TELEPHONE CONVERSATION WITH BOBBY BOYARS

MR. BOYARS: This is Bobby. Can I help you?

FTC STAFF 1: Hi, Bobby, my name is [redacted]. You left me a voicemail message yesterday.

MR. BOYARS: Sure. How are you doing, [redacted]?

FTC STAFF 1: Good. I’m with my partner here, [redacted]. Is it okay if she joins the call?

MR. BOYARS: Say that one more time.

FTC STAFF 1: Can you hear me okay?

MR. BOYARS: Yeah. Can you hear me okay?

FTC STAFF 1: Yeah, I can hear you fine.

I’m with my partner, [redacted].

MR. BOYARS: Okay.

FTC STAFF 1: Is it okay if she --

MR. BOYARS: How are you, [redacted]?

FTC STAFF 2: Hi.
FTC STAFF 1: Is it okay if she joins the call?

MR. BOYARS: How are you doing?

FTC STAFF 2: Good. How are you today?

MR. BOYARS: Oh, absolutely. I’m doing good. How about yourself?

FTC STAFF 1: Good, good. Yeah, not too bad. Regular Tuesday.

MR. BOYARS: (Laughter.)

FTC STAFF 1: So, yeah, we got the emails that you sent. Thanks for sending those.

MR. BOYARS: Not a problem. I’m glad (inaudible) just wanted to see how I can help you, answer any questions you might have, see what you’re interested in, see what works.

FTC STAFF 1: I mean, we’re definitely interested in learning more. I guess a bit of a background for you. Unfortunately, [redacted]’s father passed away. What was it, about --

FTC STAFF 2: It was last February.

FTC STAFF 1: Last February. Left us a --

FTC STAFF 2: A little bit of money.

FTC STAFF 1: -- a little bit of money. And we’ve been looking to get a second home somewhere.

And we’ve always loved the Caribbean. We’ve spent
time in the Bahamas, Dominica, St. Croix, and, you know, we’re just interested in opportunities for us.

MR. BOYARS: Okay. So have you ever been to Belize?

FTC STAFF 1: No, I have never been to Belize.

MR. BOYARS: Okay. How’s your calendar look for the next few months?

FTC STAFF 2: Flexible.

FTC STAFF 1: It’s flexible. I mean, what -- yeah, yeah, it’s definitely flexible. I mean, Geni and I both have pretty flexible schedules. We both have our own businesses, so we can -- we can kind of manage our time pretty -- pretty effectively, I think.

MR. BOYARS: That’s what counts, right? I mean --

FTC STAFF 1: Yeah.

MR. BOYARS: -- part of this whole experience is being able to check it out, you know, and obviously if it was one of those situations where you just can’t get down there, it’s kind of difficult to make any kind of decision as far as, you know, possible real estate that you might be interested in. So I fully -- fully understand what you’re saying.
right now.

FTC STAFF 1: Oh, yeah, we would -- we would definitely want to see anything before we -- we’d purchase, obviously. But is there any other -- so you got to tell me about it. What’s going on down there?

MR. BOYARS: In Belize, we have two developments right now. We have one right on the coast that’s 14,000 acres, okay?

FTC STAFF 1: Wow.

MR. BOYARS: It’s been around for several years.

FTC STAFF 1: That’s huge.

MR. BOYARS: They’ve got -- yeah, it’s huge. It’s about -- it’s set up like with different neighborhoods. So you’ve got the canals, you have, you know, close to the beach, you have the marina, you’ve got an equestrian area. You know, lots of choices, lots of options that you can do.

Now, let me make sure that we’re on the same page as far as -- are you open to looking at buying the land and then building a custom home at some point in time or were you looking at something turnkey that you could start using immediately?

FTC STAFF 1: You know, [redacted] and I haven’t fully talked about that, but I’m definitely more
interested in building our own house.

   MR. BOYARS: Okay.

   FTC STAFF 2: And I'm more of a -- I'm willing to wait. I just don't want to have to wait years, you know. Just a year or two. We just --

   MR. BOYARS: Oh, no, no, no, no, no, I understand.

   FTC STAFF 2: -- went through the process of --

   MR. BOYARS: Sure.

   FTC STAFF 2: -- building a home recently,

   so --

   FTC STAFF 1: Oh, it's a beautiful house,

   yeah.

   FTC STAFF 2: -- I just don't want to get sucked into something that takes forever before I'm ever able to use it.

   FTC STAFF 1: Geni got a little upset when it took longer than we anticipated the first time. So I don't think she wants to see that again. But I -- you know, I'm --

   MR. BOYARS: I can understand that.

   FTC STAFF 1: Yeah, yeah. But I'm -- you know, I'm definitely interested in building something unique. We both have kind of ideas of what we want to see in a house and we'd like to implement those, if
possible.

MR. BOYARS: Well, that makes sense.

Because, obviously, I can appreciate the fact that you
don’t want to spend a couple years before you can even
utilize the place because that, obviously, is a waste
of your time.

FTC STAFF 1: Yeah.

FTC STAFF 2: Right, exactly.

MR. BOYARS: And I can also appreciate --

yeah. And I can appreciate Shane’s point of view

because, depending how extravagant you get, you

know -- and I’m not saying go with a basic, you know,

hut type of thing. But what I’m getting at is that if

you get something that makes sense for what you’re

going to use it for, if you’re going to use it for a

second home, if you’re going to use it for a vacation

place, maybe use it as a rental, you know, it depends

on what your game plan is, okay? Future retirement.

FTC STAFF 1: Mm-hmm.

MR. BOYARS: You can always expand. Because

once you own the land, there’s always that -- then you
can always, you know, make it larger. I mean, let’s

face it, you -- you know, I was in construction for

many years, so you can always do add-ons depending on

your need. Now, but it depends. That may be long-
term, that may be down the road, you know.

FTC STAFF 1: Mm-hmm.

MR. BOYARS: You guys sound like you’re young, maybe thirties, forties. Am I kind of in the ballpark?

FTC STAFF 1: Yeah, yeah, yeah. We got -- yeah, we definitely got some years ahead of us.

MR. BOYARS: Okay. So you got time and you got choices and you got options. And one thing that’s nice about Belize right now is that the opportunity is fantastic because -- I mean, you can buy real estate anywhere in the world. You know that and I know that.

FTC STAFF 1: Right.

MR. BOYARS: Now, the point is -- it is growth potential. Right now, that particular area in Belize, let’s put it this way, Norwegian Cruise Line for size years was studying that area. They wanted to see is there an opportunity there for them to not only check it out, okay --

FTC STAFF 1: Mm-hmm.

MR. BOYARS: -- but to put a cruise ship line because, you know, they got thousands of tourists coming in daily --

FTC STAFF 1: Right, yeah.

MR. BOYARS: -- and Belize City is kind of
like going to Detroit, all right. (Inaudible) --

FTC STAFF 1: Uh-huh. It really is that --

right.

MR. BOYARS: I’m being straight with you. I could tell you anything you want to hear, but it ain’t going to Disneyland, okay? (Inaudible).

FTC STAFF 1: Right, right, so we don’t go to Belize to go to Belize City.

MR. BOYARS: You don’t go to Belize City, exactly. So what happened was Norwegian Cruise Line opened up a terminal in a place called Harvest Caye, which is in Southern Belize. Now, Southern Belize is like the new Belizean Riviera, okay?

FTC STAFF 1: Oh, it’s the new --

MR. BOYARS: It’s opened up a whole new world to people.

FTC STAFF 1: -- the new hot area now?

MR. BOYARS: The hot area. So what’s happening is they opened up the terminal. They’re also building an international airport. They’re building a state-of-the-art hospital, which is a government mandate. And here’s the kicker, IGY is like an international yacht and marina management company, okay?

FTC STAFF 1: Uh-huh.
MR. BOYARS: They’re probably coming in probably within the next month and they’re going to be doing our marina, okay? So that’s like attracting (inaudible) from all over the world.

FTC STAFF 1: What do you mean by doing -- what do you mean by “doing your marina?”

MR. BOYARS: They’re taking over the management. They (inaudible) --

FTC STAFF 1: Oh, they’re -- okay, gotcha, gotcha. They’re managing your marina?

MR. BOYARS: Yes.

FTC STAFF 1: Okay.

MR. BOYARS: Okay? Which is -- you know, let’s face it, it’s like me trying to manage a marina or having, you know, Jacques Cousteau going down there. (Inaudible).

FTC STAFF 1: Right, okay.

MR. BOYARS: You deal with the pros.

FTC STAFF 1: Gotcha. So they know their shit.

MR. BOYARS: (Inaudible).

FTC STAFF 1: Yeah.

MR. BOYARS: Yes, that’s -- you summed it up in one word. They know their shit.

FTC STAFF 1: Uh-huh.
MR. BOYARS: So what happened is, that being said, our development right now has so much great potential -- well, growth potential because people can recognize the fact that, you know, it’s been growing about 28 percent a year over the past several years.

FTC STAFF 1: Uh-huh.

MR. BOYARS: Okay? That I can tell you for a fact because one of the guys I work with bot a lot back in 2012. He paid 150 at that time. It’s already doubled, okay?

FTC STAFF 1: Wait, what?

FTC STAFF 2: Oh, wow.

MR. BOYARS: And he hasn’t done anything.

FTC STAFF 1: Wait, what did -- can you repeat that? He bought a lot how long ago?

MR. BOYARS: He bought a lot for 150 in about 2012.

FTC STAFF 1: Geez, only like five years ago.

MR. BOYARS: Okay? Five years ago and it’s worth over 300 right now.

FTC STAFF 1: Geez.

MR. BOYARS: He hasn’t done a thing.

FTC STAFF 1: Oh, really? He hasn’t --

MR. BOYARS: He doesn’t have to.
FTC STAFF 1: He (inaudible).

MR. BOYARS: (Inaudible).

FTC STAFF 1: Oh, man.

MR. BOYARS: Yeah, he -- well, we don’t have any kind of restriction that you have to build --

FTC STAFF 1: That’s like free money.

