

Sanctuary Belize Litigation & Receivership

Frequently Asked Questions (FAQs)

Update as of April 8, 2024

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Status of Consumer Redress and Next Steps

1. What is the status of consumer redress?

On the Receiver's recommendation, the Court ordered the Receiver on June 14, 2023, to:

- (1) send the first round of payments to eligible consumers,
- (2) market and sell the Belizean land, and
- (3) survey eligible consumers to determine their lot election choices.

The Receiver already has sent the first round of payments to eligible consumers, taken steps to prepare for the marketing of the Belizean land, and sent consumers a Survey so they can make choices about their lots. Once the Receiver gets consumer responses to the Lot Choice Survey, it will begin the formal bidding process to sell the Belizean land. If the Receiver gets offers for the purchase of some or all of the land, it will evaluate those offers and make a recommendation to the Court. After the land is sold, the Receiver expects to send another round of redress payments to eligible consumers. When and how much may be sent will be based on how long this process takes, whether there is a suitable bidder, and terms of the bidder's offer. The Receiver's goal is to sell as many of the assets in the Receivership as possible, and to return as much money to consumers as possible in the form of redress payments.

2. Now that the Claim Application process is completed, how do I know if I'm eligible to participate in the redress process?

The Receiver completed the Claim Application process on February 9, 2023. You are eligible if you completed a Claim Application and the Receiver notified you by email that you are eligible. Log in [here](#) to view your Claim Application Determination Notice, which tells you if you are eligible and, if you are, your Amount Paid and Lot Purchase terms.

3. Has the Receiver sent consumers the first round of redress checks?

Yes. On August 16, 2023, the Receiver mailed the first round of redress checks. The [Compensation for Eligible Sanctuary Belize Claims](#) section and [Compensation for Eligible Kanantik and Other Covered Development Areas](#) section of these FAQs answer questions you may have about redress checks. In short, the Receiver sent checks to eligible Sanctuary Belize consumers. The Receiver didn't send checks to Kanantik consumers because there is no cash available for those claims at this time. Instead, Kanantik consumers will receive payments only if the Kanantik land is sold.

4. What has the Receiver done to start selling the land in Belize?

The Receiver has completed a Request for Information process to learn more about the current market and plan the sales process. The Receiver interviewed real estate developers and investors about what kind of interest there may be in the Sanctuary Belize and Kanantik land, and what factors will influence potential bidders. Once eligible

consumers have completed the Lot Choice Survey, the Receiver will start a formal Request for Proposals bidding process to market and sell the land. That process is expected to begin in or before the third quarter of 2024. The [Selling the Belizean Land](#) section of these FAQs includes answers to questions you may have about this process.

5. Has the Receiver sent a survey to consumers so they can make their lot choices?

Yes. On April 8, 2024, the Receiver sent consumers a Lot Choice Survey. Consumers must make lot election choices by July 8, 2024. [The Survey and Consumer Options](#) section of these FAQs includes answers to questions you may have about the Survey and your need to choose one of the three options as explained in the Survey.

6. What happens next?

After consumers complete the Survey, the Receiver will begin the Request for Proposals formal bidding process. This means the Receiver will market and try to sell the more than 18,000 acres of Sanctuary Belize and Kanantik land to developers and investors. The [Selling the Belizean Land](#) section of these FAQs answers questions you may have about this process. Depending on what parts of the land are sold and for how much, the Receiver is likely to provide additional redress checks.

7. What happened to the original Redress Plan?

In short, the Redress Plan is no longer the most relevant document. Instead, you should focus on the June 14, 2023, Order from the Court, which covers the first round of redress payments, the consumer Lot Choice Survey, and the sale of the Belizean land.

In early 2021, the FTC, with the support of the former Receiver and the Government of Belize, proposed a Redress Plan, which has also been called the Compensation Plan. Many consumers read that plan and submitted comments to the Court, expressing both support and opposition. The Court has entered portions of that Plan – such as the sections about the Claim Application process that have now been completed – but hasn't ruled on other provisions.

In March 2023, recognizing how long it had been since the Court created the Receivership and the FTC proposed the Redress Plan, that the funds available to the Receivership were depleted and limited, and that market conditions had changed, the current Receiver recommended an alternative way to complete the redress process. Among other things, the Receiver's recommendations included sending redress payments to consumers, allowing consumers to make choices on their lots, and taking steps to sell the Belizean land. The Court approved this alternative in a June 14, 2023, order.

