

November 15, 2018

My name is Darren Christian and I am a property owner at The Reserve, in the Stann Creek District of Southern Belize. I have also met and am familiar with some of the leadership team who is behind the development. Although I am crafting the sequence of events below from memory and without documentation, here are the simple facts:

1. After visiting The Reserve the first time, in early 2017, I paid \$390,000 for one lot in the Northridge neighborhood.
2. After returning to The Reserve for a second time, in early 2018, I put \$10,000 to purchase a second lot in the Sapodilla Ridge neighborhood.
3. After speaking with Michael Santos in the spring of 2018, and going on a property tour with him to Costa Rica, I joined him as a Class A investor in the Rancho Del Mar, LLC Costa Rica project by investing \$590,000 in cash and I transferred the \$10,000 in cash, from Sapodilla Ridge, to Rancho Del Mar, LLC Costa Rica. My total, cash, investment in Costa Rica is \$600,000.

In light of the request from the Federal Trade Commission, I am happy to provide this documentation of my experience.

Since 2016, my fiancée, Elisa, and I have been searching for international investments outside of the United States. She saw an advertisement in early 2017 about a property development in Belize. We spoke about the opportunity and then we reached out to the developer by calling the phone number on the advertisement.

When we called the number, we spoke with a gentleman who told us about the property tour. He then scheduled a conference call for us to speak with Tom Stevens.

My fiancée and I told Tom about our interest in owning real estate outside of the United States. By way of a computer presentation, he shared several photographs, property diagrams, and videos of the development. He also showed us several plot maps of the different lots that were available within the neighborhoods.

Elisa and I selected two home sites we were interested in and we made a deposit of \$1,000 for each lot to place them on reserve. Tom told us that the deposit would either be refundable, or we could apply my deposit to any lot purchase.

First Tour:

We scheduled our first visit to The Reserve towards the end of March, 2017. Although the other guests on our tour arrived on a Thursday, my fiancée and I were not able to get there until Friday. After picking us at the airport, the developer's team took us to an off-site hotel

where we joined others for a group dinner that Friday evening. It was here that we met much of the development team, sales team and architect. On Saturday morning, the development team took us to the properties and we began touring the different neighborhoods and seeing the available home sites.

Both my fiancée and I work in the real estate business, and the development made a favorable impression upon us. We saw that an enormous amount of planning and engineering that had gone into the development. We heard about plans for restaurants at the marina and at the beach club. We heard about plans for a beach bungalow style hotel project at The Beach Club. We heard about plans for other amenities that would seem to suit us well.

The following day, we joined with the tour group to visit the developments private island. We felt very comfortable as there was no high level pressure sales scheme to get us to purchase a lot. On Sunday, we revisited our properties and spent much of our day doing 'off-site' tours and enjoying the water falls. We stayed off property for the entire visit, except while we were touring the sites. On Monday, many of the guests went home but Elisa and I stuck around and enjoyed a relaxing day by the pool.

We very much enjoyed our stay in Belize and I was confident enough that I decided to purchase the lot in Northridge, paying \$390,000 in cash. Our intentions were to hold the property as an investment for a few years while the developer made progress. Once we saw the progress, we intended to build our marital house on the property. We expected to be living there in about ten years, somewhere around 2027.

After we returned to the United States, we began to think about using our lot as an income-producing property. Since we weren't sure how we would develop our home site, we decided to wait for a few years to see how the development evolved. I intended to visit The Reserve each year to check on the progress.

Second Tour:

In March of 2018, we organized another property tour. We wanted to check out the progress at the development and get a sense of how our home site had appreciated. One of the reasons that I bought into the development was I admired the engineering and master planning that I saw in the development. I expected to see more progress after a year. And I was very happy with what I saw.

During the first trip, the developer's team told us about the beach hotel that was coming. When we returned for the second time, we were able to stay in the beach bungalows. They were truly amazing, only steps away from the Caribbean. I admired the craftsmanship and the décor inside. My fiancée and I considered the bungalows as evidence of great progress, and we were certain it would bode well for the investment that I made.

