

## ASOCIACION DE REGULARIZATION DE VECINOS DE LA CHOLLA A.C

Regular Meeting of Board – Clubhouse Cholla Bay Mexico

October 24<sup>th</sup>, 2021

*Pre Meeting Announcement: Monica Koerner a long time resident of Cholla Bay and the Vecinos' Membership Chairman passed away recently this past September from a long and debilitating illness. Monica was an amazing and dedicated woman who loved Cholla, her dear friend Emma Green, her friends and neighbors in the community and her work with the Vecinos A.C. She will be remembered fondly for her service to the Vecinos A.C. and her sharp mind. She was a walking, talking data base of Vecinos' membership information, for which we all will be grateful. Mr. Dugan presented a memorial "collage" featuring Monica and her work with NASA at the Kennedy Space Center. He invited members to view and read the commendation from the Bendix Corporation included in the collage.*

*Monica had planned ahead for her eventual passing and in her will, she left her computers and all documents related to the Vecinos to Mike Dugan. She left her two dogs to the care of Rhea Dugan, who found them a home (together) with a family with two young children. Emma Green was with her when she passed and took care of the execution of her will.*

*Mr. Dugan recognized the passing of Don Tuffing 95, this past September. Don was another long-time resident of Cholla Bay. He was active at most of the events held in or outside the clubhouse and you would often find him filling the pitchers of beer at the horseshoe tournaments and fish fries. Don was equally known for his efforts in moving huge rocks/boulders (by hand) and creating the little cove fondly known as "Don's Pond" down in front of his home here in Cholla. He too, will be sorely missed.*

### CALL TO ORDER:

A regular meeting of the new Board was held Sunday, October 24<sup>th</sup>, 2021. President Mike Dugan called the meeting to order at 9:09 am. The meeting was held inside the Cholla Bay Community Clubhouse.

Board members in attendance were: Mike Dugan, Kathy Barnard, Kelly Ross, Darrell Smith, Pat Champion, Lew Felton and Steve Lee. Absent: Gabe Camargo.

### MINUTES:

Mr. Dugan asked if there were any corrections or additions to the minutes of June 13<sup>th</sup>, 2021. There being none, a motion was made to approve the minutes, seconded and passed

## **TREASURER'S REPORT/FINANCIAL:**

Mr. Dugan asked if there were any corrections or additions to the financials of July – September 2021. There being none, a motion was made to approve the financials, seconded and passed. (See financials on Vecinos Website.)

## **MEMBERSHIP:**

Mr. Dugan stated that a membership (dues) reminder was sent out via “snail mail” this past Monday. Those of you, who have already paid, disregard the notice. If you have not received your Vecinos 2021-2022 stickers, receipt and no debt letter, be sure to contact Mr. Lew Felton. Many thanks and appreciation to Mr. Felton for filling in as Membership Chairman since Ms. Koerner’s illness and recent passing.

## **OLD BUSINESS:**

Mr. Dugan restated the following:

1. The Asociación de Regularización de Vecinos de la Cholla A.C owns the Clubhouse (Community Center). He provided the document that proves the Deed of Trust has been recorded with the Public Registry and the tax office in Puerto Penasco, Sonora, Mexico. The document shows that lots 18 and 19, were fused to form lot 19, and ownership was transferred from the CBSC on January 10<sup>th</sup>, 2008. \*The Vecinos’ attorney assures the ‘ Association *that the building belongs to the Vecinos. Mr. Dugan offered to have any member view the document.*
2. The two lots in front of the building forming the parking lot have been merged into one lot, they have been paid for, but have not been transferred. Mr. Dugan met with Mr. Gus Brown who told Mr. Dugan the lots were paid in full. Mr. Brown confirmed this in an email to Mr. Dugan. What is needed at this time is a Letter of Instruction. A request for the Letter of Instruction will be delivered to Mr. Brown this coming week, so that the properties can be conveyed to the Vecinos A.C.
3. The taxes on the building and parking lot have been paid by the Vecinos and are current.
4. Michael Courtney Dugan is President of the Asociación de Regularización de Vecinos de la Cholla, A.C. and is registered with the Public Registry. (see enclosed stamped page of document)

## **CLUBHOUSE:**

Mr. Dugan stated that there were several leaks in the ceiling that needed repair. Mr. and Mrs. Dugan cleaned up the areas affected and repaired the leaks. Paint matching the ceiling was found in the kitchen and used to finish the job.