MR. BOYARS: -- in 12 months, 24 months.

There you go.

FTC STAFF 1: Yeah.

MR. BOYARS: All right. So he said to me, well, when I’m ready to retire, I’ve got it, I’ve got -- I love the location, I love everything about it.

FTC STAFF 1: He’s all set. Yeah.

MR. BOYARS: He’s all set. Or let’s look at the flip side. It’s going to be worth so much money, what he could do is turn around and just sell it.

FTC STAFF 1: He could just sell and stay wherever he is.

MR. BOYARS: Right, (inaudible) it.

FTC STAFF 1: Yeah.

MR. BOYARS: But, yeah, he can do whatever he wants. I mean, he’s got options, and that’s the nice thing about looking into, let’s say, Belize right now. So the choice is there, the options are there, the possibilities are there, the growth potential is
there. You know, it’s an English-speaking country.

FTC STAFF 1: Okay, yeah, yeah, we saw that.

Okay.

MR. BOYARS: (Inaudible).

FTC STAFF 1: Uh-huh.

MR. BOYARS: Yeah, you don’t have to worry about do I got to go to the bank and doing an exchange.

FTC STAFF 1: Oh, right, yeah, I know.

MR. BOYARS: No.

FTC STAFF 1: Yeah, I hate that, right.

MR. BOYARS: Yeah, you go into the store and it’s $3 American and maybe $6 Belizean. Belizean money is worth 50 cents to an American dollar.

FTC STAFF 1: Oh, it is?

MR. BOYARS: Okay? Just so you know.

FTC STAFF 1: Okay. Right.

MR. BOYARS: The nice thing is Queen Elizabeth’s got her hand on that. So you know it’s -- it’s not some flaky, you know, government or anything like that. I mean, you know, Queen Elizabeth keeps her, you know, hand out there.

FTC STAFF 1: Okay.

MR. BOYARS: Prince Harry could fly in there, who knows, any time. He’s been known to do
that.

FTC STAFF 1: Nice.

MR. BOYARS: So, I mean, it’s --

FTC STAFF 1: Right. It’s a safe country and everything. You know, I see a lot of these reports about some of those Central American places.

MR. BOYARS: Yeah, I mean, you know, you got to -- I mean, you got to do your due diligence. I mean, let’s face it. Belize has one thing going for it that the majority -- and I’m going to say almost all countries and the United States don’t do, you get a title when you own property in Belize. You own it, it’s yours.

FTC STAFF 1: Oh, flat out?

MR. BOYARS: Many of these other countries -- yeah, there’s no lease, all right? You go to some of these other countries, it’s a lease. You don’t own anything, okay? And I’ve heard the horror stories; I’ve heard the nightmares (inaudible).

FTC STAFF 1: Oh, you mean you could lose your property if -- you know, the government could take it over or something?

MR. BOYARS: Sure. And I’ve heard -- I’ve heard those situations happen. Here’s a good one for you. I heard of a guy who had a very expensive home
that he had built in Costa Rica.

FTC STAFF 1: Mm-hmm.

MR. BOYARS: Okay? And while he was gone, squatters decided they were going to move in.

FTC STAFF 1: Oh.

MR. BOYARS: All right? Do you know who ended up with that house?

FTC STAFF 1: Let me guess.

MR. BOYARS: (Inaudible).

FTC STAFF 1: Right.

MR. BOYARS: It wasn’t the guy who owned it, all right?

FTC STAFF 1: Ah, okay.

MR. BOYARS: The squatters (inaudible) you know, the government appointed them. In Mexico, all right, some guy built a million-dollar home right on the beach. I mean, it was gorgeous, all right? Somebody in Mexico saw it and said, adios, gringo.

FTC STAFF 1: Oh, geez.

MR. BOYARS: It’s mine now. (Inaudible) --

FTC STAFF 1: But we’re not going to have that problem --

MR. BOYARS: (Inaudible) what, was he going to go in there and take it back? Not in this lifetime.
FTC STAFF 1: Oh, geez, but that’s not -- I mean, that wouldn’t be a problem in Belize, right? You said that we would own the land?

MR. BOYARS: No, no, no, no, you own the land.

FTC STAFF 1: Okay.

MR. BOYARS: (Inaudible).

FTC STAFF 1: So there would be -- there would be no -- so you’re saying it’s a very -- it would be low risk in that sense. The government couldn’t kick us out if we -- we’d hold the land effectively.

MR. BOYARS: Yeah, yeah. I mean, the government in Belize could kick you out the same way the government of the United States could come kick you out, all right?

FTC STAFF 1: Yeah, I gotcha.

MR. BOYARS: I mean, I’m not going to sit here and say -- you know, anything’s possible.

FTC STAFF 1: Right, right, exactly.

MR. BOYARS: You know where I’m going.

FTC STAFF 1: I hear you, right. Okay.

MR. BOYARS: Right.

FTC STAFF 1: And so --

MR. BOYARS: It’s just got a lot going for
it, you know.

FTC STAFF 1: And how --

MR. BOYARS: When you guys are making your
decision, go look.

FTC STAFF 1: Yeah.

MR. BOYARS: You know, I didn’t say go get
your credit card, let’s go sign you up.

FTC STAFF 1: No, of course not. No.

MR. BOYARS: Okay?

FTC STAFF 1: No, no, we’re just --

MR. BOYARS: You’re making your private
decision to look.

FTC STAFF 1: Yeah.

MR. BOYARS: Sure, it makes sense.

FTC STAFF 1: I mean, so what --

MR. BOYARS: (Inaudible).

FTC STAFF 1: Can you tell us a little bit
about what we can expect down there?

MR. BOYARS: Absolutely. Okay. Are you
talking about like if you’re going to tour or what you
can expect in the development or what you can
(inaudible) --

FTC STAFF 1: Well, I guess both, I guess
both. I mean, let’s start with -- I mean, let’s start
with like the development. I mean, what -- I mean,
what -- like what can we expect down there in terms of
the development?

   MR. BOYARS: Okay. Like I said, the
development has been up and going for roughly eight to
ten years. So there’s things going in and happening
like all the time.

   FTC STAFF 1: Uh-huh.

   MR. BOYARS: Okay? A lot of infrastructure.
But, I mean, if you bought a lot and you said, okay, I
want to find out about building because we don’t want
to wait ten years.

   FTC STAFF 1: Right.

   MR. BOYARS: Okay? What happens is -- and
this is what’s nice. We do -- we have a two-stage
thing. Did I send you that video? It was a video
presentation.

   FTC STAFF 1: I --

   MR. BOYARS: Did you get an opportunity to
look at it?

   FTC STAFF 1: I think you did. I got so
captured last night, I didn’t get a chance to look at
it.

   FTC STAFF 2: But are you sure you got it?

   MR. BOYARS: Okay, it’s about 20 minutes to
25
25 minutes.
FTC STAFF 2: I thought you said it was -- I thought we got an email saying he was going to send us a video.

FTC STAFF 1: Oh, I don’t -- I don’t remember. We’ll have to check.

FTC STAFF 2: Could you send it to us again just in case?

MR. BOYARS: Absolutely, absolutely.

FTC STAFF 2: That would be great. Thanks.

MR. BOYARS: Yeah, I have a video with the tour dates that you could look at, okay? And what the video does, it gives you a bird’s-eye view -- an overview of everything going on.

FTC STAFF 1: Uh-huh.

MR. BOYARS: Just so you guys know what’s there and what to expect, all right?

FTC STAFF 1: Uh-huh.

MR. BOYARS: And then what we do is I have a followup with a phone call when you -- when you say to me (inaudible) we’ll be there, let’s say, Friday afternoon at 3:00 or -- you know, just using that for an example.

FTC STAFF 1: Right, right.

MR. BOYARS: I have someone call you that’s very knowledgeable of the area. Now, when I say very
knowledgeable, I mean they know it inside and out.

FTC STAFF 1: Oh, are they, like, down there?

MR. BOYARS: They know the property (inaudible) -- one of them is. This is what I’m saying. Depending when you want to set this appointment up or I could talk to them. I could have you speak to one of the guys who goes down there and actually does the tours, all right? He goes a couple times a month. So this way he knows to the minute what’s going on. None of this like, well, I heard or this is what they’re saying, no. He can tell you as of today when I got on the plane, all right, what was happening.

FTC STAFF 1: All right. Like the -- uh-huh. All right, exact updates.

MR. BOYARS: Oh, yeah, it’s beautiful. Okay, yeah. Because, you know, you’re getting everything firsthand. So -- and the other gentleman I work with usually has property there. I mean, I’ve been with the company for quite a while so I -- you know, I don’t just -- just work with, let’s say, the rookies. I hate to use that term. (Inaudible).

FTC STAFF 1: Yeah, I hear you, yeah.

MR. BOYARS: People don’t expect to hear
that. You know, you want -- you have questions, you’re looking for answers, you know. Not I guess, I think, I’m not sure, you know. You know what I mean? If I don’t know the answer for you, I know who does, and that’s how I try to do it.

FTC STAFF 1: Mm-hmm.

MR. BOYARS: This way, number one, we can set up the tour for you if you decide you want to go down there on the tour --

FTC STAFF 1: Mm-hmm.

MR. BOYARS: -- and you have the dates picked out and you check with the airlines, so basically you’ve got your ducks in a row. You know that if you like what you see, you like what you hear, you want to go down and experience for yourself, they’ll give you a discount on the tour, which is great.

FTC STAFF 1: Oh, we get a discount?

MR. BOYARS: If you can save yourself some money, why not?

FTC STAFF 1: Oh.

MR. BOYARS: Oh, yeah, that’s why I’m telling you this, all right? I mean, you know, a lot of people say, well, how much is the tour? You know, the tours can vary, obviously. And what I do is say
to them, listen, if you know the dates you’re looking
for, check the flight coordinating with the airlines,
like if you like it and you want to book it and you
want to book the tour, you book the tour. Within,
let’s say, 48 hours you can book your flights.

     FTC STAFF 1: Uh-huh.

