

**EXHIBIT "B"**  
**TO**  
**ESCROW AGREEMENT**  
**DISBURSEMENT INSTRUCTIONS**

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

The Parties hereby instruct the Escrow Agent to make the following disbursements:

1. Escrow Agent shall disburse the Earnest Money Deposit in the amount shown on the Future Assignor Cost Estimator provided in Exhibit "A", upon receipt of the executed Escrow Agreement with Exhibits A & B and a copy of the Promissory Transfer of Beneficiary Trust Rights Agreement with its Exhibits A, B & C, as follows:

- A. The amount of US\$500.00 shall be paid to Escrow Agent for payment of the escrow fee.
- B. the amount of US\$\_\_\_\_\_ shall be disbursed to Las Palomas Resales for payment of commission plus IVA as shown on the Future Assignor Cost Estimator as provided on Exhibit "A".

Bank: Wells Fargo

Address: Avenida 16 de Septiembre # 10-A Col. Puerto, Puerto Peñasco Sonora US PO Box 560 Lukeville AZ 85341

ABA Routing No.: 121000248

Account Name: Las Palomas Resales SA de CV

Account Number: 9667556808

- C. The remaining balance of the Earnest Money Deposit in the amount of US\$\_\_\_\_\_ shall be disbursed to the Future Assignor and applied toward the payment of the Assignment Price.

BankAddress :

ABA Routing No:

Account Name: I

Account Number:

2. Escrow Agent shall make the following disbursements upon receipt of the following:

- A. A certified copy ("testimonio") of the recorded Trust which effects the transfer of the Property to Future Assignor;
- B. A copy of the Assignment of Beneficiary Trust Rights which effects the assignment of beneficiary trust rights of the Property to the Future Assignee (the "Assignment");
- C. A letter from a licensed notario or corredor stating that the Assignment has been fully executed;
- D. A preventive notice giving notice of the Assignment regarding the Property; and,
- E. A certificate of no liens which indicates that the Property is free of all liens.

- a. Escrow Agent shall make a disbursement to Notario Publico NO. 26, ic. Francisco Javier Manzo Taylor, in the amount of US\$ \_\_\_\_.00 for payment of the Capital Gains Taxes, which is identified in the Cost Estimator on Exhibit "A" and which was calculated, acknowledged and agreed to by the Parties. This disbursement shall be made via wire transfer to the following account:

Bank: BBVA BANCOMER, S.A.

Address: BLVD. BENITO JUAREZ No.1, COLONIA CENTRO, C.P. 83550 PUERTO PENASCO SONORA

ABA Routing No.: 012779001479178645

Account Name: FRANCISCO JAVIER MANZO TAYLOR

Account Number: 0147917864

**EXHIBIT "B"**  
**TO**  
**ESCROW AGREEMENT**  
**DISBURSEMENT INSTRUCTIONS**

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

The Parties hereby instruct the Escrow Agent to make the following disbursements:

- b. Escrow Agent shall make a disbursement to the Future Assignor in the amount of US\$\_\_\_\_\_ for payment of the remaining balance of the Assignment Price. This disbursement shall be made via wire transfer to the following account:

Bank:  
ABA Routing No.:  
Account Name:  
Account Number:  
CLAVE:  
City and State:

Executed this the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_  
Future Assignor

\_\_\_\_\_  
Future Assignee

BY: \_\_\_\_\_

BY: \_\_\_\_\_