Mr. Dugan mentioned that the windows will need to be washed before the next indoor event. The water is running, the tanks are full, and the building is in good condition. The spalling on the patio is starting to come up and Mr. Dugan suggested using a material/product to protect it.

### **EXECUTIVE COMMITTEE:**

The Executive Committee and Board members have been working with the Association's attorney throughout the summer to resolve the issues that have been previously discussed. The Committee and Board continue to do so and have met with Myriam Hernandez and Monica Hernandez as recently as this past Saturday.

### **GARBAGE:**

Mr. Felton reports that the "Red Bag" system seems to be working very well and the bags are being picked up by Oomislim. Initially 500 bags were order and 273 bags are out in circulation. Mr. Felton has collected and will deliver close to \$1000 to the new Oomislim Director. It is the hope the Director will see the benefit of additional income and will want to continue with the program.

### **ROADS**

Mr. Dugan stated that roads are in great shape. The water trucks and grader have been working to keep the roads level and dust to a minimum. The rain helped pack the caliche making the surface hard. Mr. Dugan complimented the work of Juan Mesa and crew and how quickly they moved to repair the roads in Cholla from the runoff.

Mr. Ross reminded members to email him if they have an issue with their road.

### **PARKS/ENVIRONMENTS:**

Mr. Smith reported the work done on the ramadas, i.e. sanding and painting turned out well and looks good. He suggests repairing some of the concrete bollards and painting some of the steal bollards that are staring to rust. He received an estimate of \$750 to have the work done. Mr. Dugan suggested he get estimates to have the bollards around the Clubhouse patio included with the estimate for the Park.

Mr. Lee asked about the condition of the horseshoe pits as they were overrun with sand from the latest storm. Mr. Smith agreed that the pits and well as the basketball courts are also filled with sand and debris. He will get an estimate to have that work done as well.

### **SECURITY:**

Mr. Dugan stated Juan Pedro and the police have been regularly patrolling all around Cholla. Juan Pedro has been stationed in Cholla and knows who is supposed to be and shouldn't be in Cholla.

## WATER AND SEWER:

Mr. Dugan reported that the standpipe has been flowing well and the trucks have been filling up and delivering water late into the afternoon.

## NEW BUSINESS:

# Future Meetings: December 12<sup>th</sup>, 2021

Mr. Dugan explained that throughout the past year the Board has been working with the Association's attorney and her recommendation that a subsidiary or operating corporation be formed. The legal and existing corporation would continue to function as a holding company and would own the new one. The new subsidiary corporation would function as the operating entity of the Association, by paying bills and services provided to the community. The ability to do so comes from the members who pay their dues. **At this point in time no new or subsidiary corporation has been established.** A proposal of a subsidiary corporation is being developed and will be submitted to the Board for edits and additions. Once approved by the Board, it will be submitted to the General Assembly for their approval. Mr. Dugan emphasized that the formation of a subsidiary corporation would have to be approved by the members of our current corporation.