Importantly, the current order doesn't provide the same relief or process as the Redress Plan. So, if you have questions about what's happening now and how your claims will be addressed, refer to the [June 14, 2023, Order](#). If you have questions about the claims

applications themselves, refer to the [August 18, 2022, Order](#) and the parts of the Redress Plan it references.

The Belizean Land

8. What assets is the Receiver managing?

Aside from cash, the Receivership's principal asset is the land in Sanctuary Belize and Kanantik. Sanctuary Belize is really two pieces of land. It's what many think of as Sanctuary Belize along with the "Plenty Tract." Kanantik is just to the south. Combined, this is about 18,000 acres of land and cayes, also known as islands, in southern Belize. This map shows Sanctuary Belize and Kanantik, not including the cayes:



9. What is the current status of the Belizean land?

As required by the Court's orders, the Receiver is a temporary caretaker responsible for maintaining the status quo. In other words, the Receiver is providing maintenance, upkeep, and security, but is not improving the land. The Receiver doesn't have the authority or the assets to build any new structures or to further develop the land. Therefore, the Receiver can't build or finish any of the promised amenities.

Selling The Belizean Land

10. How will the Receiver sell Sanctuary Belize and Kanantik?

On June 14, 2023, the Court ordered the Receiver to begin marketing and trying to sell the Sanctuary Belize and Kanantik land. The Court authorized the Receiver to market and sell the land through a Request for Information process followed by a Request for Proposals formal bidding process. The Receiver has completed the Request for Information process and will begin the Request for Proposals process when it gets consumer responses from the Lot Choice Survey. The Receiver doesn't know exactly when this process will be complete, but expects to begin the Request for Proposals process in or before the third quarter of 2024.

11. Has the Receiver hired a company to help it sell the land?

Yes. The Receiver hired CBRE, Inc., one of the largest commercial real estate brokerage firms in the world, to help market and sell the land through a formal bidding process. The Receiver hired CBRE because of its expertise, experience, client network, and competitive fee structure.

12. What was the Request for Information process?

The Receiver collected market information and identified and interviewed real estate investors and developers to learn more about the market for real estate like the Sanctuary Belize and Kanantik land. The Receiver completed that process in August 2023.

13. What has the Receiver learned about investors' interest in buying the property?

Based on interviews with potential investors and other market information, the Receiver is hopeful there will be interest in buying some or all of the land, including to develop the land for residential purposes. But potential investors also expressed concerns, including:

- the history of fraud associated with the land,
- the location of the land in a developing country with limited government resources and workforce constraints, and
- lack of proximity to an international airport.

The Receiver also learned that even if a buyer decides to develop the land for residential purposes, construction of any large-scale project may take many years to complete.

14. How is the Receiver trying to market the land?

The Receiver, with real estate broker CBRE's assistance, will market the land through a formal bidding process to solicit offers from potential buyers. The goal is to maximize the number of bids and the amount of money the Sanctuary Belize and Kanantik land can be sold for.

To further that goal, the Receiver plans to take a flexible approach in allowing potential purchasers to bid on the land, including seeking:

- Bids on just parts of the land, meaning there may be multiple owners of the Sanctuary Belize and Kanantik land, including for different parts of each of those current developments;
- Bids to buy the land for commercial or residential purposes;
- Bids to buy the land with no intention to follow the defendants' plans for amenities, subdivisions, and lot maps, and instead develop and follow their own plans; and
- Bids to buy the land and continue to provide some or all of the current amenities and services while following many or all of the current subdivision plans.

This means that bids may range from: (1) bids to develop the land for residential purposes, including some portion of the defendants' plans and current amenities; (2) bids to develop the land for residential purposes, but using different plans and approaches, and building different or very few or no amenities; (3) bids to use the land for commercial or other non-residential purposes with few or no amenities for residents; and (4) combinations and variations on each of these approaches. These bids also may, but also may not, include certain benefits, like credit for payments made to the defendants and discounts if consumers want to buy their lot.

Any future sale will require Court approval. The Receiver will consider all bids and make recommendations to the Court, factoring in all consumers' interests. Ultimately, the Court will decide if any sale is in the best interest of the consumers and the Receivership Estate, and whether to approve the Receiver's recommendations. The parties, including the FTC, will be able to weigh in before any sales are approved or rejected by the Court.

