

LEGAL OPINION

As a licensed Real Estate Attorney in Mexico (Autonomous University of Yucatan Law School, class of 2000, License number 3731197) with a specialization in corporate law by the Anahuac University, our offices in Merida, Yucatan and Playa del Carmen, Quintana Roo, Mexico, have served hundreds of transactions with Americans and Canadians. We are specialists in how Mexican law applies to foreigners, and how to protect non-Mexicans doing business in Mexico.

As principal partner in our firm, my time living and studying in Vancouver, BC has given me a very Canadian perspective on how business is done in Canada. We take that into making sure that our clients are 100% protected in any transaction here in Mexico. Owning property in Mexico is actually a very simple process. In the restricted zone (the area 50KM from any beach, or 100KM from any boarder with another country) non-Mexicans are not allowed to own properties in their own name. The two vehicles through which non-Mexicans can own properties are through a bank trust, which is established in the person's name through a reputable local bank such as Scotiabank, or through a Mexican corporation that, thanks to the NAFTA treaty enacted on the 1st of January, 1994, allows any 2 individuals over the age of 18 to establish a Mexican Corporation. This is how the majority of foreign corporations such as Coca Cola and Marriot invest in Mexico.

Over the last 10 years I have had the opportunity to work with American Realty on a number of transactions. After dealing with literally hundreds of Realtors and brokerage companies, I can say that they are the most professional, most client centered organization anywhere in Mexico. Whenever we have had a transaction I know that our interests are aligned, protecting our clients. We have worked with them on both sides of the transaction, representing the buyer and the seller, as well as overseen construction projects for clients, and they are the only firm in Mexico I will endorse. They are who they say they are.

Certified Property

As a licensed Real Estate Attorney in Mexico (Autonomous University of Yucatan Law School, class of 2000, License number 3731197) with a specialization in corporate law by the Anahuac University, with offices located in Merida, Yucatan and Playa del Carmen, Quintana Roo, Mexico, I certify that the following property:

“Caribbean Living”

Located in the City of Playa del Carmen, Q. Roo

As of today, April 15th of 2017, meets all of the requirements to be legally transferred to an American or Canadian Citizen free and clear. Being that the said property is located in what is defined by the Mexican Constitution and Foreign Investment Law as the “Restricted Zone”, non-Mexican Citizens must use one of the 2 vehicles regulated by office of foreign investment to purchase. Either a bank trust, administered by a chartered Mexican Bank where the buyer is made the beneficiary, or a Mexican Corporation.