A Realtor had explained to Mr. Dugan that recently when trying to close on a few properties, the bank had told her the 30 year Deed of Trust had to be renewed. Mr. Dugan showed a document, recorded with the Public Registry stating that Deeds of Trust were 50 years. There has been no other problems since, regarding the 30 vs. 50 year issue,

Mr. Dugan mentioned that a lawsuit against the Dahlstroms regarding the embezzlement will be filed here in Penasco, once a suit is filed in the State of Arizona. He explained further that two attorneys in town confirmed this. Mr. Dugan has been contacting the Arizona Attorney General in Tucson, every two weeks for a status update. However due to the Covid-19 pandemic; the courts in Tucson are backup and cases will be heard based on a high priority bases. It short, it will take time before an indictment is made.

Mr. Dugan revealed a list of over **500** properties in Cholla that have been purchased but are still in the name of **Promotora Turistica Playa Escondido** (One of the original companies belonging to Mr. Gustavo Brown). There are **232** people who may think they purchased the property, but it is NOT in their name. He explained that the final step in the process of getting a Deed of Trust is the recording of the property with the municipal tax office. The problem is some of the properties have not been transferred. Mr. Dugan went on to say that the Association's attorney is looking into the reasons ~~for~~ why people on this list do not have their Deed of Trust or why it has not been transferred. This list/information has been shared with the Association's attorney and with the city, so that they will be able to contact these people to determine the status of their property. [**\*\*over \$200,000 USD or 4 million pesos in taxes are outstanding on the properties still in the name of Promotora Turistica Playa Escondido\*\***].

HOA membership: In a conversation with the Association's Attorney regarding membership in the Vecinos A.C., it was confirmed that all property owners in La Cholla are required to be a member. It does not matter what the Vecinos' Constitution says. The attorney also confirmed this with the Director of Tourism who is a resident of La Cholla. According to the Condominium Law in the State of Sonora (2016), you have to be a member. Mr. Dugan was informed that the Notarios are looking into this as well. It is the Notario's responsibility to make sure you are a member. When a property is purchased or transferred, the Association sends a letter to the closing company stating whether or not you are a member in good standing. If not in good standing the Association is asked to provide the fees that are due.

***Article 62 of the condominium law states: In case of a transfer of a private property unit, the transferor shall deliver to the buyer acknowledgement of no debt on the payment of ordinary administrative and maintenance dues, reserve and extraordinary dues, if applicable, which shall be issued by the administrator. The notary public will not be able to formalize transfer of the Private Property Unit if the transferor does not exhibit the no debt acknowledgement in question.***

It is up to the Notario to enforce this law. The letter of "no debt" has been submitted when requested.

Ms. Champion brought up the messy condition of the library. Ms. Champion and her husband have been helping to organize and clean up the area. Librarian Jennifer had to leave Cholla for an emergency gallbladder surgery and has not been here to work on maintaining things. For those who need keys, please see Gordy who has been helping Jennifer to care for the library.

## **ADJOURNMENT**

A motion was made, seconded and passed. The meeting was adjourned.

## **AUDIENCE PARTICIPATION:**

***Notice: Due to the contentiousness of what unfolded after adjournment and the inability to distinguish who was speaking at any given time, the following is a summary of what took place:***

Mr. Benjamin Brown was the first to speak and produced a "white board" for visual purpose to challenge the ownership of the Clubhouse and the Presidency of the Association.

He then asked Mr. Kelly Ross to read an email from Mr. Gustavo Brown to Mr. Dugan. Mr. Gustavo Brown stated that he does not take sides on these issues and has nothing to do with the current situation between Mr. Benjamin Brown's group and the Board. In the latter part of his email, Mr. Gustavo Brown stated that Mr. Benjamin Brown does not represent the company in this problem, but he is having him help get all paperwork regarding bank trusts and helping people out in any which way they can.