     MR. BOYARS: Now you got a deal, all right?
Why not? It’s to save you guys some money. I mean,
if you’re going to go down there, wouldn’t you rather
have money in your pocket than have it just go to, you
know, just go up to space let’s call it, you know.

     FTC STAFF 1: Uh-huh.

     MR. BOYARS: Yeah, that’s a no-brainer. So
you have that opportunity to check it out for
yourselves, see it, see if you like it, get your toes
in the sand. Where do you live now? I show a
California area code, is that correct?

     FTC STAFF 1: Yeah, we live in [redacted].

     MR. BOYARS: [redacted] Okay. I know where [redacted]
is. That’s where Steve -- I’m going to date myself a
little bit. Do you remember Steve Austin, quote,
unquote? Do you know who he is?

     FTC STAFF 1: No, I don’t, no. We’re not
from out there.

     FTC STAFF 2: Oh, yeah, wasn’t he like a
wrestler?

MR. BOYARS: Steve Austin, quote, unquote, was [redacted] role when he played the [redacted].

FTC STAFF 2: Oh.

MR. BOYARS: And he was from [redacted]. He was from [redacted]. So as soon as --

FTC STAFF 1: Well, I’ll be darned.

MR. BOYARS: That’s why -- well, you see, that’s what I mean. That’s why I said I hope I wasn’t dating myself. But, you know (inaudible) --

FTC STAFF 1: No, you’re in the clear, you’re in the clear, you made it. Okay, so this --

MR. BOYARS: And the last time I saw [redacted] he was moping because [redacted] broke up with him.

FTC STAFF 1: Oh.

MR. BOYARS: So, yeah, let’s tell it like it is, you know. Nice guy. But, you know, he was really -- I mean, can you picture yourself -- a guy (inaudible) [redacted], all right?

FTC STAFF 1: Yeah.

MR. BOYARS: And I’m going back 30, 40 years ago, roughly, all right?

FTC STAFF 1: Uh-huh.

MR. BOYARS: I don’t have to tell you the
amount of people who were flocking around him, I mean, throwing themselves at his feet. I mean, the guy is a very handsome man.

FTC STAFF 1: Oh, he’s a stud.

MR. BOYARS: You know, very -- let’s face it, driving a nice Rolls, you know, the whole nine yards.

FTC STAFF 1: Yeah.

MR. BOYARS: And he’s sitting there by himself looking around like, I wonder where [redacted] is. You can tell. Both of you can read minds. Why did [redacted] go? I don’t know. I can’t understand this. Where did I go wrong? What (inaudible)?

FTC STAFF 1: What happened?

MR. BOYARS: You could see it. And that’s what happened.

FTC STAFF 1: Yeah.

MR. BOYARS: I mean, I can read that because I’m kind of a little earthly so to speak, you know.

FTC STAFF 1: Yeah.

MR. BOYARS: But I can see people like, you know, they would try to impress the guy. The guy (inaudible) being impressed. But that’s neither here nor there. But I figure that’s a little bit of [redacted] [17:21] history that now you know, okay?
FTC STAFF 1: We'll have to drop that at the next --

MR. BOYARS: (Inaudible).

FTC STAFF 1: Yeah, good. Well, that's good to know. Yeah, so we're --

MR. BOYARS: There you go.

FTC STAFF 1: All right. So the tour sounds great. I think [redacted] and I will definitely have to talk about that.

FTC STAFF 2: Yeah.

FTC STAFF 1: When might work for us.

MR. BOYARS: Okay.

FTC STAFF 1: I'm -- we're just -- I mean, we have a -- we're just curious about some of the amenities that you have down there because it's kind of important to us when we're looking at properties.

MR. BOYARS: Okay. There's pools, I know that. There's all kinds of stuff that I know that's going in. Obviously, the marina. They have gyms and workout areas.

FTC STAFF 1: Okay, that's good. Yeah.

MR. BOYARS: I have to think.

FTC STAFF 2: Now, you said that --

MR. BOYARS: And that's for the --

FTC STAFF 2: -- because you said that
Belize -- like Belize City is not a safe place to go. Like is there going to be shopping or like a place where I can go buy groceries and stuff like that there --

MR. BOYARS: Oh, yeah, yeah, yeah.

FTC STAFF 2: -- where I don't have to venture into, you know, the Detroit of Belize?

FTC STAFF 1: Okay, so we can just stay on this compound?

MR. BOYARS: No, no, no, no, you don't have to go into Belize City if that's what you're thinking.

FTC STAFF 1: All right, that's good.

MR. BOYARS: You don't even have to go near it, all right?

FTC STAFF 1: Okay. So we can stay in this --

MR. BOYARS: Like when the planes come in --

FTC STAFF 1: Right.

MR. BOYARS: Yeah, when the planes come in, they land in Belize City, all right? And then let's say, you know, people go from wherever. It's like landing at LAX or landing, you know, in Sacramento or any of those kind of -- you know, San Francisco, whatever. You're not going to be staying at the airport, all right?
FTC STAFF 1: Mm-hmm.

FTC STAFF 2: Right.

MR. BOYARS: So people, you know, land there, go there. They used to have to go on a cruise ship, but the thing that was funny -- at least to me it’s funny -- can you picture getting off a cruise ship and you see guys there with automatic rifles standing guard? People were like, what’s going on?

FTC STAFF 1: Yeah, it wouldn’t be -- it wouldn’t be very relaxing.

MR. BOYARS: There you go. But, you know, like I said, Southern Belize, it’s a whole different world.

FTC STAFF 1: Oh, okay, it’s a different story.

MR. BOYARS: (Inaudible).

FTC STAFF 1: So we -- we actually --

MR. BOYARS: Oh, yeah.

FTC STAFF 1: We actually have -- we have two dogs, two rescue dogs. Is there a vet facility down there?

MR. BOYARS: Okay.

FTC STAFF 1: I mean, is it possible to bring pets down there at all?

MR. BOYARS: Are you talking about on your
tour or are you talking about (inaudible) --

FTC STAFF 1: No, no, not on the tour, not
on the tour. I mean longer term, you know, if -- you
know, potentially, you know --

MR. BOYARS: Oh, absolutely, yeah. I mean,
if you’re not talking about, you know, killer dogs,
you know, you’re talking rescue dogs --

FTC STAFF 2: No, no, no, we’re talking about a
lab and a spaniel.

MR. BOYARS: -- you know, something like
that (inaudible) --

FTC STAFF 1: Oh, yeah, these are pretty
generic rescue dogs.

MR. BOYARS: Yeah, yeah, you can bring them.

FTC STAFF 1: Okay.

MR. BOYARS: I don’t want you to feel that
the dogs stay and you go. (Inaudible). And I don’t
blame them.

FTC STAFF 1: It wouldn’t be the first time,
right, yeah.

MR. BOYARS: (Inaudible) yeah. So, you
know, you don’t have to worry about that. You can
bring them in (inaudible).

FTC STAFF 1: I mean, is there like a --
there’s a vet -- a veterinary there or something that
-- in case they get --

MR. BOYARS: Oh, yeah, sure. Yeah, I’m sure. And that’s why I said, I’ll have you speak with somebody who could probably give you the vet’s name, you know, who are the best that are in the area, that maybe has a little bit of experience with, you know, the people that have (inaudible) questions or whatever it is.

FTC STAFF 1: Uh-huh.

MR. BOYARS: So those kind of (inaudible) -- what I would suggest -- this is what I’d like you to do, because you have some great questions. Between now and the day we pick --

FTC STAFF 1: Uh-huh.

MR. BOYARS: -- if you would -- can speak to someone, what I’d like you to do is start writing your questions down, so this way when you do speak with them --

FTC STAFF 1: Uh-huh.

MR. BOYARS: -- they have all the answers, okay? It takes the surprise element out. That’s the one thing I tell people, I don’t want you to look at Belize and then get down there and say, wow, this is nothing like I was expecting. No, I want you to know exactly what --
FTC STAFF 1: Right, yeah. I mean, we got to manage our expectations. I understand that.

MR. BOYARS: You have to, you know. And let’s face it, come on, you know, you’re looking there to possibly invest in real estate down there. You want to know what’s going on, you know.

FTC STAFF 1: No, of course.

MR. BOYARS: You know, and if you have questions --

FTC STAFF 1: Yeah, I mean, it’s a big decision for us, obviously.

MR. BOYARS: Yeah. And you also want to -- yeah, you want to check it out and see for yourself because, let’s face it, you know --

FTC STAFF 1: Well, yeah, I mean, we’ve never --

MR. BOYARS: -- if you like what you see and you like what you hear, you got something to go with. So I think it makes a lot of sense. So let me ask you this.

FTC STAFF 1: Yeah.

MR. BOYARS: Is there a good day and time that you can think of -- today’s Tuesday. I don’t want you to rush this. I don’t want you to, let’s say, go, okay, we can do it this afternoon. Well,
yeah, but if you wanted to check flights and you wanted to do this and you wanted to see the video and you wanted to talk about it, start writing questions down, you may need a couple of days, you know.

FTC STAFF 1: Yeah. I mean, we definitely need a couple of days --

MR. BOYARS: That’s a really tight schedule.

FTC STAFF 1: So, I mean, [redacted] and I are actually taking off. We’re going on a little extended weekend getaway.

MR. BOYARS: Perfect.

FTC STAFF 1: So we actually won’t be able to do it at least until sometime next week, probably -- you know --

MR. BOYARS: Not a problem.

FTC STAFF 1: -- the earliest would be next Tuesday.

MR. BOYARS: Tuesday? All right, so let’s do this. Let’s figure it tentatively for Tuesday, okay? We could always change it. I mean, I don’t want you to feel it’s set in stone.

FTC STAFF 1: Okay, yeah.

MR. BOYARS: (Inaudible).

FTC STAFF 1: I mean, I don’t know -- I don’t know. I’ll have to -- we’ll have to look at our
schedules more closely, but I think tentatively at
least that would be fine.

MR. BOYARS: Okay. So Tuesday. What’s
generally a good time of the day for you that would
work for both of you? I can (inaudible).