15. When will the Receiver start the marketing process?

The Receiver will start the marketing process after it has received consumer responses to the Lot Choice Survey. That's why it's important for consumers to respond to the Survey by July 8, 2024. The Receiver expects to begin the bidding process in or before the third quarter of 2024.

16. How long will the marketing process last?

The current order gives the Receiver at least 9 months to complete the marketing process. The Receiver can ask for more time if it appears that more than 9 months may be necessary to market and collect adequate bids.

17. Why is it important for the Receiver to maximize the sales price for the land?

More money from selling the land means more cash the Receiver will be able to return to Sanctuary Belize and Kanantik consumers.

18. Will a new developer be required to build or maintain amenities for residents?

The current June 14, 2023, order doesn't require new investors or developers to provide any particular amenities. During the sales process, the Receiver will seek a range of bids from buyers, including those who want to develop the land and provide amenities similar to what's available now and also to those who may not. Ultimately, any future amenities will depend on the bids and the Court's approval of the sale of the land. It's also possible there won't be any acceptable bids for some or all the land. That would also affect the amenities available in the future.

19. How will a buyer be chosen?

Any future sale will require Court approval. The Receiver will consider all bids and make recommendations to the Court, taking into account all consumers' interests. Ultimately, the Court will decide whether to approve the Receiver's recommendations. The parties, including the FTC, will be able to weigh in on any possible sales before they are approved or rejected by the Court.

The Survey and Consumer Options

20. Why do I need to respond to the Lot Choice Survey?

Your response is important. By responding to the Survey, you are making a choice about your future in Sanctuary Belize and Kanantik, and what you would like to do with your lot. Your Survey choice will be final and can't be changed.

Also, your responses will give the Receiver valuable information it can use to market and sell these developments. Among other things, the Receiver can't sell land that is spoken for and not part of the Receivership Estate. Also, depending on responses, the Lot Choice Survey will let potential purchasers know how much consumer interest there may be in buying lots in the future.

21. What options do I have?

Unless you already have title to your lot, you must choose one of these three options:

OPTION #1: By choosing this option, you are telling us that you want to complete the purchase of the lot identified in your Claim Application, and acquire title to it. By buying now, you won't know whether the Sanctuary Belize or Kanantik land will be bought by an investor or developer, and you agree to assume all risks that this decision entails, including taking responsibility for any future payments, assessments, taxes, and other costs associated with owning

this lot. If you select this option, and the lot is available for transfer, the Receiver will provide you with the discounted purchase price you would need to pay, as well as a reformed contract for the purchase. You will also be responsible to pay for all closing-related costs, administrative and tax expenses, legal fees and costs, and any other professional services fees and costs to complete the purchase.

OPTION #2: By choosing this option, you agree to adopt a “wait and see” position on whether the land will be bought by an investor or developer, understanding the risks and uncertainties that entails, including that the purchaser may choose not to develop the land, honor prior subdivisions, provide any credit for payments made to the defendants, provide any discounts or financing to prior lot buyers, or sell the lots to prior buyers at all. In short, it’s possible that if you choose this option, you won’t be able to buy a lot in the future, particularly if a future developer doesn’t use the defendants’ subdivision plans or chooses not to give consumers credit for payments made to the defendants.

Option #2 may be the best choice for you if you first want to know whether the Receiver’s upcoming marketing of the Belize development area land will result in the sale to a qualified developer with construction, operations and maintenance, and consumer lot offering plans that will be acceptable to you. If you choose Option #2, you must be able to live with the reality that, if the development area land is sold, it will be up to the new owners of the project whether and under what terms and conditions you may be offered a lot – and it is possible that you may not be offered a lot at all.

OPTION #3: By choosing this option, you agree to waive all rights to the lot identified in your Claim Application, and to waive any right to acquire a lot at any time in the future as part of any Court-approved redress. Under this option, you won’t have to make payments in the future, and you agree to walk away only with money that may be distributed in the future as redress.

If you already have title to your lot, the survey will provide another category for you to select.

22. Do these options have risks?

Yes. Each option has significant risks. These risks are discussed in the [Survey: Choosing Option #1](#) section, [Survey: Choosing Option #2](#) section, and [Survey: Choosing Option #3](#) section. Refer to the Lot Choice Survey itself to learn more about the options and related risks. Make your choice based on your needs and whether you’re willing to take on risk.

