



*Operations Report*  
*Valeria Espinosa,*  
*VP of Operations*

## GRAN PACIFICA

### Administrative

The subject of Operations encompasses a wide array of responsibilities, ranging from legal frameworks to on-the-ground maintenance, utilities and day-to-day activities that keep the properties functioning, and functioning well. As VP of Operations for ECI, Val's leadership has been absolutely fundamental in accomplishing significant advances for the company. Most notably, after seven years of arduous research and extensive diplomatic work, ECI Development completed a historic Horizontal Property Regime title for Gran Pacifica in Nicaragua.

Officially registered in May, the title structure includes the registration of Santa Barbara, BELA, Eva, Las Perlas Momotombo building and the Teak parcels. Plans were submitted in phases so that the Cadastre can progress per item. The Municipality of Villa El Carmen conducted an audit on Gran Pacifica, and the results were positive. Gran Pacifica continues to work alongside the municipality in order to assist property owners with their property tax payments.

### Utilities

In January, an electric generator was installed to complement the irrigation system in place at Gran Pacifica, and fruit plants/trees can now be watered automatically during the golden season (November – April).

One of the main challenges the operations department faces at Gran Pacifica is the excessive number of leaks in the water lines each year during the rainy season (May – October). These leaks always meant hours of work to fix and replace, so, during the month of March, two technicians conducted an inspection and provided recommendations and a budget to fix the problem in

the potable water system. The construction team revised these recommendations, then the hydro-sanitary engineer performed repairs at night, completing the work in two steps.

Additionally, in April, an automated start-up and stop system, and a submersible well pump frequency variator system was installed. As per the water concession requirement, a water meter was connected to the internal network, a submersible pump string 4" gate valve was replaced, and an audible alarm to warn of depletion of tank reserve was put in place. Since its completion in April, no new leaks have been reported and the team can dedicate its time to other projects and work activities. That includes creating a protective wall in the north beach by Asuchillo to reduce the effects of erosion in that area.

*Workers building a protective wall on the north beach by Asuchillo.*