From then on, there was shouting (from both sides) people talking over people. Both sides trying hard to make or prove a point. There were comments shouted out, negative as well as positive and a complete breakdown of civility. People on both sides expressed confusion and frustration. Much of what took place was a replay of statements, questions, arguments and explanations that have been addressed, asked, answered and discussed in prior meetings, emails and posts. There is and has been a lot of animosity between the group Mr. Brown represents and the Board, accusations and allegations have been made, emails exchanged and many, many comments made on social websites. The Board regrets that the situation has become more emotional than professional; this applies to both the Board and the group Mr. Brown represents. However, what was clear at this meeting was the rhetoric regarding the legal entity of the Vecinos Civil Association, the authenticity of President Dugan being the ~~acting~~ President and the notion that there are fines and taxes yet to be paid. These notions are truly false and propagated as misinformation causing confusion and a repeat of these falsehoods being purported again during the audience participation.

One such falsehood was made stating that Mr. Dugan purchased properties in New Mexico. The implications were that Mr. Dugan and Ms. Dahlstrom used Association funds to make the purchase. When asked where the properties were located along with proof of purchase, there was no answer forthcoming. Another falsehood was made suggesting that Mr. Dugan has a boat and boathouse, again the implication being that Association funds were used to make the purchase. Again, there is no such boat and no such boathouse and absolutely no proof to support the allegation. A final falsehood, debunked multiple times, was that Mr. Dugan purchased Vecinos' memberships, at a much discounted price, for Mexicans living in Cholla so they would vote against Mr. Jerry Kettlehut Jr. becoming a member of the Vecinos' Board. The truth is a business man and member of the community purchased memberships for Mexicans so they might vote against Mr. Ray Flynn from becoming a member of the Vecinos' Board.

The Board has tirelessly researched and sought professional counsel to investigate and present the facts of these matters. This information has been provided in previous emails; responses to questions proposed to the Board, discussion at the General Assembly Meeting and election this past April and Firedrum messages to the membership to dispel the misinformation and quell the comments of issues that the Association is a "mess" which could not be further from the truth. To that end, this information is again presented here and is predicated on professional counsel and recorded documents and NOT hearsay or conjecture from those with no expertise in the legal matters.

## Items of Facts for the VECINOS DE LA CHOLLA A.C.

1. The Vecinos Civil Association is legal and valid – THERE IS NO LLC – (see enclosed document and letter of confirmation from Myriam Hernandez of Kaizen).
2. Michael Courtney Dugan is the President (see enclosure)
3. The Vecinos' own the Clubhouse (see enclosure)

4. The lots for the parking lots at the clubhouse have been paid for and are being transferred to the Vecinos, awaiting the Letter of Instruction from Mr. Gustavo Brown. Any fees associated with the transaction shall be determined and reported to the membership.
5. The reporting to SAT of zero is validated by SAT and future reporting will include expenditures. Myriam Hernandez will perform this reporting and the consulting fees associated with the future reporting were included in the budget and approved at the general election. THERE ARE NO FINES OR BACK TAXES TO BE PAID. The Vecinos' attorney and accountant have confirmed this with SAT and comments from the group to the contrary are truly misinformation.
6. Options to address the remedy for the embezzlement by the former treasurer are still being considered.
7. The current Board was elected by the members of the Vecinos A.C. and the Board members will not be resigning. The Board is dedicated to addressing concerns and implementing new procedure and protocols for the betterment of financial operations.

Enclosed:

1. Copy of signed and stamped document page recorded in the Public Registry, showing Michael Courtney Dugan is President of the Asociacion de Regularizacion de Vecinos de la Cholla A.C.
2. Copy of document page showing the cession of rights of the CBSC (lots 18 and 19, now fused into 19) has been given to the Vecinos.
3. Copy of document page showing the Letter of Instruction to Bancomer to transfer the Clubhouse to the Vecinos.
4. Letter of Confirmation – Myriam Hernandez - Kaizen

#1. Michael Courtney Dugan - President

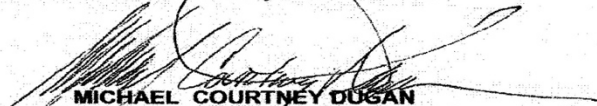
En vista del Acuerdo que antecede, la administración de la Asociación queda encomendada a las personas y con los que a continuación aparecen:



**CONSEJO DIRECTIVO**  
**PRESIDENTE: MICHAEL COURTNEY DUGAN**  
**TESORERO: HELEN MARIE DAHLSTROM**  
**SECRETARIO: SHIRLEY RUTH MCDONALD**

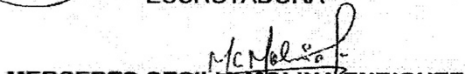
PUNTO TERCERO DE LA ORDEN DEL DÍA. - Se designa comisionado especial de la presente Asamblea a la Señora ELIZABETH GUADALUPE MORENO CLARK para que concurra al Notario Público de su elección para protocolizar la presente Acta de Asamblea y en su oportunidad efectúe los trámites legales de registro que correspondan. -

PUNTO CUARTO DE LA ORDEN DEL DÍA. El Presidente preguntó a los Asociados si deseaban tratar algún otro asunto y habiendo contestado éstos negativamente, ordenó un receso para dar lugar a la formulación de la presente acta, hecho lo cual el Secretario dio lectura de la misma, siendo aprobada en su totalidad y firmaron al calce para constancia el Presidente y el Secretario.

  
**MICHAEL COURTNEY DUGAN**  
PRESIDENTE

  
**SHIRLEY RUTH MCDONALD**  
SECRETARIA

  
**HELEN MARIE DAHLSTROM**  
ESCRUTADORA

  
**MERCEDES CECILIA MOLINA ENRIQUEZ**  
PERITA TRADUCTORA



#2. Cession of rights of the CBSC given to the Vecinos.

DOCUMENTO: ESCRITURA PUBLICA 105, FECHA 22-04-2005  
FEDATARIO: FRANCISCO JAVIER MANZO TAYLOR

EN LA CIUDAD DE PUERTO PEÑASCO, SONORA SE HACE CONSTAR QUE QUED  
INCORPORADA LA DOCUMENTACION QUE AMPARA EL PRESENTE, FORMADA  
CON 133 FOLIOS

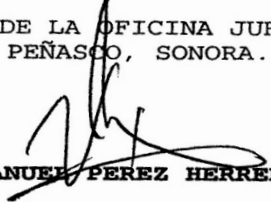
**CESION DE DERECHOS DE FIDEICOMISARIO**

EN LA SECCION **REGISTRO INMOBILIARIO, LIBRO UNO**  
NUMERO DE INSCRIPCION **24606** DEL VOLUMEN **1216**  
SIENDO LAS **11:13** HORAS DEL DIA **7 DE JUNIO DE 2005**

DEL REGISTRO PUBLICO DE LA PROPIEDAD DE ESTE DISTRITO JUDICIAL  
EN EL ESTADO DE SONORA. PAGO DE DERECHOS \$6,396.25 SEGUN SU ORDEN  
DE PAGO 23016 DE FECHA 24-05-2005, RECIBO OFICIAL 610003-1299  
DE FECHA 25-05-2005

LO QUE AUTORIZO Y FIRMO PARA CONSTANCIA

REGISTRADOR TITULAR DE LA OFICINA JURISDICCIONAL DE  
PUERTO PEÑASCO, SONORA.

  
**VICTOR MANUEL PEREZ HERRERA**



CALIFICO: CLARIVEL ACOSTA CELAYA  
REGISTRO: CLARIVEL ACOSTA CELAYÀ

GOBIERNO DEL ESTADO DE SONORA  
SECRETARIA DE HACIENDA  
INSTITUTO CATASTRAL Y REGISTRAL  
REGISTRO PUBLICO DE LA PROPIEDAD  
PUERTO PEÑASCO, SONORA.