23. How will I get the Lot Choice Survey?

The Receiver sent emails to all eligible consumers on or shortly after April 8, 2024, with a link to the online Survey.

24. How long do I have to make my choice and what if I decide to do nothing?

You have until July 8, 2024, to complete the Lot Choice Survey. It's important that you complete the Survey on time. If you don't complete the Survey by that date or if you decide to do nothing, you'll be assigned Option #2, meaning you'll have to wait to make a decision about your lot until after we've sold or attempted to sell the Belizean land. Depending on if the land is sold, who buys the land, and on what terms, you may or may not be able to make a choice in the future.

25. Do all the co-owners on a Claim Application have to agree?

Yes. Everyone listed in a Claim Application must complete the Survey and must choose the same option – #1, #2, or #3. Otherwise, they'll all be assigned Option #2, meaning they'll have to wait to make a decision about their lot until after the Receiver has sold or attempted to sell the Belizean land. Depending on who buys the land and on what terms, they may or may not be able to buy a lot in the future.

26. If I bought more than one lot from the defendants, will I get a separate Lot Choice Survey notice by email for each lot?

Yes. You'll get a Survey notice by email for each eligible claim application.

27. Can I make a different decision for each lot I bought from the defendants?

Yes. You can make a different choice for each lot. So, if you have more than one eligible claim application, you'll receive separate Lot Choice Survey notices by email for those lots and can make different choices for each one. Remember, if you have more than one lot, you must complete the Survey for each lot. If you don't, you'll be assigned Option #2 for any related Survey you don't complete.

28. Does my choice change my ability to get future redress payments?

No. Regardless of your Survey choice, you'll be entitled to the same share of redress payments.

Survey: Choosing Option #1

29. What does it mean if I choose Option #1?

If you choose Option #1, you are telling us you want to complete the purchase of the lot you identified in your Claim Application, and acquire title to it. You're agreeing to proceed before you know whether Sanctuary Belize or Kanantik will be bought by an investor or developer. You will assume all the risks that this decision entails, including taking responsibility for any future payments, assessments, taxes, and other costs associated with owning this lot.

If you choose Option #1, you will be offered your lot at a discount from what you would have had to pay the defendants. If you still owe money after the discount, you must make that payment in full. The Receiver isn't offering any financing. Even if you don't owe money, you must pay the closing costs in full when you buy your lot. There is more information about these discounts and costs below. Keep in mind that buying your lot comes with risks that are described in the Lot Choice Survey and in these FAQs.

30. Are there risks if I choose Option #1 and buy my lot now?

Yes. These risks include:

- Investing in these developments is inherently risky. You may lose your entire investment if, for example, the land can't be sold or is sold to a purchaser with no intention of developing the land or maintaining current services and amenities. There's also no guarantee you'll be able to get legal title to your lot, depending on Belizean legal requirements that are beyond the Receiver's control.
- Even if a purchaser intends to develop the land, there is no guarantee when development will occur and to what extent.
- There's no guarantee that Sanctuary Belize or Kanantik will have any amenities or infrastructure. That means that you may be buying a lot that will never have access to the infrastructure, utilities, facilities or services you want.
- You may have to pay all fees, dues, or assessments a future developer or homeowners association may impose.
- You may owe taxes to Belizean, domestic, or other authorities, including both future liabilities and arrearages – regardless of what taxes you were told the sellers paid.
- There's a major risk that the lots won't appreciate and that there may not be a resale market for them.
- If you choose Option #1, you will receive a reformed contract. To complete the purchase, you must pay all closing costs, taxes, and fees, as well as any remaining balance, promptly at or before closing. If you do not, you will be treated as having chosen Option #2, discussed below.
- If you choose Option #1 and complete the purchase of the lot identified in your Claim Application, you can't change your mind about owning the lot later.

31. Will choosing Option #1 change the redress payments I am entitled to?

No. You will be entitled to the same share of redress payments regardless of your survey choice.

32. Should I visit the development before choosing Option #1?

Yes. As with any real estate transaction, consumers are encouraged to visit the development before choosing Option #1. Consumers planning to visit and inspect the property should coordinate their visit in advance by contacting Ms. Claudina Arjona at officeadm41@gmail.com.

Before choosing Option #1, consumers should also consult maps, surveys, and other development materials located in the Helpful Resources section of the [Receivership website](#).