FTC STAFF 1: Any time between 9:00 and --
9:00 and noon are usually good times for us.

MR. BOYARS: Okay, 9:00 a.m. --

FTC STAFF 1: 9:00 a.m., yeah.

MR. BOYARS: -- to 12:00 noon, okay.

FTC STAFF 1: Yeah, any time from about 9:00
to noon on next Tuesday, I think, tentatively.

FTC STAFF 2: Yeah, because we will -- we can
make our schedules around it to allow us to have time
to sleep in --

FTC STAFF 1: That’s right, yeah.

FTC STAFF 2: -- after we get back from our
trip.

FTC STAFF 1: Yeah, I know, you need your
sleep.

MR. BOYARS: (Laughter.) How about we
tentatively schedule it for about 11:00? Tentatively.

FTC STAFF 1: Okay. Let’s say
tentatively -- all right, yeah, okay, that works.

MR. BOYARS: (Inaudible) or 12:00. Tell you
what I’m going to do, I’ll put 11:00 or 12:00. This way if you’ve got -- 11:00 a.m. or 12:00 a.m.

FTC STAFF 1: Okay.

MR. BOYARS: Like I said, we can change it. So I don’t want you to feel like, oh, something came up, you know, I’m going to miss that -- no, you let me know or you let us know (inaudible) --

FTC STAFF 1: Okay, yeah, I mean, I think that should work.

MR. BOYARS: -- and we’ll change the date.

FTC STAFF 1: So what do you want to -- so we’ll talk to you again at that time or how does this work?

MR. BOYARS: This is what I’m going to do, I’m going to ask you some questions right now.

FTC STAFF 1: Uh-huh.

MR. BOYARS: I’m going to send you out all the information, all right? Now you have an option. Let’s say you wanted to book the tour, all right, and you wanted me to make sure you got that date, all right, because you saw the date you liked and it’s -- you know, as crazy as this sounds, I spoke to somebody last Tuesday, and I said to them, all right, you’re going to do the tour on Saturday, the virtual tour.

FTC STAFF 1: Uh-huh.
MR. BOYARS: And they said, okay, great. And these are the dates I wanted. And I said, if you’d like, I can put a credit card hold. I’m not going to run it, but I’ll put a hold so this way you know you have that date, all right? Because, you know, with work schedules and stuff --

FTC STAFF 1: Yeah.

MR. BOYARS: I’m not saying you guys because it sounds like you’re a little more flexible. But what happened was they wanted September 28th. Don’t you know September 28th sold out on Friday. They didn’t have the tour until Saturday. Okay? So all I’m saying is, if you would like me to put a hold on a particular date, you just let me know and you can send me an email back or you can call me, whatever works best. But I --

FTC STAFF 1: Okay.

MR. BOYARS: -- will not have them run the card. All right? That (inaudible) because I want you to get the discounts, I want you to know what’s going on.

FTC STAFF 1: Uh-huh.

MR. BOYARS: And we can do that, all right? But that’s up to you.

FTC STAFF 1: And this is just --
MR. BOYARS: And (inaudible).

FTC STAFF 1: I’m sorry, and this is just for the virtual tour, right?

MR. BOYARS: Yeah, the virtual tour will be next Tuesday at, let’s say, 11:00 or 12:00.

FTC STAFF 1: Okay, okay, that’s when the virtual tour is.

MR. BOYARS: (Inaudible).

FTC STAFF 1: And then -- I understand, okay.

MR. BOYARS: That’s the virtual tour. If you wanted to book the tour, that’s where you go (inaudible) --

FTC STAFF 1: Book the tour, that’s what you’re talking about with the hold on the credit card, gotcha.

MR. BOYARS: Exactly.

FTC STAFF 1: Okay.

MR. BOYARS: That just keeps that date for you. But that’s up to you.

FTC STAFF 1: Okay.

MR. BOYARS: If you want to do it, I’ll be happy to do it (inaudible) to know that.

FTC STAFF 1: Yeah, I mean, [24:22] we’ll have to talk about that certainly. Okay.
MR. BOYARS: And that’s when you look at the
dates. I’m not even -- I don’t want you to even make
a decision like that until you’ve seen the video --

FTC STAFF 1: Yeah.

MR. BOYARS: -- seen the information, look
at dates --

FTC STAFF 1: Right.

MR. BOYARS: -- get your questions answered.

You know what, that would be a perfect time. I don’t
know how -- if you want to hold it, we’ll hold it for
you. Bingo, you’re done. That’s it. Then you talk
to them. If you decide you didn’t want to do the
tour, there’s nothing that’s been charged.

FTC STAFF 1: Right.

MR. BOYARS: That’s what I’m saying, we’re
just reserving that, holding the date for you, so --

FTC STAFF 1: Okay.

MR. BOYARS: That’s an option you have.

Okay? It’s that simple.

FTC STAFF 1: Okay.

MR. BOYARS: Let me just ask you a couple of
quick questions --

FTC STAFF 1: All right, yeah.

MR. BOYARS: -- so they know what to show
you.
FTC STAFF 1: Okay.

MR. BOYARS: And I want to make sure that, you know, everybody’s on the same page.

FTC STAFF 1: Okay, I can --

MR. BOYARS: Okay, I’m guessing you’re in your thirties or forties, am I right? Is it --

FTC STAFF 1: Yeah, that’s right.

MR. BOYARS: -- more towards the thirties or more towards the forties?

FTC STAFF 2: Yeah.

MR. BOYARS: How old are you, if you don’t mind me asking?

FTC STAFF 1: How old are we actually? Do you need that information right now?

MR. BOYARS: Yeah. I mean, we’ll make it quick. I’m not going to keep you on the phone for hours. It’s just a ballpark.

FTC STAFF 1: Okay.

MR. BOYARS: In your forties?

FTC STAFF 2: Yes.

FTC STAFF 1: Yeah. I mean, I was born in [redacted].

FTC STAFF 2: Yeah, and I’m [redacted].

MR. BOYARS: [redacted], so that would make you [redacted] and you’re [redacted].
FTC STAFF 2: Yeah.

MR. BOYARS: The reason why I asked you this, and you’re going to crack up, all right. So you’re [redacted] right now, you may be turning [redacted] in a couple months or you may have just -- whatever.

FTC STAFF 1: Actually, yeah, it’s coming right up here. Coming up in [redacted].

MR. BOYARS: When? What date?

FTC STAFF 1: The [redacted].

MR. BOYARS: Mine’s the 7th.

FTC STAFF 1: Get out. Uh-huh.

MR. BOYARS: And my daughter’s the 4th. So [redacted] is a big month for us.

FTC STAFF 1: Yeah, a big one.

MR. BOYARS: Oh, yeah. I mean --

FTC STAFF 1: You doing anything special?

MR. BOYARS: (Inaudible) for you. My sister-in-law is the 5th; my wife’s grandfather is the 6th; I’m the 7th, okay? I mean, we got a straight flush going.

FTC STAFF 1: There we go.

MR. BOYARS: Okay? I don’t know if you play poker, but that --

FTC STAFF 1: I guess I should start.

MR. BOYARS: So -- but here’s why I said
that to you.

FTC STAFF 1: Uh-huh.

MR. BOYARS: When you turn 45 in Belize, you become eligible for what they call a qualified retirement program, okay?

FTC STAFF 1: At 45?

MR. BOYARS: It gives you benefits. At 45, that’s why I asked.

FTC STAFF 1: That’s awfully -- that seems pretty young.

MR. BOYARS: Okay. You got to wait until 65. Oh, yeah. So it’s not something you got to worry about right now, but it’s something that’s going to be available to you.

FTC STAFF 1: Okay, well, that’s good to know.

MR. BOYARS: So I wanted you to know that.

FTC STAFF 1: All right. That’s certainly a perk I didn’t know about.

MR. BOYARS: Okay. All right. So now you do. It’s called the Qualified Retirement Program. If you have any questions on that, you ask --

FTC STAFF 1: Okay.

MR. BOYARS: -- (inaudible). Okay?

FTC STAFF 1: Oh, yeah, we’ll definitely ask
about that in the future.

MR. BOYARS: And -- there you go. And what
do you -- what kind of work do you do? What kind of
occupation do you have?

FTC STAFF 1: I’m a [redacted].

FTC STAFF 2: I [redacted].

MR. BOYARS: All right.

FTC STAFF 1: And [redacted] has her own little [redacted]. [26:48]

MR. BOYARS: A [redacted]?

FTC STAFF 2: Well, I go -- I don’t have an
actual place.

FTC STAFF 1: It’s not an official [redacted].

FTC STAFF 2: I go to people and teach them.

MR. BOYARS: All right. So you’re -- how
about an entrepreneur? Does that sound --

FTC STAFF 1: Yeah, I think that’s accurate,
yeah. I have --

MR. BOYARS: I like that.

FTC STAFF 1: I have my own little business;
[redacted]’s working on hers. I’d say we’re both
entrepreneurs. That’s a --

MR. BOYARS: There you go.

FTC STAFF 1: Yeah.

MR. BOYARS: And you know what’s nice -- I
mean, I’m not trying to give you any kind of ideas.

But if you went down to Belize, it sounds to me you’ve
got a little bit of flexibility as far as where you
can work from.

FTC STAFF 1: Well, that’s definitely one of
the --

MR. BOYARS: (Inaudible).

FTC STAFF 1: Yeah, that’s definitely one of
the reasons we’re exploring this, yeah.

MR. BOYARS: (Inaudible). There you go. So
that’s another possibility and it’s great that you’re
even -- you know, you have that kind of flexibility.
I mean, you know, people who work on the internet, you
know, work in some [redacted], I mean, let’s
face it, you’re going to be working with some people
out there that might need it. That’s the best way to
put it. They’re in need of a [redacted]. And,

you know, you met them and you just happen to say,
well, what do you do? This is like, wow, we can use
something like that. You never know. That’s how a
business starts.

FTC STAFF 2: Right.