Besides the beach hotel, the restaurants were also operational. We didn't have to leave the property once. We dined at the beach club restaurant for most meals, but we also dined at the marina restaurant. When we visited the first time, the marina seemed to be just getting started. On our second visit, the marina was operational, with several boats moored there. When we went out to the private island, we saw progress there as well. They had done more landscaping, constructed some huts and lodging for the workers, and they were building some bathrooms.

We appreciated the progress that we saw and I felt good about my investment. Based on the developer's progress, and on my conversations with others, I considered the value of the first lot that I purchased to be in the \$750,000 range. That type of investment made sense to me and I decided to make an offer on a second lot at The Reserve. I put \$10,000 down to go into contract on a second lot at The Reserve for \$600,000.

Rancho Del Mar, Costa Rica

Before finalizing the purchase of the second lot at The Reserve, I began communicating with Michael Santos. Michael told me that he was not a part of the development team, but that he was going to invest in a new project the developer was bringing to market in Costa Rica. He asked me if I had an interest in learning more about the Costa Rica opportunity.

The more I learned about Costa Rica, the more intrigued I became with that investment opportunity. Michael told me about his past. Since his release from prison, he told me that he'd been a real estate investor in California, but he wanted to begin investing overseas, where he saw more opportunities.

Michael said that he intended to refinance his properties in the U.S. to raise capital that would allow him to invest in Costa Rica. He said he was going to visit the property in Costa Rica, and if it all worked out, he intended to invest more than \$1 million in the Costa Rica development. He was building relationships with others who may want to join an investment team with him, using our own capital. If we succeeded, Michael anticipated that we could leverage our investment to create new business opportunities, offering real estate with no-money-down terms through live events and webinars. Michael said he intended to invest his money, and his time to build a new, independent business venture with other investors.

I became intrigued with this opportunity and agreed to join Michael on the property tour in Costa Rica.

My fiancée and I met Michael and other potential investors in Costa Rica in the Spring. We also met members of the development team. We met Andris Pukke, Brandi Greenfield, and Rod Kazazi. They showed us the Rancho Del Mar property and laid out their intentions for a

master plan. They explained to us how this project would be easier to develop than what they had done in Belize, and that they had the sales machine to make it work.

Based on what we had seen in Belize, and on my conversations with the development team, my fiancée and I became enthusiastic about investing in Costa Rica. Michael and I spoke more in depth about his vision of leveraging our investment in Costa Rica. As a result of our investment, the developer confirmed that he would give us the exclusive right to purchase and sell properties that the developer would finance on no-money-down terms. I saw an opportunity to build a new business with Michael, buying and selling vacation properties in tropical countries through live events in the U.S.

The developer sent us a financial prospectus. After reviewing the financial prospectus, I agreed to invest an additional \$590,000 into the Costa Rica opportunity. The developer agreed to apply the \$10,000 that I had put on deposit for the second lot in Belize into the Costa Rica investment. My total investment in Costa Rica would be \$600,000.

Michael was in touch with me with updates throughout the process. He showed me the websites that he was building. He told me about challenges he was having. He pledged to be completely truthful about what he was seeing with progress on our Costa Rica venture. I appreciated his transparency.

On the morning of November 8, Michael called to tell me disappointing news. The Federal Trade Commission had raided the offices of the development team. The FTC also named Andris Pukke, Rod Kazazi, and Brandi Greenfield as defendants. That was the leadership at The Reserve, and the people we were counting on to develop Costa Rica.

In light of the FTC Action, Michael started to create a process that would allow to get our money back. All investors were in the same situation. He asked me to join him in requesting the immediate return of the investment we made in Costa Rica. I agreed.

When Rod Kazazi failed to respond to the request I made for the return of my capital, I joined with a legal action to force the developer to return the capital we intended to be invested in the Costa Rica project. Based on the FTC actions, we do not want to invest with the developer in Costa Rica.

I do not know anything about the allegations the FTC has made against the people I met, or the development at The Reserve. I invested because I liked the project very much. Now I am deeply concerned that with the FTC's action against the developer, my asset in Belize is going to lose value. It's my hope that the development team in Belize would be able to continue in accordance with what the developer promised.

Sincerely,

A handwritten signature in black ink, appearing to read 'Darroon Christian', with a horizontal line extending to the right.

DARROON CHRISTIAN