



Dear Mayor Romero,

It is with great pleasure and satisfaction that today, February 17, 2023, the Foundation for a Better Puerto Rico returns the rebuilt **NEW** facilities of Playa Flamenco to the Municipality of Culebra for its management, administration and maintenance, facilities that were destroyed by Hurricanes Irma and María in 2017.

The following is a brief description of the project schedule:

May 18, 2018 - Signing of the Collaboration Agreement between the Municipality of Culebra and the Foundation.

July 2018 – The Foundation hires the firm BZ Architects directed by Architect Cesar Bobonis and with the help of Architects Marvin Álvarez and Ana Torres proceed to design the project based on the preliminary drawings prepared by the students of the School of Architecture of the University of Puerto Rico in 2014.

August 2018 - June 2020 – The construction permits from the Government of Puerto Rico were filed in order to start the project and finally all the permits are obtained in June 2020.

July 2020 - July 2022 -The Foundation hires MFS Construction led by Engineer José Fuertes, Hijo and José Fuertes, Father to build the project which is now complete.

June 2022 - August 2022-Para La Naturaleza's team, led by Fernando Llovera and Agronomist Rafi Rivera, plants, prunes and fixes the Beach's camping areas and facilities area.

July 2022 - February 2023 – time it took to obtain from the Government of Puerto Rico the Use Permit to be able to use the facilities and the Luma Certification required for the Municipality to turn on the electricity.

The project has, so far, had a total cost of \$3.7 million from the following sources:

Foundation for a Better Puerto Rico - \$2,050,000

MFS Construction, work done and not collected - \$1,256,000

ACDEC, funds from beach parking and admission fees - \$300,000

Para La Naturaleza- \$100,000

Total - \$3,706,000

Facilities that were designed and built include the following:

* Administration building with reception area, area for ice sales, offices for ACDEC, first aid room and its staff and area for Lifeguards.

*Three modern buildings, housing six kiosks for the sale of food and beverages.

*Bathroom and showers, separate, for men and women.

*Three service kiosks, not intended for food service.

*Lockers to store valuable clothes and possessions.

All built in compliance with the requirements of the American Disabilities Act (ADA).

The following permits and certifications have been provided to the Municipio and ACDEC:

Permission to use the facilities by the regulatory agencies of the Government of Puerto Rico.

Luma certification to energize the Project.

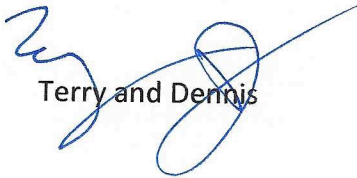
In October 2022, the MFS Construction and BZ Architects provided the Alcalde and his team, a binder of 940 pages containing all the documentation related to the products used in the construction, information of their guarantees and warranties and information of its maintenance.

These new facilities of Playa Flamenco, on the Most Beautiful Beach of the Caribbean and one of the most beautiful in the World will have a significant impact on the future of the economy and the enjoyment of the Culebrenses and Puerto Ricans.

At the moment in the Caribbean these are the most modern facilities next to one of the few beaches that offer the opportunity to camp under the sky of Culebra by the ocean.

For the team of the Foundation for a Better Puerto Rico it has been an honor to be able to collaborate in this transformative and beautiful project.

On behalf of the entire team of the Foundation we hereby deliver the keys of the project...
Good Luck and Success!!! ,

A handwritten signature in blue ink, appearing to be 'Terry and Dennis', written over the printed name.

Terry and Dennis