#3. Letter of Instruction to Bancomer to transfer to Clubhouse to the Vecinos

**CLUB**



Puerto Peñasco, Sonora a 24 de Marzo del 2004.-

**BBVA BANCOMER SERVICIOS, S.A.  
DIRECCION FIDUCIARIA  
PUERTO PEÑASCO, SONORA.**

**Ref. F/25881-4  
"Cholla Bay Sportsmen's Club"  
"Asociación de Regularización  
de Vecinos de La Cholla, AC."**

Estimado Señores:

Por medio de la presente y de la manera mas atenta, le estamos girando instrucciones irrevocables para efectos de que instruya al LIC. FRANCISCO JAVIER MANZO TAYLOR, Notario Público número VEINTISEIS, con ejercicio y residencia en la Demarcación Notarial de la Ciudad de SONOYTA, SONORA, para efectos de que elabore Escritura Pública que contenga CESIÓN PARCIAL (EL CINCUENTA PORCIENTO) DE LOS DERECHOS Y PRIVILEGIOS FIDEICOMISARIOS, según las siguientes características:

Como "FIDEICOMISARIO CEDENTE": "CHOLLA BAY SPORTSMEN'S CLUB", INC. SOBRE EL CINCUENTA PORCIENTO DE LOS DERECHOS QUE LES CORRESPONDEN.

Como "FIDEICOMISARIO CESIONARIO":- "ASOCIACION DE REGULARIZACION DE VECINOS DE LA CHOLLA". A.C., LA CUÁL ADQUIERE EL CIENTO PORCIENTO DE LOS DERECHOS FIDEICOMISARIOS.

Como "FIDUCIARIO" BBVA BANCOMER SERVICIOS, S.A., INSTITUCIÓN DE BANCA MÚLTIPLE, GRUPO FINANCIERO BBVA BANCOMER, DIRECCIÓN FIDUCIARIA.

PRECIO DE LA OPERACIÓN: El que resulte del valor del Avalúo del Inmueble en Fideicomiso.

BIEN INMUEBLE: 50% DE LOS DERECHOS FIDEICOMISARIOS del Lote de Terreno con Casa Habitación marcada como el Número 18, de la Manzana 8, con Superficie Total de 1,242.15 Metros Cuadrados y 50% DE LOS DERECHOS FIDEICOMISARIOS del Lote de Terreno marcado como el Número 19, de la Manzana 8, con Superficie Total de 588.82 Metros Cuadrados, ambos ubicados en la región conocida como Bahía "La Cholla", en el municipio de Puerto Peñasco, Sonora; propiedad descrita según Escritura Pública Número 12,372, Volúmen CLXXXIV, expedido por el Notario Público Suplente Número 17, LICENCIADO FRANCISCO JAVIER MANZO TAYLOR, en la Ciudad de HERMOSILLO, SONORA, y con fecha del 1 DE FEBRERO DE 2001, la cuál se inscribió en el Registro Público de la Propiedad, Sección REGISTRO INMOBILIARIO, Libro UNO, con número de Inscripción 18,128, con fecha del 24 DE MAYO DE 2001, en la Ciudad de PUERTO PEÑASCO, SONORA.

Todos los gastos e impuestos correspondientes a ésta operación, serán pagados por los FIDEICOMISARIOS CESIONARIOS.

Agradeciendo de antemano su atención a la presente, quedo de Usted muy,

ATENTAMENTE

**CEDENTE (S)  
SELLER (s)**

**"CHOLLA BAY SPORTSMEN'S CLUB", INC.**

**ROBERT JERRY BELK**  
Presidente Del Consejo

**PATRICIA GOODIN**  
Secretaria Del Consejo

**CESIONARIO (S)  
BUYER (s)**

**"ASOCIACION DE REGULARIZACION DE VECINOS DE LA CHOLLA". A.C.**

#### #4. Letter of Confirmation – Myriam Hernandez – Kaizen page 1



Kaizen Title and Escrow  
Tel & Fax. 01152638-3831010 y 3831313  
USA Tel-Fax. (480) 248-2424  
E-Fax. (480) 907-2280  
Mobile US 425.449.3619  
Puerto Peñasco, Sonora Mx. 83550  
P.O. Box 1415, Lukeville, Az 85341