33. What happens next if I choose Option #1?

If you choose Option #1, the Receiver will follow up to tell you the purchase price for your specific lot. If after reviewing the pricing price you decide to proceed, the Receiver will provide you with a reformed contract. After you receive the purchase price, closing cost information, and contract terms, you will have 60 days to sign and return the contract, or walk away. Before entering into the reformed contract, you should consult a qualified real estate professional and/or your own legal counsel.

If you choose Option #1 but then walk away, or if you don't submit a signed contract in time, you will be reassigned Option #2. If you timely submit a signed contract and decide to proceed under Option #1, please also consider that you will be responsible for preparing necessary legal documentation for closing as the buyer of the lot. To prepare these documents, you should hire a qualified Belize real estate professional and/or legal counsel to represent you and provide you with assistance at your own expense.

Additional information about the lot purchase process is [here](#), including lawyers in Belize who may be able to assist you.

34. If I choose Option #1, is there any reason I might not be able to buy my lot?

Yes. You won't be able to buy the lot if it's not in a government-approved subdivision or if the defendants sold it more than once and someone else has a better claim to it. If you choose this option, the Receiver will let you know if existing records show that your lot is available for transfer. The Receiver cannot guarantee that it will be able to transfer title to you, this will be contingent on other issues including legal and regulatory requirements.

35. How do I know if my lot is in a government-approved subdivision?

When responding to the Lot Choice Survey, you should assume your lot is in a government-approved subdivision. If you choose Option #1, but later find out your lot isn't eligible, you won't have to make any payments, and you will be reassigned Option #2.

If you choose Option #1, the Receiver will follow up to let you know if existing Receivership records show that your lot is available for transfer, including whether it is in a government-approved subdivision.

36. How do I know if I have the best claim to my lot?

When responding to the Lot Choice Survey, you should assume you have the best claim to your lot. There is no downside if you choose Option #1, but later find out your lot isn't eligible. You won't have to make any payments if your lot isn't eligible. If it turns out your lot isn't eligible, you will be assigned Option #2.

The Receiver will determine who has the best claim by considering both the Amounts Paid by the different consumers and other relevant circumstances. At this point, the Receiver doesn't know who has the best claim to lots with competing claims and won't make that determination until after the Lot Choice Survey is completed. For example, another applicant with an interest in the same lot may choose Option #3 on the Survey, waiving their right to the lot and making that lot available to you.

37. How will the Receiver determine if it can legally transfer title to me?

If you choose Option #1, the Receiver will follow up to let you know if existing Receivership records show that your lot is available for transfer. For title to be available for transfer to you, the lot must be in a government-approved subdivision. In addition, if the defendants sold the lot more than once, the Receiver must also conclude that someone else doesn't have a better claim to it. The Receiver cannot guarantee that it will be able to transfer title to you, this will be contingent on other issues including legal and regulatory requirements.

If title does not transfer to you within three years after your closing, you can receive a refund. More information about the lot purchase process, including title transfer, is [here](#). Also, on December 28, 2023, the Court issued an [order](#) with rules about refunds for consumers who close, but do not receive title within three years.

38. What if my lot isn't available?

If you choose Option #1 and your lot can't be transferred, the Receiver will let you know. At that point, you'll be reassigned Option #2.

39. What will the new contract look like?

The new reformed contract will replace your contract with the defendants. Under its terms and conditions, you will be buying the property "as-is," without any representations or warranties. This also means that the contract won't require the Receiver or a future developer to provide any particular amenities or services. As part of the Survey process if you decide to pursue Option #1, the Receiver will give you a copy of the new contract for your review. In considering whether you want to proceed, remember that the terms and conditions set out in the contract won't be open for negotiation, and the ultimate sale of the lot will be an arms-length transaction. So before

entering into the contract, you should consult with a qualified Belize real estate professional, legal counsel, or both.

Additional information about the lot purchase process is [here](#), including lawyers in Belize who may be able to assist you.

40. If I want to choose Option #1 and buy my lot now, will I have to pay?

Yes. The Receiver will offer the lot to you at a discount of up to 35% off what you would have been required to pay the defendants under your original agreement. If you still owe money after applying this discount, you must pay the difference. Even if you've already paid more than the new purchase price, you must pay all closing costs, including all title fees, taxes, and administration costs. You will also be responsible for preparing necessary legal documentation for closing as the buyer of the lot. To prepare these documents, you should hire a qualified real estate professional or legal counsel, or both, to assist you at your own expense.