FTC STAFF 1: Oh, yeah. Do you think there
would be any business for us down in -- I guess -- I
don’t know if you’re interested, [redacted], in doing any
business down there. We haven’t talked about it yet. But down in Belize if there’s any people that might be interested in that?

MR. BOYARS: You never know. That’s why I said, I’m going to have you talk to somebody who might be able to answer that question.

FTC STAFF 1: Uh-huh.

MR. BOYARS: You know? So start writing them down. You got some good ones, like I said. Now, is this the best phone number to call you back at?

FTC STAFF 1: Yes.

MR. BOYARS: And is it a landline or a cell phone?

FTC STAFF 1: A cell phone.

MR. BOYARS: Okay. Because what they’ll do is they will -- well, Monday is a holiday, it’s Labor Day, so --

FTC STAFF 1: Yeah, that’s correct. Yeah, we’re traveling.

MR. BOYARS: They usually try and call you, all right, just to give you a heads-up so if anything’s changed, you know, you won’t be able to make it, you’re going -- like you said, you’re going out of town. I mean, just so you know, but they also will send you a text, all right?
FTC STAFF 1: Okay.

MR. BOYARS: This way you’re in communication.

FTC STAFF 1: Okay.

MR. BOYARS: I just wanted to give you a heads-up on that. So as long as we know that, you’re okay.

FTC STAFF 1: Okay.

FTC STAFF 2: Okay.

MR. BOYARS: You’re from [redacted]. [28:45]

FTC STAFF 1: So and just a heads-up for anyone who’s contacting us, a lot of times I’m with a client or [redacted]'s with her clients as well, so we might not be able to answer right away. But if you leave a message, we can always call back.

MR. BOYARS: Gotcha, not a problem. I’ll let them know that. We message you if there’s no answer.

FTC STAFF 2: Right. Now, would it be possible --

MR. BOYARS: Not a problem.

FTC STAFF 2: -- because when we go away this weekend, we’re going to be going to the Bahamas and we’re going to be looking, you know, just trying to get an idea what’s available down there. Would it be
possible to -- for you to like send us, you know,
something that says like what the layout of the -- of
the place is going to be, like where the housing is
going to be versus -- like how close can I be to the
ocean? Like are the houses going to be right on the
beach --

MR. BOYARS: Okay. That’s up to you.

FTC STAFF 2: -- or are they going to be
farther -- like, you know, away, a walk?

MR. BOYARS: That’s up to you. I’ll tell
you what, I’m going to send you a map, an overview.

FTC STAFF 1: All right, that would be
great.

FTC STAFF 2: That would be great.

MR. BOYARS: And it’s got all our
neighborhoods.

FTC STAFF 1: Okay.

MR. BOYARS: It’s got -- let’s call it the
different neighborhoods. It’s 14,000 acres so it’s
huge.

FTC STAFF 1: Oh, it’s --

FTC STAFF 2: Right, yeah.

MR. BOYARS: Right?

FTC STAFF 1: And this has the lots of them,
too?
MR. BOYARS: (Inaudible) say that again.

FTC STAFF 1: This has the lots on them, too?

MR. BOYARS: These are the lots we’re talking about, okay?

FTC STAFF 1: Oh, okay, right, these are the lots. Gotcha. Okay, yeah, if you could send that, that would be great.

FTC STAFF 2: That would be great.

MR. BOYARS: You can look at the different locations, right, and you can pick it. You know, you can say, hey, I’m interested in the ones over here, can you tell me about those a little bit, how big are they, what’s the discount?

FTC STAFF 1: Mm-hmm.

MR. BOYARS: What about if I finance, what do I need down, what’s my monthly?

FTC STAFF 1: Mm-hmm.

FTC STAFF 2: Right, because that would be --

MR. BOYARS: I mean, there’s millions of questions you can ask.

FTC STAFF 2: Yeah, because that would be super helpful.

MR. BOYARS: Yeah, I mean, that’s what this is.
FTC STAFF 1: Are there other prices on those lots, too, just so we have a -- kind of a sense of what we might be looking at or is that something for further down the line?

MR. BOYARS: As far as what’s -- which lot?

FTC STAFF 1: Yeah, in terms of the lots.

FTC STAFF 2: Or like an estimate.

FTC STAFF 1: Yeah, an estimate.

MR. BOYARS: They’ll tell you that on the virtual tour. Yeah, when you’re on that virtual tour, you can ask them any questions that you have.

FTC STAFF 1: Oh, gotcha. All right, so we’ll save those questions for the virtual tour?

MR. BOYARS: Absolutely.

FTC STAFF 1: Okay.

MR. BOYARS: Because whatever information I’m sending you that isn’t answering your questions that you still have or concerns --

FTC STAFF 1: Uh-huh.

MR. BOYARS: -- the virtual tour will, and that’s why I’m giving you to somebody who knows this stuff.

FTC STAFF 1: Oh, gotcha.

MR. BOYARS: No guessing.

FTC STAFF 1: Okay. And that --
MR. BOYARS: Okay?

FTC STAFF 1: All right. So we won’t -- so for next Tuesday, for our tentative virtual tour, we’re not going to be speaking with you?

MR. BOYARS: No. You won’t be speaking with me at that point because I want to get you somebody who can answer your questions.

FTC STAFF 2: Okay, that would be great.

MR. BOYARS: Of course, if I knew to those -- yeah, and that’s why, I mean, you know, what I wanted to do was make sure that you’re getting those answers, you know, not just giving it to you (inaudible) I’ll let you speak to a representative, you know --

FTC STAFF 1: Uh-huh.

MR. BOYARS: -- and then say (inaudible) show up to work. You know what I’m talking about.

FTC STAFF 1: Gotcha.

MR. BOYARS: That’s not -- that’s not how it goes. You’ll be talking to somebody very capable and qualified.

FTC STAFF 1: Okay. All right. Well that sounds good. So --

MR. BOYARS: So I got your email.

FTC STAFF 1: All right, you got my email.
MR. BOYARS: I’m almost done. I’ve just got a couple of questions.

FTC STAFF 1: Oh, okay, yeah.

MR. BOYARS: I’ve got [redacted].com, if that’s correct.

FTC STAFF 1: Yep, yep.

MR. BOYARS: And now I just got a couple of questions. There’s no right or wrong answers, okay, just general stuff. You’ve never been to Belize, right?

FTC STAFF 1: That’s correct.

MR. BOYARS: How long has it been on the radar?

FTC STAFF 1: I’m sorry?

MR. BOYARS: How long have you been thinking about Belize? How long have you actually considered Belize? Has it been a while? A couple of years?

FTC STAFF 1: No, I don’t even -- I mean, we’ve always been interested in the Caribbean, so we’ve never really ruled out anywhere in that area.

FTC STAFF 2: But with my daddy passing lately --

MR. BOYARS: Okay.

FTC STAFF 2: -- we actually have the chance to buy a place. So that’s when we started really --
FTC STAFF 1: That’s when we got serious about it.

FTC STAFF 2: Yeah, started looking around to see what’s out there.

MR. BOYARS: Okay. So that covers it.

That’s a little blanket. You see, that’s what I’m saying, there’s no right or wrong answer. So I’m just going to say a while. That’s the truth. Okay? And what is it about Belize that really appeals to you or is it kind of the tropical, easy lifestyle --

FTC STAFF 1: I mean, definitely the tropical. I mean --

MR. BOYARS: -- and you’re close to the U.S.

FTC STAFF 1: -- to be honest, I didn’t know much about it until -- you know, before contacting and talking to you.

FTC STAFF 2: But like --

MR. BOYARS: Okay.

FTC STAFF 2: -- the easy access to the States was great. Like --

FTC STAFF 1: That’s definitely a plus,

yeah.

FTC STAFF 2: And then the fact that we can --
you know, because I did a little -- a little searching and the fact that Belize is so diverse. Like we can
have the ocean and we can have the rainforest and we
can do both on the same day. Like that’s kind of
cool. And we like the idea --

FTC STAFF 1: Definitely cool, yeah.
FTC STAFF 2: -- we like the idea --
THE WITNESS: We’re both like outdoorsy.
MR. BOYARS: Yeah.

FTC STAFF 1: We -- you know, we like the
idea of being able to expose to different stuff.
But --

MR. BOYARS: Okay. And -- all right, now,
your goals. All right. Now, this could be
(inaudible) --

FTC STAFF 1: Kind of like our life goals or
what -- yeah, what kind of goals are we talking here?
MR. BOYARS: The goals as far as, let’s say,
real estate in Belize or in the country of Belize.
FTC STAFF 1: Uh-huh.
MR. BOYARS: Are you thinking in terms of it
being an investment, future retirement because we’re
talking way down the road for you, second home,
vacation home, maybe a total relocation or a
combination of several.
FTC STAFF 1: I think a combination of
several, to be honest. I mean, [redacted] and I haven’t
really -- you know, I think we really want
something -- because we’re younger, we want something
that we’re going to be using for years to come, maybe
something that we could even retire to in -- I mean,
we haven’t even talked about retirement. But it’s
definitely a possibility. An investment --

MR. BOYARS: (Inaudible).

FTC STAFF 1: An investment would be great,
too.

MR. BOYARS: At your age, you’ve got 20
years, let’s say (inaudible).

FTC STAFF 1: Yeah, I mean, we’re not really
concerned about retiring just yet. But, I mean, that
-- if we could retire down there --

MR. BOYARS: Long-term?

FTC STAFF 1: Yeah, we definitely want a
long-term place.

MR. BOYARS: It gives you something to think
about.

FTC STAFF 1: Yeah.

MR. BOYARS: All right? I don’t want to
change the subject, but this is something that
happened to me about 30 years ago.

FTC STAFF 1: Uh-huh.

MR. BOYARS: And if we knew -- if we had a
crystal ball now -- but back then, you’d see where I
was going with this. I was in Hawaii in the early
‘80s, okay?

FTC STAFF 1: Uh-huh.

MR. BOYARS: And the real estate then, you
could have picked up a place for roughly about
$200,000, $250,000, okay?

