

Mr. Marion Peri

Ref: Second Formal Cease and Desist regarding Recurrent Trespassing, Theft of Utilities, and Usurpation (Property No. 231595-F-000).

Dear Mr. Peri:

We write to you again as legal counsel for Mr. Nigel Hugh Rasmus Churcher and Mrs. Jessica Churcher, owners of the property with registration number 231595-F-000.

This communication serves as a formal follow-up to our previous letter dated January 8th, 2026. However, despite our explicit demand for you to cease any unauthorized entry onto our clients' property, we have been informed of new and aggravated incidents that occurred this week, specifically and were noticed on January 18th and 22nd, 2026.

Witnesses reported hearing individuals on our clients' property (Lot 1) and subsequently confirmed that construction personnel from your project (Lot 2) had trespassed onto the premises and are actively using our clients' residence and utilities. Furthermore, witnesses have reported and verified that individuals from your project have trespassed into the house to use the bathrooms and toilets.

In addition to these witness reports, we have documented said trespassing with video evidence. For instance, new footage clearly documents a hose connected to our clients' water supply, running directly into Lot 2 to be used in your construction project; which is currently under a closure order by the Municipality of Nicoya.

This flagrant conduct validates our clients' previous reports regarding the theft of electricity, where extension cords were observed running from their residence to your project (Lot 2), resulting in unjustified high utility charges.

As stated in our previous correspondence, you lack any title of ownership or right of possession over said asset and neither you or any person on your behalf should trespass in that manner.

Your persistence in these actions (entering the property without consent, falsely claiming ownership, and now misappropriating resources) could aggravate your legal situation.

THEREFORE, WE REITERATE OUR DEMAND:

1. **IMMEDIATELY CEASE** any entry onto Property 231595-F-000 by yourself or your workers.



2. **IMMEDIATELY DISCONNECT** and remove any hose, pipe, or extension cord connecting Lot 2 to our clients' property.
3. **ABSTAIN** from representing yourself as the owner of the property to any third party.

Our clients have instructed us to proceed with the filing of formal criminal complaints if these violations do not stop immediately. We possess the necessary testimonial and video evidence to substantiate these new charges.

Sincerely,

LUIS GUILLERMO ALFARO

Sfera Legal

On behalf of Nigel and Jessica Churcher