

February 17, 2021

Re: Sanctuary Belize Litigation

Case No: 18-cv-3309-PJM

This is in response to the Proposed Redress Plan

Craig and Christine DeVitto

Lot owners Equestrian #135

It has come to our attention that the committee that was formed per the court requirement was notified one day prior to their scheduled meeting that the Redress plan had been completed by the Receiver, Robb Evans and Associates. There was no consultation or input from the committee on any of the proposed redress plans. Thus, we want to go on record as refusal of said plan.

We want to start by saying that the said proposed plan is not equitable to those of us who paid in full for our lot.

Per our contract with Eco Futures Development entered on February 17, 2018, #18-Special Conditions, if we were to start the build of our house with in one year of the date of the contract, we would be paid \$1,000.00 US for every bedroom/bathroom built to be eligible for the 24-month rental guarantee program.

We complied with this requirement and designed a two-bedroom, two-bathroom apartment. Now we are told that this is not even a consideration and will not be addressed. We feel that this is a signed contract entered in good faith and should be addressed for potential monetary restitution. We would not have designed our home with an apartment, thus costing the additional amounts used to design and build. It is a loss to us of \$48,000.00.

Per the Purchase Price of the contract entered in with Eco Futures, 1.0 (c) They were responsible for paying the Belize Government the General Sales Tax of 12.5%. Has this been paid or not?

Per 3.0/3.2- Closing of the said contract, it clearly states that the purchaser shall receive, in triplicate, the Deed of Conveyance for title. We never received this.

Regarding the actual redress plan the first major issue is the new developer will have to be responsible to pay for and construct a bridge that will span the Sittee River to connect to the Hopkins Road, and the Receiver is to select a location within New Sanctuary.

We have had so many homes broken into while Covid-19 closed the country of Belize. We who live here full time do not want public access into our residential neighborhoods. The actual bridge will not connect to Hopkins Road, it will connect to Sittee River Village. The road from this village to Hopkins is a very remote dirt road. If a bridge is required by the Belize Government it should be connected to All Pines Road which is public road, thus maintaining our neighborhoods within security, which is one of the reasons we purchased in the development.

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Regarding the New Sanctuary Homeowners Association. We feel this should not be addressed until there is a new developer in place and we will have a better idea as to who is opting in, staying, keeping their property, lot and or home, and who is opting out, leaving, giving up ownership of lot, property, buildings, home. This should be left to the developer and those who live here, retain property, homes, not those who want out.

Regarding common areas, the redress plan states we will not have any ownership in any of the common areas. There is a marina/bar, a full restaurant, a beach club. What does this mean. We have no right to the beach club pool, marina, bar and restaurant? Personally, we would not like to have responsibility for common areas, but nothing addresses if we will have access to the facilities. Perhaps a membership fee and no Homeowner Association Fees.

Regarding the Sittee River Wildlife Reserve, (SRWR). Again, this is not addressed. Is there in fact such an entity within the Government of Belize or is this just part of the total scam? We were told that under the SRWR many of the 14 thousand acres would never be able to be developed. That some of the acres would be an animal preserve and thus never built on.

Regarding the Compensation Plan, why are those who entered their own contract, financing with Eco Futures get a better compensation than those who paid in full for their lot? Where is the equity in this? What is being done for one should be done for all. Those who poured big investment money into this place will never see that money, there is just not enough money to satisfy everyone. The plan should be equitable for everyone, not a few. Perhaps paying the Stamp Tax, or a portion of the tax for the properties purchased in full.

We feel that the committee members should have been a part of the input for everything that is the Redress Plan, and they were not even consulted.

Regarding the bridge over the Sittee River, it is my understanding that this was from the prior Government party in power who were also potentially part of the "Scam/kickbacks", that were requiring this to be done. There is a total new Government Party in place as of November 2020. Has this issue been addressed with the new government currently in place? Is there any negotiation that can be entered with the actual US Embassy Ambassador and the new Government Party? The bridge will not connect to Hopkins, there are no grocery stores or any other reasons for building a potential 30-Million-dollar bridge. Perhaps an agreement to pay for paving All Pines Road and upgrading the wood bridge over the creek would be less money and more enticing for a new developer.

Regards,

Craig and Christine DeVitto