



Clerk of Court
6500 Cherrywood Lane
Greenbelt, MD 20770

RE: Sanctuary Belize Litigation

Dear Clerk of Court and/or Judge Messitte,

As an owner of two lots in Sanctuary Belize (SR 152 and NR 645) and two lots in Kanantik (K684 & K685), I have some concerns that I have not seen addressed in the redress plan or new purchase price worksheet. I have posted numerous times on the Sanctuary blogs on the following points and although everyone has agreed (or no pushback) with my comments, I wanted to make sure that these points are addressed in the new plan in court. The main reason why I believe they need to be considered is that if they are not, then the incentive to live and build in the place that we (and others) expected to retire will be gone. I believe every person who invested in Sanctuary Belize believed that this was the place of their dreams (some committed almost all their retirement funds in the development) and it has been crushed by the defendants in this case.

Here are my main concerns:

- 1) On the "How to estimate Your New Purchase Price" it does a wonderful job of explaining how the new purchase price will be figured out, but it has no consideration for the funds that the owner have already paid
- 2) Those owners that made a down payment (like we did) and have made payments through the years plus the Belize Sales Tax of 12.50% are not seeing any remuneration for those investments (unless I have missed something?). This should be certainly be accounted for. Or, why isn't it?
- 3) In the end, in totality, on the "How to estimate Your New Purchase Price", the lot owner will end up paying more than they would have paid for their original overpriced lot because there is no adjustment to what has already been paid to date. It is safe to say that most if not all lot owners now know they overpaid for their original lots and now with this presented program, they will pay even more??? So, the incentive to keep the lot is less.
- 4) For those of with multiple lots, I did not see any discussion on the ability to consolidate our two lots into one. It would be a nice option to be able to use funds that were put towards one lot and use them for the other lot. This would enable the lot owner to own to land faster and hopefully build faster, which is what the development wants and needs. When we bought our lot, it was not unusual for many of the friends we met there to purchase two lots. This should be considered and put into the documentation. I am sure the developer would love to have as many lot owners building in the development as possible. Lots don't help the development grow, but homes do.

Needless to say, all investors are disappointed with the progress of the Sanctuary Development and all of the investors have invested significant sums of their life's work for their properties. Those investments should be accounted for as an "offset" of the "New Purchase Price" . Why would a present investor want to pay the "new purchase price" and start a new loan with no accounting of the prior investments? And, it will cost them more than originally planned. And, why should the investors be penalized for starting a new loan when the defendants are essentially getting away with stealing our money?

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AT GREENBELT
CLERK U.S. DISTRICT COURT
DISTRICT OF MARYLAND

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I am surprised none of this has been addressed before, but I believe it may be the main driver for lot owners to opt-in or opt-out. I would assume most investors want to stay if the development is being managed by the appropriate people. But, I would also assume that most folks don't want to pay the same or more than they were supposed to because the defendants scammed all of us.

I hope the court will give consideration to my concerns (I know they are not only my concerns).

Sincerely,

A handwritten signature in black ink, appearing to read 'Mart G. McClellan', with a long horizontal flourish extending to the right.

Mart G. McClellan, D.D.S., M.S
McClellan Orthodontics powered by Smile Doctor
Illinois Society of Orthodontists- Past-President
Diplomate, American Board of Orthodontiists
Macro Wealth Management- President



MACRO WEALTH MANAGEMENT
613 WEST GLEN AVENUE
PEORIA, ILLINOIS 61614

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AT GREENBELT
CLERK U.S. DISTRICT COURT
DISTRICT OF MARYLAND

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