

Mr. Marion Peri

Ref: CEASE AND DESIST ORDER / FORMAL WARNING OF LEGAL ACTION

We represent **RANCHO VERDE RIABOV SOCIEDAD DE RESPONSABILIDAD LIMITADA** (Corporate ID 3-102-839355), the rightful and registered owner of the property known as “**Filial 20**” (Lot 20), recorded in the National Registry with the registration number **5-231613-F-000**, situated in the Province of Guanacaste, Canton of Nicoya, District of Nosara.

We write to you directly in your personal capacity regarding a communication recently received by our client, which contains factually incorrect assertions and explicit threats to damage and destroy private property within the boundaries of the aforementioned Property.

Since said communication contains your signature, you are hereby served with this **CEASE AND DESIST ORDER** and formal warning.

I. CLARIFICATION OF FACTS AND OWNERSHIP

The unauthorized notice erroneously asserts that the electrical pedestal located on Lot 20 “belongs to Condominio Mar Azul”. **This assertion is false, malicious, and unsupported by any legal or technical evidence.**

Contrary to the baseless claims in said notice, the registered survey G-9101-2024, in addition to the cadastral report QT- 01-01507 prepared by Ing. Jorge Alexander Quirós Cubero adjusted to the existing site pins, conclusively establishes that:

1. **The electrical meter and pedestal are located wholly within the private boundaries of Lot 20 (5-231613-F-000).**
2. **There is no registered easement, donation, or designation of that specific area as "common property" in the National Registry.**

Absent a registered donation or easement, any infrastructure permanently affixed to a titled lot constitutes private property. Neither internal condominium regulations nor unilateral assertions by third parties can supersede a registered title or the constitutional right to private property.

II. WARNING OF CRIMINAL CONDUCT

You are hereby placed on notice that **you or any other people associated with you lack any legitimate authority to enter my client's private property, order demolitions, or execute works unilaterally.**

Any attempt by you, or by third parties acting under your instruction, to enter Lot 20 to remove, demolish, or alter assets (including the security camera, gate, registry box, or pedestal) may also be considered a criminal act. In such event, we have instructions to immediately file criminal charges including, but not limited, to the following offenses under the Criminal Code of Costa Rica:

- **VIOLATION OF DOMICILE (TRESPASSING) – Article 204:**

- *“Shall be punished with imprisonment of six months to two years, whoever enters another's dwelling... against the express or presumed will of the person who has the right to exclude him.”*

- **USURPATION - Article 225:**

- *“Shall be punished with imprisonment of six months to three years... whoever, by violence, threats, deceit or abuse of trust, dispossesses another of the possession or tenure of a real property.”*

- **DAMAGES - Article 228:**

- *“Shall be punished with imprisonment of fifteen days to one year... whoever destroys, renders useless, makes disappear or in any way deteriorates a thing, totally or partially belonging to another.”*

- **INSTIGATION - Article 280:**

- If you instruct workers or security personnel to commit these acts, you could be held criminally liable as the instigator of the offenses.

III. DEMAND TO CEASE AND DESIST

You are hereby ordered to immediately:

1. **CEASE AND DESIST** from any attempt to enter, invade, or trespass upon Lot 20 without judicial authorization.
2. **ABSTAIN** from touching, modifying, demolishing, or removing any infrastructure located within the private boundaries of my client's property.



3. **HALT** any harassment, threats, or imposition of fines based on false premises of ownership.

Failure to comply with this demand will result in the immediate initiation of another **criminal proceedings** against you for the alleged aforementioned offenses, as well as **civil litigation** for all damages, costs, and legal fees incurred by our client due to your unlawful interference.

Sincerely,

LUIS GUILLERMO ALFARO

Sfera Legal

On behalf of RANCHO VERDE RIABOV S.R.L.