FTC STAFF 1: Not anymore.

MR. BOYARS: Today, you can -- now, we’re
talking millions.

FTC STAFF 1: Yeah.

MR. BOYARS: The local Hawaiians cannot
afford Hawaii anymore.

FTC STAFF 1: Oh, man.

MR. BOYARS: That’s how much it’s gone up.

And Belize is going in that direction. All right?
Ten years ago, you could have bought a lot in Costa
Rica for $100,000. Today, it’s close to a million,
all right? They say Belize is about ten years behind.

FTC STAFF 1: Oh, so now -- now’s the time.

MR. BOYARS: The reason for that -- yeah,
now’s the time. So, you know, even if you bought the
lot and you said, you know what, I don’t want to build
for a while, all right, and it doubles or triples and
they’re protecting 250 to 300 percent in the next
couple of years.

FTC STAFF 1: Oh, I mean, that would be
great.

MR. BOYARS: (Inaudible) between that --
yeah, between that and a home when you decide, you
know, what you want to do with the home and all that
kind of stuff. You’re sitting on a potential gold
mine, okay? Because, relatively speaking, there’s no
limit to what it could be worth, okay? I mean, and
I’m being serious with you because this -- you’re
still talking the Carribean, all right? We’re not
talking about, you know, Alaska or, you know, Siberia,
you know. Let’s face it, those areas are not
desirable.

The Carribean, close to the United States,
English-speaking, it’s got so much going for it and --

FTC STAFF 1: I know, yeah.

MR. BOYARS: -- it’s just getting more and
more popular.

FTC STAFF 1: That’s definitely why we want
to be there.

MR. BOYARS: Exactly. And that’s why you’re
seeing people starting to look at it, that’s why
DiCaprio looked at it, Capone looked at it. All these
people just figured, you know what, this is like the
place to -- to go.

    FTC STAFF 1: It’s the place to be.

    MR. BOYARS: And that’s why it’s happening.

    FTC STAFF 1: All right.

    MR. BOYARS: Exactly. So you’re doing exactly that.

    FTC STAFF 1: Oh, that’s good -- that’s good news, yeah.

    MR. BOYARS: Now, I didn’t say go get your checkbook and, quick, we’ll sign you up. I am saying to you, be open-minded and look (inaudible).

    FTC STAFF 1: Well, I mean, we’re definitely -- we’re definitely excited about the, you know, possibilities here.

    MR. BOYARS: There you go.

    All right, a couple more questions and we’re going to e done.

    FTC STAFF 1: All right.

    MR. BOYARS: Are you considering any other countries?

    FTC STAFF 1: I’m sorry?

    MR. BOYARS: Are you considering any other countries?

    FTC STAFF 1: Oh, what -- I mean, as I mentioned, we’re taking a little -- like a little
getaway this weekend. We’re going down to the Bahamas.

MR. BOYARS: Okay.

FTC STAFF 1: We may -- we may look at some places down there, but -- we’ll see, yeah. So, yeah, I mean, we’re definitely open to --

MR. BOYARS: We’ll say it’s all open. There you go. Exactly, that was the term I was going to use. You’re open. So that’s not a problem.

Have you traveled out of the U.S. much?

FTC STAFF 1: Not recently, but, yeah, we’ve traveled back in our day.

MR. BOYARS: Okay, not a problem. Now, we’re going to talk about amenities and you had mentioned this before. Does anything particular stand out in your mind that you’d like to know is available, you’re hoping to hear that they have? And as I said, start writing those questions down. But does anything stand out right now?

FTC STAFF 1: Well, I mentioned the vet facility --

FTC STAFF 2: Well, that and the spa and the gym are important for us because, you know --

FTC STAFF 1: The spa. I mean, certainly the gym.
FTC STAFF 2: You know, those are -- that’s --
you know, that’s part of our life, so that would be
really important for us.

MR. BOYARS: Yeah.

FTC STAFF 1: Is there a -- is there a
hospital down there, too? I mean --

MR. BOYARS: There you go. (Inaudible) spa.

FTC STAFF 1: -- is there like medical
facilities?

MR. BOYARS: Yeah. I mean, there’s
(inaudible) medical, but it’s getting better. And the
reason I say that is because remember I told you
they’re building an international airport. They have
to have a state-of-the-art hospital, okay? The
government says, you have to have a state-of-the-art
hospital. That’s been going in. All this is going on
right now. I mean --

[redacted] FTC STAFF 1: Oh.

MR. BOYARS: -- you’re talking about an area
that’s growing like, you know, it’s unbelievable
because they have to keep up with, you know, the
mandate. I mean, if the government says you got to
have a hospital, you got to have a hospital. And
they’re not talking about a voodoo doctor, okay?

FTC STAFF 1: Right.
MR. BOYARS: We’re talking state-of-the-art.

You know --

FTC STAFF 1: And this is --

MR. BOYARS: -- (inaudible) travelers, yeah.

(Inaudible) it’s all happening.

FTC STAFF 1: And this is down there --

okay. So this is down there now, the hospital?

MR. BOYARS: The person you will be talking
to will know exactly the status. I know it’s going
in. It may have been started; it may be built; it may
be almost finished. But I’m going to let you talk to
somebody who can give you a straight answer on that.

FTC STAFF 1: Oh, okay, gotcha.

MR. BOYARS: (Inaudible).

FTC STAFF 1: Yeah, yeah.

MR. BOYARS: Okay?

FTC STAFF 1: All right.

MR. BOYARS: Great question, though. All
right, the veterinarians, you have two dogs.

FTC STAFF 1: Oh, I had another question

actually for you. I have a motorcycle that I ride
around sometimes. I got a --

MR. BOYARS: Good man.

FTC STAFF 1: Yeah, yeah, I have --

MR. BOYARS: Oh, yeah.
FTC STAFF 1: I’ve got a 2014 Indian Chief vintage and I like to cruise around on that. Is it possible to bring motorcycles down there?

MR. BOYARS: Oh, yeah. Let me tell you something. One of my first motorcycles, I had a 1951 Indian, all right?

FTC STAFF 1: Get out.

MR. BOYARS: A 45 flathead.

FTC STAFF 1: Oh, they’re beautiful, aren’t they?

MR. BOYARS: I was a motorcycle dealer for 25 years, okay? What does that tell you? Okay? Twenty-five years in Southern California. I grew up on a motorcycle.

FTC STAFF 1: Yeah.

MR. BOYARS: All right? I mean, when you said that, you just made my day, all right?

FTC STAFF 1: Hey, have you seen --

MR. BOYARS: You’re (inaudible).

FTC STAFF 1: Yeah. Oh, so you --

MR. BOYARS: You know, I mean --

FTC STAFF 1: So you can have motorcycles down there?

MR. BOYARS: Yeah, you can ride down there.

Absolutely.
FTC STAFF 1: Oh, great. Okay.

MR. BOYARS: Not a problem.

FTC STAFF 1: Great.

MR. BOYARS: Okay? So there you go. And --

FTC STAFF 1: Yeah, we’ll have to ride sometime.

MR. BOYARS: -- (inaudible). There you go.

All righty. And now I want to ask you about the outdoor activities. I know you’re outdoor people. So this is basically, yes, we enjoy it. I’m going to name the activity. Yes, we enjoy it; no, we don’t enjoy it; or we’re open to try it.

FTC STAFF 1: All right.

MR. BOYARS: Okay?

FTC STAFF 1: Hit me.

MR. BOYARS: So it’s yes, no, we’re open.

Boating and sailing?

FTC STAFF 1: What was that?

MR. BOYARS: Boating and sailing.

FTC STAFF 1: Oh, boating.

MR. BOYARS: Do you like that?

FTC STAFF 1: Yeah, who doesn’t?

MR. BOYARS: There you go. How about fishing?

FTC STAFF 1: Ehhh, I think [redacted] and I could
both pass on fishing.

MR. BOYARS: Okay. So how about scuba diving?

FTC STAFF 1: I’m not certified.

FTC STAFF 2: We’d like to -- it’s something we’d like to try.

FTC STAFF 1: We’ve always wanted to try it.

MR. BOYARS: Good, okay. So scuba diving, you’d probably like snorkeling. I’m sure you like to swim.

FTC STAFF 1: Oh, yeah.

FTC STAFF 2: Oh, yeah.

MR. BOYARS: And I know you like to relax. See, I can -- I’ve been talking here to some of these questions already. All right. Relaxing and swimming, of course.

How about hiking or horseback riding, either of those?

FTC STAFF 1: [redacted] likes -

FTC STAFF 2: Yeah.

FTC STAFF 1: [redacted] likes horseback riding more than I do, but if -- sometimes she’ll drag me along.

MR. BOYARS: That’s (inaudible). Hiking, are you into that?
FTC STAFF 1: Oh, yeah.

FTC STAFF 2: Yeah.

MR. BOYARS: Are you open to that?

FTC STAFF 1: Yeah.

MR. BOYARS: Okay. Next category, it’s all related and I think you already answered this question before, but -- because you -- when you said the rainforest and all that. So are you into -- and this is a big category -- nature, maybe visiting the Mayan ruins --

FTC STAFF 1: Oh, yeah.

MR. BOYARS: -- caving, exploring, checking out the exotic birds (inaudible).

FTC STAFF 1: Yeah, of course.

FTC STAFF 2: Yeah.

FTC STAFF 1: Yeah.

MR. BOYARS: How about zip lining?

FTC STAFF 1: Yeah, I’d like that. That sounds fun.

MR. BOYARS: There you go.

FTC STAFF 1: Through the jungles there?

MR. BOYARS: Yeah, there you go. How about gardening or reading, either of those?

FTC STAFF 2: Yeah.

FTC STAFF 1: Yeah. I’m not a huge reader,
but --

MR. BOYARS: Okay.

FTC STAFF 1: -- but --

MR. BOYARS: You read when you have to.

FTC STAFF 1: Yeah, you know, when I have
to, of course.

MR. BOYARS: I’m not going to sit there and
read a -- read a book. But, you know, every once in a
while, you know, I’ll read some article (inaudible).

