

UNITED STATES DISTRICT COURT
DISTRICT OF MARYLAND
SOUTHERN DIVISION

In re SANCTUARY BELIZE LITIGATION

No: 18-cv-3309-PX

**ORDER GRANTING MOTION FOR APPROVAL OF REDRESS DISTRIBUTION AND
RELATED RELIEF**

The Motion for Approval of Redress Distribution and Related Relief (the “Motion”) filed by the Receiver, Marc-Philip Ferzan of Ankura Consulting Group, LLC (“Receiver”), came before this Court for determination pursuant to regularly noticed motion. The Court, having read and considered the Motion and all pleadings and evidence filed in support thereof, and opposition to the Motion, if any, and the Court having determined that notice of the Motion was sufficient, and good cause appearing therefore, it is

ORDERED that:

1. The Motion is granted;
2. The Receiver is authorized to and shall make a \$5,891,913.46 (“Distribution Amount”) distribution on a pro rata basis to Consumers¹ of Sanctuary Belize lots with Claim Applications deemed eligible in accordance with the notifications provided by the Receiver on or about February 9, 2023 (“Eligible Claim Notifications”). The calculation for pro rata distribution payments shall be based on the Amount Paid set forth in the Eligible Claim Notification for each

¹ Capitalized terms in this Order shall have the meaning ascribed to them in the Redress Plan (Doc. 1117-1) unless otherwise defined herein.

Sanctuary Belize lot divided by the aggregate Amounts Paid set forth in all Eligible Claim Notifications associated with Sanctuary Belize lots.

3. The Distribution Amount may be increased in the event any additional Individual Lot Purchase Proceeds (as defined in the Motion) are released from escrow prior to the Receiver directing the printing of redress checks.

4. All redress distributions must be accepted and deposited by Eligible Consumers within 60 days from the date of issue barring extenuating circumstances; otherwise such payments shall revert to the receivership estate.

5. The receivership estate is authorized to reserve the remaining funds in the estate of approximately \$600,000, in addition to the Individual Lot Purchase Proceeds that are not released from escrow, including for the payment of expenses of the receivership estate, including, without limitation, Court approved professional fees and costs. The Court finds that the reserve is fair and equitable, including that the reserve does not include amounts for any potential pre-receivership, non-consumer creditor or tax claims.

6. All determinations relating to the following through the date of this Order are final: (i) the administration of the consumer claims process and the consumer Lot Choice Survey (as defined in the Motion); (ii) the sale or other disposition of assets of the receivership estate; (iii) ownership rights relative to Sanctuary Belize and Kanantik lots; (iv) the apportionment of consumer redress payments; and (v) all other matters concerning the administration of the receivership estate.

7. The exercise of all powers, duties, and responsibilities undertaken by the Receiver and its agents, employees, members, officers, independent contractors, attorneys, accountants and representatives pursuant to, and in accordance with, the Court's orders shall not be subject to

challenge through litigation or motion practice without first obtaining leave of this Court based on a sufficient showing that the asserted claim is made in good faith, has not been previously resolved based on prior orders or established case law, and is otherwise cognizable.

Dated: 8/17/26

/s/
HONORABLE PAULA XINIS
UNITED STATES DISTRICT JUDGE