

San José, January 8<sup>th</sup>, 2026

Mr. Marion Peri

**Ref: Formal Cease and Desist regarding Trespassing, Usurpation, and Disturbance of Possession (Property No. 231595-F-000).**

Dear Mr. Peri:

First and foremost, we act as legal counsel for Mr. Nigel Hugh Rasmus Churcher and Mrs. Jessica Churcher, as well as their company **PROPIEDADES Y TERRENOS TERRAZAS DEL ARCO IRIS LIMITADA** (corporate ID 3-102-427405), which is the legitimate registered owner of the real estate property with registration number 231595-F-000, located in the district of Nosara, canton of Nicoya, Guanacaste.

**The purpose of this letter is to formally require you to immediately cease any unauthorized entry onto our clients' property.** We have been informed of an incident that occurred on January 6<sup>th</sup>, 2026, in which you were allegedly found inside the master bedroom of the house currently under construction on the aforementioned land. Such entry was carried out without the consent of the owners; that is to say, in a clandestine and arbitrary manner.

Furthermore, during this event, you allegedly confronted Mr. Issai (who had explicit authorization from the owners to be on the premises), falsely claiming to be the owner of the property and the materials deposited therein, and proceeding to expel him from the site. On the contrary, the registry and legal reality demonstrate that you lack any title of ownership or right of possession over said asset, given that your employment relationship as a builder ended more than nine months ago.

This alleged conduct is not only unacceptable, but may fall under specific criminal offenses according to Costa Rican legislation:

- 1. VIOLATION OF DOMICILE (TRESPASSING):** According to Article 204 of the Penal Code, anyone who enters another person's dwelling or place of business, or its dependencies, against the express or presumed will of the person who has the right to exclude them, shall be punished with a prison term of six months to two years.
- 2. USURPATION:** Pursuant to Article 225 of the Penal Code, anyone who, through violence, threats, deceit, or clandestinity, dispossesses another of the possession or tenancy of a real estate property, or likewise, anyone who disturbs said possession, faces a prison sentence of six months to three years.



Because you allegedly claimed to be the owner and exercised acts of dominion by expelling an authorized third party, these actions could be interpreted as a direct disturbance of our clients' legitimate possession.

Therefore, we demand the following:

1. Abstain from entering, remaining on, or approaching Property 231595-F-000 and its constructions.
2. Desist from any verbal or physical manifestation in which you claim to have ownership rights over the property or its materials.
3. Cease any act of harassment against the owners, their employees, or contractors.

If you persist in entering the property or disturbing our clients' possession, we will subsequently proceed to file formal criminal complaints with the Public Prosecutor's Office for offenses including, but not limited to, **Usurpation (Art. 225)**, **Violation of Domicile (Art. 204)**, and **Coercion (Art. 193)**, in addition to civil actions for damages. We possess the necessary documentary and testimonial evidence to substantiate such actions.

In conclusion, we demand for you to govern your conduct in accordance with the law to avoid an unnecessary legal escalation. We await confirmation that you will comply with this requirement.

Sincerely,

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**LUIS GUILLERMO ALFARO**

**Sfera Legal**

**On behalf of Nigel and Jessica Churcher**