#### REPORT

The following is a report to acknowledge specific facts linked to a petition for information granted by members of the board of directors appointed by the entity known as ASOCIACION DE REGULARIZACION DE VECINOS DE LA CHOLLA ASOCIACION CIVIL, incorporated before Notario Publico on June 5th. 1991, under deed number 6697, volume CXI, granted before attorney at law OSVALDO RENE ORTEGA FELIX, Notario Publico 91 in Puerto Peñasco, Sonora, then recorded at city record department, under folio 38, section V, L.I. volume ONE, dated December 17th. 1991, to grant full compliance and legal existence of such incorporation.

Therefore, the existence of the aforementioned entity is in full compliance with laws and regulations ruling in the Mexican Republic.

Furthermore, in regards to deed number 32800, volume 505, granted on March 13th. 2012, before Notario Publico number 5, attorney at law Prospero Ignacio Soto Wendlandt, with residence and legal exercise in Hermosillo, Sonora, we observe ORDINARY GENERAL ASSEMBLY MEETING EXECUTED BY ASOCIACION DE REGULARIZACION DE VECINOS DE LA CHOLLAZ A.C. Where it is agreed by the general assembly, to convey administration of such ASOCIACION to MICHAEL COURTNEY DUGAN as president of the board of directors, with full and wide power of attorney to execute all acts to protect heritage and assets in the name and representation of the ASOCIACION CIVIL in comment. The above mentioned deeds granted before public faith in Mexico, support legal personality to entity and individuals appointed according to Mexican laws, therefor their legal existence and actions are duly supported by federal law.

In regards to ACTA DE ASAMBLEA GENERAL executed on April 27th. 2019, at 9:00 AM at cholla bay community center, such is currently being processed at Notario Publico number 5 attorney at law Prospero Soto Castelo, with residence in Hermosillo, Sonora, awaiting for proper recording at city record department in Puerto Peñasco, Sonora. Same condition prevails for ACTA DE ASAMBLEA recently performed in 2021, being status in custody of Notario Publico number 5 Prospero Soto Castelo, with residence in Hermosillo, soon to be completed to file at city record department in Puerto Peñasco, Sonora.

Also, in regards to collection of dues from home owners of such A.C. arising from checking accounts placed at foreign banking institutions (U.S.) it is important to state that U.S.

C. Myriam Hernandez  
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Karen Marquez  
[karen@kaizenmx.com](mailto:karen@kaizenmx.com)

#4. Letter of Confirmation – Myriam Hernandez – Kaizen page 2



Kaizen Title and Escrow  
Tel & Fax. 01152638-3831010 y 3831313  
USA Tel-Fax. (480) 248-2424  
E-Fax. (480) 907-2280  
Mobile US 425.449.3619  
Puerto Peñasco, Sonora Mx. 83550  
P.O. Box 1415, Lukeville, Az 85341

banking institutions comply with all related due diligence linked to anti money laundering regulations including K.Y.C protocols for every single checking account, therefor such collection complies with transparency in regards to legal money flow pertaining to origin and destination of funds.

Keeping in mind a legal precept that dictates in Mexico: "What is not forbidden, is allowed". In regards to image circulating that "shows" status of A.C. according to ICRESON, (City record department) Such image is not considered as a public document, has no legal value for not being an original public document, and has also been manipulated by having words in English, when legal public documents have to be executed in Spanish language.

The above report is being extended in Puerto Peñasco, Sonora, Mexico, on the 22nd. Day of June, 2021.

~Safeguard Your Mexican Property and Business by Hiring a Real Estate Attorney, Fiscal Attorney and Certified Public Accountant! ~

Claudia Myriam Hernandez M.  
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License number 12201456

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