41. How will the Receiver calculate the discount for my lot?

Assuming your lot is eligible, the purchase price will be at a discount. It will be based on the amount you would have had to pay the defendants under your original contract for your lot, including interest and taxes, but at a 35% discount that is further reduced by the Belizean sales tax as of June 14, 2023. For instance, assuming the lot would have cost \$100,000, this would be discounted by multiplying that by 0.65, equaling \$65,000. Then, this amount would be further reduced by the applicable tax rate. Assuming a 12.5% tax rate, the Receiver would add 1 to the tax rate, resulting in 1.125, and then divide \$65,000 by 1.125, resulting in an ultimate purchase price of \$57,777.77. The Receiver sent you a notice with your "Amount Paid" as part of the Claim Application process. If the purchase price is less than or equal to the Amount Paid, you would owe nothing other than closing costs, taxes, and fees to buy the lot. However, you may need to make future payments, such as lot assessments or homeowner association payments. These additional costs are currently unknown. If the purchase price is more than the Amount Paid, you will have to pay the difference plus all closing costs, taxes, and fees to acquire the lot. Also, if the purchase price is less than your Amount Paid, you won't receive the difference as a refund or as a further credit. This is a discount to make it easier for consumers to buy their lots, not a form of compensation.

42. Will the Receiver calculate my purchase price before I make my Survey choice?

No. To preserve assets and reduce costs, the Receiver will wait to calculate lot purchase prices only for consumers who choose Option #1 and who have lots that appear to be available for transfer. Remember, money the Receiver spends administering the estate will reduce the amount returned to consumers as redress.

43. If I paid the defendants more than the discounted purchase price, will I get money back if I acquire my lot?

No. This is a discount to make it easier for consumers to buy their lots, not a form of compensation. Your lot may be worth more or less than the discounted purchase price.

44. Can I acquire a lot other than the one that's in my Claim Application?

No. You are limited to acquiring the lot in your Claim Application to the extent title is available for transfer. If you have more than one lot associated with different eligible claims, you can choose to acquire any of those lots by selecting Option #1 when you complete a separate Lot Choice Survey for each lot.

45. Will I have to pay closing costs?

Yes. If you want to complete the purchase of the lot identified in your Claim Application and obtain title, you must be prepared to pay all costs associated with the sale at closing, including any purchase price balance, administrative and tax expenses, legal fees and costs, and any other professional services fees and costs (such as those for a qualified real estate professional and/or legal counsel to prepare documents required for the closing).

Additional information about the lot purchase process is [here](#), including lawyers in Belize who may be able to assist you.

46. How much will closing costs be?

Although closing-related costs will vary in each lot sale based on facts and circumstances, they may total anywhere from approximately \$8,000 - \$25,000 (US), or more.

Additional information about the lot purchase process is [here](#), including lawyers in Belize who may be able to assist you.

47. Will I need to attend a closing in Belize?

No. You do not need to be in Belize to complete the closing. Closing documents can be signed and notarized outside of Belize, then sent to Belize.

Additional information about the lot purchase process is [here](#), including lawyers in Belize who may be able to assist you.

48. Should I visit the development before closing?

Yes. Consumers are encouraged to visit the development before closing. Consumers planning to visit and inspect the property should coordinate their visit in advance by contacting Ms. Claudina Arjona at officeadm41@gmail.com.

Before closing, consumers should also consult maps, surveys, and other development materials located in the Helpful Resources section of the [Receivership website](#).

49. How long will it take for me to get title?

Following a real estate sales closing, the Belize government title transfer process can take several months or longer. By choosing Option #1, executing a revised sales contract, and proceeding to closing, there is no guarantee you will be able to get legal title to your lot, depending on Belizean legal requirements that are beyond the Receiver's control.

If Title does not transfer to you within three years after your closing, you can receive a refund. More information about the lot purchase process, including title transfer, is [here](#). Also, on December 28, 2023, the Court issued an [order](#) with rules about refunds for consumers who close, but do not receive title within three years.

50. If I buy my lot, will I have access to amenities or services?

It is possible that you won't. The Receiver is currently maintaining certain amenities and services using limited Receivership Estate resources. In the future, any amenities or services will depend on what a potential future purchaser of the developments decides to offer.