FTC STAFF 1: Yeah, if something pops up, of
course.

MR. BOYARS: What about -- I know you like
motorcycles.

FTC STAFF 1: Oh, yeah.

MR. BOYARS: Is there any activity that I
didn’t mention that you enjoy, hobbies, activities,
anything else that I didn’t mention (inaudible)?

FTC STAFF 1: We like going out to
restaurants, but you said there’s restaurants down
there, right?

MR. BOYARS: Yep, restaurants. They got
some good ones, too.

FTC STAFF 1: Okay, yeah, I --

FTC STAFF 2: Just, you know, your average, you
know, going out, you know, meeting people whether
it’s, you know, at a restaurant or shopping.

FTC STAFF 1: Yeah, being social.

FTC STAFF 2: You know, just --

FTC STAFF 1: That kind of stuff.

FTC STAFF 2: -- being able --

MR. BOYARS: Like socializing.

FTC STAFF 2: Yeah.

FTC STAFF 1: Yeah.

MR. BOYARS: There you go. And that’s one thing you’re going to enjoy. I’ll tell you why. When you do the tour, you go down -- you’re going to be in Belize, every Sunday, they usually have a barbecue out at the private island that the residents own.

FTC STAFF 1: Oooh.

MR. BOYARS: (Inaudible) property because they own it, okay? You’re going to go down there and you’re going to have an all-day barbecue. They’re going to give you massages, you know, and --

FTC STAFF 1: Oh, massages.

MR. BOYARS: You’re going to meet bankers.

You’re going to meet the builders. You’re going to meet a lot of the local people. And that’s to get you inside on everything -- they’ll tell you those questions that you want that you’re going to hear from the locals, all right?
FTC STAFF 1: Uh-huh.

MR. BOYARS: Because let’s say you have a question for the builder, is it better to speak to the builder or speak to a rep that doesn’t really know other than maybe he knows the builder, all right?

FTC STAFF 1: Yeah.

FTC STAFF 2: Right.

FTC STAFF 1: You’re going to get firsthand information anything that you need and that’s the day you do it. So you’ll have a lot of opportunities, a lot of options to get everything answered for you, and that’s obviously going to be firsthand. You’re going to have your toes in the sand, you’re going to know what it’s all about down there. I think you’re going to enjoy the trip, so --

FTC STAFF 1: All right.

MR. BOYARS: -- not a problem.

FTC STAFF 1: Okay, great.

MR. BOYARS: Okay. A couple more questions and we’re done.

FTC STAFF 1: All right, sounds good.

MR. BOYARS: Price range. Starts at about 149,000. That’s the list price, okay? There’s discounts, all kind of options and choices. Is that number realistic for you?
FTC STAFF 2: Yeah.

FTC STAFF 1: 149,000? Yeah, certainly.

MR. BOYARS: Okay.

FTC STAFF 2: We were actually thinking it was going to cost us like a half a million or something.

FTC STAFF 1: I mean, we -- yeah, we’ve got -- I mean, her -- [redacted]’s father left us a low seven figures. I mean, we’re -- that’s fine, of course.

MR. BOYARS: You’re okay financially.

FTC STAFF 1: Yeah, we’re okay financially.

MR. BOYARS: (Inaudible). Well, here’s the reason, all right, number one. You know, when you’re going to show people something, you’re not going to go right and say you want the island next to Leonardo DiCaprio for a million dollars. It doesn’t mean you can’t afford it. But it also means, like, you know -- this is your business, all right? And I’m being straight with you.

FTC STAFF 1: Mm-hmm.

MR. BOYARS: So what I’m saying is if you like the stuff for 149 and you say, well, let me see something closer to the beach or let me see something on the canal or --

FTC STAFF 1: Mm-hmm.

MR. BOYARS: -- we want an equestrian area
where there’s a lot of land. Those are options and choices you have. [redacted]

[redacted]

FTC STAFF 1: Oh, great, yeah.

FTC STAFF 2: Right.

MR. BOYARS: You also have options, but there are discounts. If they say to you, well, if you want to pay cash, you might be able to get 25 percent off. That might be something to consider. Then they say if you can put half down, you get it interest free. You know, there’s all different choices and options that you have. So I’m not even going to mention that to anybody just between us because I think that’s your business.

FTC STAFF 1: All right, good. Well, I appreciate that.

MR. BOYARS: If you like what you see, like what you hear, you’ll have your choice, you’ll have your options. And that’s what I’m going to put down. Because they ask, you know, is this going to be cash, is this going to financed, I’m just going to write cash/finance options.

FTC STAFF 1: Yeah.

MR. BOYARS: Leave it open.

FTC STAFF 2: Yeah.

MR. BOYARS: That’s to your discrimination,
all right?

FTC STAFF 1: Yeah.

MR. BOYARS: And like I said, it’s none of my business. So I just want you to understand that. It’s just the way I am, you know. There are certain things that I feel are personal; there’s another things that, you know, it’s your guys’ choice. It’s not like you got to get somebody, oh, boy, we got a hot one here, you know. All right? I don’t believe in that.

FTC STAFF 1: Okay. I mean, we -- I don’t think we -- I don’t think we would finance. We definitely, I think, would pay cash.

FTC STAFF 2: Yeah.

FTC STAFF 1: We have that option.

MR. BOYARS: Well, like I said, you’ll get discounts, all right? So I just want you to know that. So --

FTC STAFF 1: Okay.

MR. BOYARS: -- as long as you got the heads-up, you know, all right?

FTC STAFF 1: Ah, so we get a discount for paying cash?

MR. BOYARS: (Inaudible) cash option. Yeah, you may not want to tie it up. Let’s say,
hypothetically, you see a fantastic lot. It’s
300,000.

FTC STAFF 1: Uh-huh.

MR. BOYARS: Let’s use that for a number, all right?

FTC STAFF 1: Yeah.

MR. BOYARS: And you can get it for 150 down and 150 interest-free for five years, okay? Would that -- and still get a discount on the price. Is [redacted]

FTC STAFF 1: Yeah.

MR. BOYARS: Why not?

FTC STAFF 1: Yeah.

MR. BOYARS: Okay?

FTC STAFF 1: Interest-free.

MR. BOYARS: Right.

FTC STAFF 1: Yeah.

MR. BOYARS: You see what I mean?

FTC STAFF 1: Right.

MR. BOYARS: So you have options, you have choices, and you can ask those questions.

FTC STAFF 1: Okay, good.

MR. BOYARS: And I’ll make sure you get the straight answers (inaudible).

FTC STAFF 1: All right, excellent.
MR. BOYARS: All right?

FTC STAFF 1: Okay.

MR. BOYARS: And let’s see what else we have. All right, so you got that. And a couple of things and then we’re done. Number one, do not go back to the website and put your information in again. That just causes a duplicate, okay? So I don’t want -- I don’t want you to go back into the system and all of a sudden you start getting phone calls, emails, all that kind of crap.

FTC STAFF 1: Gotcha, okay. All right, we won’t do that again.

MR. BOYARS: If you have any questions or anything -- yeah, just -- just say, you know, if you went back, just don’t put any information. That’s all (inaudible) you know.

FTC STAFF 1: Okay.

MR. BOYARS: (Inaudible) whatever. Okay?

Second, I am going to send you out more emails. So the first email is going to say -- it’s going to have that video I was talking about.

FTC STAFF 1: Mm-hmm.

MR. BOYARS: It’s going to have the tour date and it’s going to have, you know, some general information. That one, I want to make sure you get
it. So what you got to do is reply back to me, got it, and send it back.

FTC STAFF 1: Okay.

MR. BOYARS: So I know you received you.

FTC STAFF 1: Okay. Yeah, I’ll reply to you after we watch it.

MR. BOYARS: Yeah. The other emails and stuff, you know, you don’t have to say, got it, got it.

FTC STAFF 1: Gotcha, right.

MR. BOYARS: But, I mean (inaudible) that one, you know.

FTC STAFF 1: Flood your inbox there.

MR. BOYARS: (Inaudible). There you go.

And last but not least, this is a marketing question so it’s -- I don’t need to know anything specific, you know. Last year’s earning, family earnings, was it under 100 or over 100?

FTC STAFF 1: Our family earnings?

MR. BOYARS: This is for marketing.

FTC STAFF 1: It’s over.

MR. BOYARS: Yeah.

FTC STAFF 2: It was over.

MR. BOYARS: Okay, there you go. And like I said, it’s none of my business. It’s like betting on
a football pool. Are the 49ers going to go over 35 or under 35? That’s all I --

FTC STAFF 1: You’re right, over, under.

MR. BOYARS: Place your bet. There you go.

There you go. Any other question you have at this point?

FTC STAFF 1: I --

FTC STAFF 2: I think that covers everything.

And you’ll be able to send us that --

MR. BOYARS: Good.

MR. BOYARS: -- that map of the -- of the --

FTC STAFF 1: With the layout or whatever you called it, with the --

FTC STAFF 2: -- the layout?

FTC STAFF 1: The overview map.

MR. BOYARS: (Inaudible).

FTC STAFF 1: You can send us that overview map?

MR. BOYARS: (Inaudible). Can you (inaudible)?

FTC STAFF 1: That map that you mentioned earlier, you can -- you can email that as well?

MR. BOYARS: Okay, I can’t -- for some reason I’m not -- I can’t hear you. And I don’t know -- I couldn’t make out that -- those couple of words.
FTC STAFF 2: Those -- the map.
MR. BOYARS: You said -- the map?
FTC STAFF 1: The map, yes.
FTC STAFF 2: Yeah. You said you could send
us --
MR. BOYARS: The map is going to be just
a -- yeah, I’m going to send that map out to you.
It’s going to be just an overview. It’s 14,000 acres.
You’ll see the different sections, though.
FTC STAFF 2: Okay.
MR. BOYARS: The different areas. You’ll
see equestrian estates. And you can look at that and
get an idea, because you may say, oh, I want to be by
a waterway village or I’m --
FTC STAFF 1: Okay.
MR. BOYARS: -- looking at this one.
FTC STAFF 1: Gotcha, okay.
MR. BOYARS: Tell me a little bit about
that. So you have a good general idea on it, okay?
FTC STAFF 2: Okay, that would be great.
MR. BOYARS: So you’ll have that.
FTC STAFF 1: All right, that sounds good.
MR. BOYARS: Okay, I’ll get that out to you.
If you decide -- if you come up with a couple dates
that you want to put a hold on it, you just shoot me
an email, you can call me, whatever it is, say to me, Bobby, I want to -- I’d like -- we’d like to go this particular weekend or -- usually five days, four nights, just so you know.

