

EXHIBIT "A"
TO
ESCROW AGREEMENT
DISBURSEMENT INSTRUCTIONS

Any capitalized terms not specifically defined herein shall have the meaning ascribed to them in the Escrow Agreement.

Parties hereby instruct the Escrow Agent to release funds in accordance with these Disbursement Instructions, upon receipt of all the following:

- a. A copy of the Public Deed/Trust which effects the transfer of subject property;
- b. A letter from _____ a licensed notario stating that the Deed/Trust has been fully executed;
- c. A preventive notice referencing the subject property;
- d. A certificate of liens which indicates that subject property is free of all liens.

1. Escrow Agent shall make the first disbursement to _____ in the amount of US\$ _____ .00 for _____ . The first disbursement shall be made via wire transfer to the following account:

Bank:
ABA Routing No.:
Account Name:
Account Number:

2. Escrow Agent shall make the second disbursement in the amount of US\$ _____ .00 for the payment to the _____ for _____. The second disbursement shall be made via wire transfer to the following account:

Bank:
ABA Routing No.:
Account Name:
Account Number:

Executed this the _____ day of _____, 2004.

SELLER
BY: _____

PURCHASER
BY: _____