51. Will I be responsible for obtaining title for my lot?

Yes. While the Receiver will provide basic lot purchase information to assist you and a revised sales contract, as the buyer of the lot you'll be responsible to arrange for a real estate closing and complete the necessary steps to get title to the lot. In order to prepare closing documents, you should hire a qualified real estate professional or legal counsel, or both.

Additional information about the lot purchase process is [here](#), including lawyers in Belize who may be able to assist you.

Please consider that you'll be responsible for paying all associated fees and costs for the lot purchase, including those for taxes and for a qualified real estate professional and legal counsel to prepare and file required documents. While the process steps and real estate closing costs may vary depending on a number of factors, the Receiver expects that it may take months for you to schedule a closing and that related costs may amount to several thousand dollars. In addition, if you proceed to closing, there is no guarantee that you will be able to get legal title to your lot, depending on Belizean legal requirements that are beyond the Receiver's control.

If Title does not transfer to you within three years after your closing, you can receive a refund. More information about the lot purchase process, including title transfer, is [here](#). Also, on December 28, 2023, the Court issued an [order](#) with rules about refunds for consumers who close, but do not receive title within three years.

Survey: Choosing Option #2

52. What does it mean if I choose Option #2?

If you choose Option #2, you are choosing to wait and see if you want to buy a lot until after the Receiver sells some or all of the Sanctuary Belize and Kanantik land to an investor or developer, understanding that may mean you'll never be able to buy a lot.

53. Are there risks if I choose to wait and see if there is a future developer?

Yes. These risks include:

- This choice carries a built-in risk since there is no guarantee there will be a suitable buyer, investor, or developer. But even if a buyer is found, there is no guarantee they will honor your future choice if you later decide you want a lot. As a result, you could lose your entire investment – other than the redress payments you may be entitled to.
- There's no guarantee how a buyer might use the land or even if they will sell you a lot if the land is developed.
- There's no guarantee that even if a future buyer is found and they are willing to sell a lot to you, that they will give you any credit for payments you previously made to the defendants. A future buyer may choose not to develop the land, not to honor prior subdivisions, or not to provide any discounts or financing to prior lot owners.
- There's no guarantee that, even if a future buyer is found and they are willing to sell you a lot, that they will be willing to sell you the specific lot identified in your Claim Application, or any lot.
- Because choosing this option may make it impossible or much more expensive to buy a lot in the future, you should keep in mind that the future of Sanctuary Belize and Kanantik is uncertain. While there are trade-offs associated with choosing Option #2, it is possible that choosing Option #1 and investing in the lot right now could turn out to be profitable, and that you may be able to get legal title to the lot. Although the future of Sanctuary Belize and Kanantik remains unknown, it may be the case that amenities and infrastructure will be built and future assessments and taxes will be affordable. And maybe you'll be able to reduce your losses. But doing so comes with all the risks discussed earlier about the possibility of no future development, the loss of your investment, and potential obligations to make additional payments.
- If you select Option #2 and choose to wait and see if an investor or developer buys the land, you can't change your mind later.

54. What happens if I choose Option #2?

The Receiver will record your choice. The Receiver will also keep you informed about the sales process for the Sanctuary Belize and Kanantik land.

55. Will choosing Option #2 change the redress payments I am entitled to?

No. You'll be entitled to the same share of redress payments regardless of your Survey choice.

56. When could Option #2 be the best choice?

Option #2 may be the best choice for you if you first want to know whether the Receiver's upcoming marketing of the Belize development area land will result in the sale to a qualified developer with construction, operations and maintenance, and consumer lot offering plans that will be acceptable to you. If you choose Option #2, you must be able to live with the reality that, if the development area land is sold, it will be up to the new owners of the project whether and under what terms and conditions you may be offered a lot – and it is possible that you may not be offered a lot at all.

Survey: Choosing Option #3

57. What does it mean if I choose Option #3?

If you choose Option #3, you're waiving any rights you have to your lot, or to acquire a lot as part of Court-approved redress. You won't have to make any payments in the future, and you agree to walk away only with your share of redress payments that may be distributed to Sanctuary Belize and Kanantik consumers.

