

Declaration of Christina Bedova

November 22, 2018

I, Christina Bedova, declare as follows:

1. I am an individual over the age of eighteen. I make this declaration in support of Michael Santos, based on my own personal knowledge. If called as a witness, I could and would testify competently as to the facts contained below.
2. Michael Santos is my brother.
3. I know that Michael has been investing in real estate since his release from prison. I have visited several of his properties and I have seen how those properties helped my brother become more prosperous.
4. In 2017, I told Michael that I wanted to invest with him. He told me that he would tell me about the next investment he was going to make. If it made sense to me, he said that I could join him. Michael tried to purchase at least two properties in California, but he said the seller did not accept offers he made. He told me the market was getting to be too high but he would keep looking.
5. In the spring of 2018, Michael told me that he was going to make a major investment in Costa Rica. I knew that he had a personal relationship with a land developer. I knew that Michael had become friends with that land developer while Michael was in prison. That did not deter me because I trusted my brother's judgment. I knew that he had friendships with many successful people who once served time in prison. Those people ran successful businesses and led law-abiding lives.
6. Michael said he felt so strongly about the potential for this investment that he was taking measures to raise more capital to invest. He said he was leveraging properties he owned, selling properties, and raising capital from friends who invested with him in the past.
7. Michael told me that he intended to invest more than \$1 million into the Costa Rica project. To become a Class A investor, Michael told me the developer would require me to sign documents that I was a "qualified" investor. To avoid that complication, I deposited \$100,000 into Michael Santos' bank account and asked him to make the investment on my behalf. I made that deposit on May 12, 2018, for the specific purpose of investing in Rancho Del Mar, LLC.
8. Michael and I agreed that I would own a \$100,000 portion of his share in Rancho Del Mar, LLC. He would record any receipts he received from that investment through Alternative Investment Properties, LLC.
9. I offer this full and complete testimonial of my own accord and I authorize Michael to publish the Declaration on his website.

Sincerely,
Christina Bedova

Christina Bedova
11/22/18