FTC STAFF 1: Okay. Oh --

MR. BOYARS: We’d like to go on this particular date and I’ll hold it for you. It’s real simple.

FTC STAFF 1: Okay.

MR. BOYARS: Okay? So I just want you to know that. You got that option.

FTC STAFF 1: Okay.

MR. BOYARS: You know, I like this being open for you, I don’t want you to feel like you’re locked into anything. So I think -- you see, I think you’re going to love what you hear and, hopefully, you know, believe it will be the place that you’re looking to go. So --

FTC STAFF 1: Hey, you never know.

MR. BOYARS: It’s great (inaudible).

FTC STAFF 1: Yeah.

MR. BOYARS: All right?

FTC STAFF 1: Wait, so we’ll -- we’ll plan on -- are you going to call us or we going to call you next -- how’s that going to work?
FTC STAFF 2: On Tuesday?

FTC STAFF 1: On next Tuesday?

MR. BOYARS: On Tuesday -- well, Tuesday, you should have the person who you’re going to be speaking to and I want to make sure they’re back from Belize, okay? I want to make sure they’re here in the office. I don’t want you to talk to somebody and find out they’re on an airplane somewhere.

FTC STAFF 1: Okay.

MR. BOYARS: I want you to get the up-to-the-date information. If not him particularly, I’ve got three other people that are very knowledgeable, just so you know that. One person owns property down there; the second person is the one who did that video, all right, the one you’re going to be listening to.

FTC STAFF 1: Uh-huh.

MR. BOYARS: And then I have a third person that kind of works with all of them. So he oversees a lot of what they do. So you’re going to be talking to [redacted]

FTC STAFF 2: Uh-huh.

FTC STAFF 1: Okay.

MR. BOYARS: I want to just make sure it
works with your schedule.

FTC STAFF 1: All right, perfect.

MR. BOYARS: Okay? So like I said, if you decide you want to book the tour and want me to have them put a hold on it, you got it, you just let me know. All right?

FTC STAFF 1: Okay.

MR. BOYARS: And I just got one last question and this is just a curious question.

FTC STAFF 1: Yeah.

MR. BOYARS: Did you dial my 949 number or did you dial the number that I may have called you from yesterday?

FTC STAFF 1: I just -- I just replied on my phone, whatever my voicemail was from.

MR. BOYARS: The number I called from?

FTC STAFF 1: Yeah.

MR. BOYARS: Okay. I think I called from my direct line, which is probably more than likely and I think you did.

FTC STAFF 1: Okay. Should we get your direct line number?

MR. BOYARS: So what I’m going to do is when I hang up -- this is what you got.
MR. BOYARS: So what I’m going to do, because I want to log in the call. I just want you to realize that -- I’m going to call you back and just log in the call, so you don’t have to answer the phone. It’s going to ring maybe once or twice and that will be the end of it. You don’t --

FTC STAFF 1: Okay, but we don’t have to pick up.

MR. BOYARS: You know it’s me and you know what it’s all about. No, you don’t have to pick up, unless you hear me keep on dialing, like, oh, I forgot to ask you a question.

FTC STAFF 1: Right, okay.

MR. BOYARS: No, but I don’t think I -- I usually cover everything thoroughly. (Inaudible).

FTC STAFF 1: Okay, all right. So we’re all set for next Tuesday there?

MR. BOYARS: You’re all set for next Tuesday.

FTC STAFF 1: Okay.

MR. BOYARS: I’ll send you out the exact time, who you’re speaking with, the tour dates, the video and -- could you do me a favor when you’re in the Bahamas?

FTC STAFF 1: Yeah.
MR. BOYARS: Have a great time.

FTC STAFF 1: Yeah, we will, we will.

MR. BOYARS: I (inaudible).

FTC STAFF 1: Oh, actually, I just had one last question before we go.

MR. BOYARS: I was in Paradise Island years ago.

FTC STAFF 1: Oh, yeah, did you like it?

MR. BOYARS: Years ago. I just remember (inaudible). Oh, yeah.

FTC STAFF 1: You were staying at Atlantis down there?

MR. BOYARS: It wasn’t Atlantis because I think it was probably before Atlantis was built. It may have been either the Britannia Beach or the Paradise Island Hotel. And I think Atlantis might have taken one of them over and renamed it. So I think you’re going to the same area I was. And I had a good time.

FTC STAFF 1: Yeah, yeah, we’re looking forward to it.

MR. BOYARS: (Inaudible) the island way, you know. I mean, you got to be (inaudible) especially in California. If you lived on the East Coast, it’s one thing, you know.
FTC STAFF 1: I think that’s certainly something we have in mind, yeah. But --

MR. BOYARS: Yeah.

FTC STAFF 1: And one last question for you before we leave.

MR. BOYARS: (Inaudible).

FTC STAFF 1: Would it be --

MR. BOYARS: But either way, you have a nice time.

FTC STAFF 1: We will.

MR. BOYARS: It’s Cafe Martinique.

FTC STAFF 1: We will.

MR. BOYARS: Cafe Martinique is a great restaurant if they still have it there.

FTC STAFF 1: What’s it called?

MR. BOYARS: If it’s still there. It’s called the Café Martinique.

FTC STAFF 1: All right.

MR. BOYARS: Okay.

FTC STAFF 1: We’ll have to check it out.

MR. BOYARS: Just so you know.

FTC STAFF 1: We’ll check it out.

MR. BOYARS: All right.

FTC STAFF 1: Is it possible --

MR. BOYARS: Yeah.
FTC STAFF 1: Is it possible to have our estate lawyer speak to someone there just for a couple questions, a minute or two just to --

FTC STAFF 2: In case they have any questions, will that even be possible?

FTC STAFF 1: In case our -- yeah.

MR. BOYARS: Oh, you’re talking about during the virtual tour or you’re talking about after the virtual tour or when?

FTC STAFF 2: Like after the tour, like if we decide to go through with this and we want to buy something, like --

MR. BOYARS: Absolutely, absolutely.

FTC STAFF 2: -- you know, would it -- would it be possible for the estate attorney to like ask whatever questions is needed.

MR. BOYARS: Can you imagine if I said to you no? What would be your thought?

FTC STAFF 1: Well, that’s true. We would be like, uh, yeah, okay.

MR. BOYARS: I mean, if somebody said to me, I can’t talk to your attorney or, you know, I’d make sure you want to speak to somebody who can answer your attorney’s question at an intelligent level. Okay?

And if somebody turned around and said to you, no, I
would say, you know what, we like what we saw, we like what we heard, but I don’t think you’re for us.

    FTC STAFF 2: Right.

    MR. BOYARS: I’m not sure I (inaudible) --

    FTC STAFF 1: Hey, you know, we were just checking.

    MR. BOYARS: Okay?

    FTC STAFF 1: All right, all set, great.

    MR. BOYARS: I take it you’ll be happy with what you see. I hope it all works out for you. Have a great trip. Stay safe.

    FTC STAFF 1: Thank you.

    MR. BOYARS: Watch out for the pirates. There are pirates in the Bahamas. I don’t know if --

    FTC STAFF 1: Well --

    MR. BOYARS: You know, I thought they were kidding. There’s really pirates, right?

    FTC STAFF 1: Get out.

    MR. BOYARS: So you got to be careful. It’s not (inaudible) run into Johnny Depp.

    FTC STAFF 1: All right, well -- yeah, we’ll see him down there, right, yeah.

    MR. BOYARS: (Inaudible). Yeah, these are the Captain Philips’ kind of pirates, all right? And they are in the Bahamas. Just be careful. Have a
safe trip and --

FTC STAFF 1: Will do.

MR. BOYARS: It’s really been great speaking
with you.

FTC STAFF 1: Hey, hey, Bobby, thanks a lot.

MR. BOYARS: (Inaudible).

FTC STAFF 1: I appreciate it. I’m really excited. [redacted] and I are both really excited.

MR. BOYARS: [redacted] Did I spell it right?

FTC STAFF 1: I’m sorry?

MR. BOYARS: Is [redacted]

FTC STAFF 2: It’s [redacted].

MR. BOYARS: Say that -- spell it one more time because I’m having trouble hearing you again.

It’s what?

FTC STAFF 2: It’s [redacted], because my full name is [redacted].

MR. BOYARS: [redacted] as in [redacted] as in --

FTC STAFF 2: [redacted].

FTC STAFF 1: [redacted].

MR. BOYARS: Yeah, good, okay. [redacted] -- I’m glad I asked.

FTC STAFF 1: [redacted].

MR. BOYARS: Okay, [redacted]
FTC STAFF 1: Edward.

MR. BOYARS: [redacted]

FTC STAFF 1: Yeah, exactly.

MR. BOYARS: Okay, I’m glad I asked. I

(inaudible) well, I spelled it the old-fashioned way,

right?

FTC STAFF 2: Yeah.

MR. BOYARS: But I’m glad I asked. So it’s

[redacted]. And, [redacted], I got yours, no problem.

FTC STAFF 1: Yeah, all right. So we’ll be

in touch.

MR. BOYARS: You guys have a great weekend.

FTC STAFF 2: You too.

MR. BOYARS: All righty, thank you. And

just reply back. Pleasure speaking with both of you.

FTC STAFF 1: All right, Bobby, thanks a

lot, take care. Talk to you soon.

MR. BOYARS: Thank you. You take care,

Shane. Right-o, bye-bye.

FTC STAFF 1: Bye.