58. Are there risks if I decide that I no longer want a lot?

Yes. These risks include:

- The future of Sanctuary Belize and Kanantik is uncertain. While there are trade-offs associated with choosing Option #3, it's possible that investing in the lot now could turn out to be profitable, and that you may be able to get legal title to the lot. Although the future of Sanctuary Belize and Kanantik remains unknown, it may be the case that amenities and infrastructure will be built and future assessments and taxes will be low. And maybe you'll be able to reduce your losses if you acquire a lot.
- If you select Option #3 and choose to waive any rights you have to a lot, you can't change your mind later, but you will also never be required to make any additional payments.

59. Will choosing Option #3 change the redress payments I am entitled to?

No. You'll be entitled to the same share of redress payments regardless of your Survey choice.

Compensation for Eligible Sanctuary Belize Claims

60. What was the total amount of money distributed in the initial round of redress payments?

On June 14, 2023, the Court ordered the Receiver to send initial payments totaling \$10 million to eligible Sanctuary Belize lot purchasers on a *pro rata* basis, meaning you received a percentage of the \$10 million based on how much you had paid the defendants in comparison to how much all victims in this case paid.

61. How did the Receiver calculate the amount of money I received in the initial distribution?

As required by the Court in the June 14, 2023, Order, the Receiver calculated your payment using the following formula:

\$XX,XXX.XX (*Amount Paid for your lot as listed in your Claim Application Determination Notice*)

÷ \$135,987,984.47 (*Aggregate Amount Paid for all eligible Sanctuary Belize claims*)

X \$10,000,000.00 (*Court-ordered distribution amount available for Sanctuary Belize claims*)

= \$XXXX.XX (*Your redress payment amount*)

Eligible consumers received an email with details about their payment, including the payment amount.

62. How did the Receiver send the initial distribution?

If you are the only eligible owner listed in your Claim Application, the Receiver mailed a check to the address you provided in your Claim Application.

If there are multiple owners listed in your Claim Application, the Receiver mailed a single check payable to all the eligible owners to the mailing address provided by the lead claimant. The joint check requires all listed parties (including co-owners, business entities, Trusts, Estates, and IRAs) to endorse the check.

Please note that consumers are responsible for complying with any legal and regulatory requirements associated with their business entity, Trust, Estate, or IRA in connection with receiving and directing check proceeds.

63. When should I get my check?

Paper checks were mailed to Sanctuary Belize consumers on August 16, 2023, or soon after that. If the Receiver approved your Claim Application and you haven't received your redress payment, email the Receivership Team at:

info@SanctuaryBelizeReceivership.com.

64. If I bought multiple lots, will I get compensation for each lot?

Consumers received a payment for each eligible Claim Application. Consumers with multiple eligible Claim Applications received separate checks and separate confirmation emails for each of their eligible Sanctuary Belize lots.

65. If I jointly bought and co-signed an agreement to buy a lot with somebody else, and we submitted a joint Claim Application for that lot, did we both get compensation?

The Receiver sent one check per joint Claim Application. The joint check is payable to all eligible consumers listed in the Claim Application (including co-owners, business entities, Trusts, Estates, and IRAs) and requires all listed parties to endorse the check.

66. Are there any tax obligations if I accept the redress payment?

If you have questions about how your payment may affect your taxes, please consult a tax advisor.

67. Will I get more payments?

While more redress payments are likely, so far the Court has approved only one distribution for eligible Sanctuary Belize consumers, totaling \$10 million. The Receiver will provide more information about future redress payments as soon as it's available.

Compensation for Eligible Kanantik and Other Covered Development Area Claims

68. Did Kanantik and other covered development area lot purchasers get compensation in the first payment distribution?

No. There is currently no money available to pay these claims. The Receiver hopes to send redress payments for Kanantik and other covered development area claims after selling the Kanantik land and other assets.

More Resources

There are more resources available on the Receiver's website with helpful information about consumer redress, including:

- The Court's [June 14, 2023, Order](#) Implementing Next Phase of Consumer Redress.
- The Court's [December 28, 2023, Order](#) Authorizing Measures To Assist Consumers During the Redress Process.
- The Court's [August 18, 2022, Order](#) Regarding Implementation of portions of the Redress Plan.

- [Belize Real Estate Lot Purchase Process Guidance](#)

If you have questions or would like more information, please contact us:

- By Email at help@SanctuaryBelizeLotSurvey.com, or
- If your question is about the Lot Choice Survey and these FAQs haven't answered it, and you've already tried reaching us by email, please call the Survey helpline at 1-833-637-6358.
