect of the project's development or to maintain common areas and flowers/plants.

Low density: This project is only eight lots while it was possible to have had as many as 12 or more lots. By only having a few lots, most with over an acre of land, we are committed to building a community that blends with the traditions of the area and the natural environment.

Efficient and environmentally responsible building: Our designated home construction contractor is dedicated to doing everything possible to build homes in an environmentally responsible and efficient manner. This includes using the natural grade of the land in order to not disturb plants and wildlife, efficient use of building materials and consideration of alternative construction products that are made from all-natural material and are more energy efficient.

About CR Communities

CR Communities, S.A. is the leading land development company based in San Ramón. The company specializes in developing high quality, value-priced ocean-view communities for those looking to live or invest in Costa Rica. All communities have convenient access to shopping, entertainment and services. The company's current projects include **Pacific Hills at Magallanes**, a 17-lot ocean-view residential project and **Organic Views at Magallanes**, an 8-lot ocean- and mountain-view development, both located within five minutes from downtown San Ramón. A number of other projects are under development including **Organic Heaven**, a new organic project in the Berlin section of San Ramon and **Organic Estates** which was recently

sold to two couples from Tennessee who wanted to live in an eco-friendly community among friends from the United States. The company's projects are not gated communities but residential projects that allow its clients to live in a beautiful area with safety and comfort. The company pays particular attention to environmental issues, preventing undue harm to plant and animal life. The company gives generously to the communities in which it operates. It donated a new school near its current projects and has engaged in numerous other activities in support of the local community. The officers of CR Communities also own *Boomers in Costa Rica Tours*, the country's leading retirement and real estate tour.