

## **ISLA Frequently Asked Questions (FAQ):**

- 1. What are the price points for ISLA?**
  - Pricing starts at just \$182,000+.
- 2. Can you describe the climate in Nicaragua?**
  - Nicaragua has two seasons, dry and rainy season. Our property is right on the ocean and enjoys a refreshing ocean breeze.
- 3. What amenities do you provide?**
  - Onsite amenities include horseback riding, surfing, golfing, tennis, soccer, volleyball, disc golf, gym, masseuse, restaurant, bicycles, golf carts and bird watching. We also have a bee colony that we maintain, as well as turtle sanctuary, which are fun to observe.
- 4. Are there other things to do in the area?**
  - Explore nearby attractions such as Masaya Volcano Night Tour, the historic colonial town of Granada, Islets of Granana, the National Zoo in Ticuantepe, the Flor de Cana Rum Factory, Lake Managua, Apoyo Lagoon Natural Reserve, Mombacho Volcano, Lake Nicaragua and more!
- 5. Is there shopping nearby?**
  - Managua, 41 miles away, offers big box stores and shopping malls including Centro Comercial Galerías and Plaza La Fe.
- 6. Is food available on property?**
  - Sea Salt Restaurant offers a full service menu, and a small restaurant at the Golf Clubhouse. There is a convenience store right outside the property gates and you can travel into Managua to get access to Walmart, La Colonial, and Price Mart. Within the Gran Pacifica property, an organic farmer delivers fresh vegetables weekly. Bi-weekly, a delivery service brings produce and other items to the property.
- 7. How many units have been sold thus far? Do you have any full time residents?**
  - ISLA is part of our Gran Pacifica Resort, with about 300 residences. Approximately 100 residents live here the majority of the year. ISLA itself is a brand new project that is just launching.
- 8. Where/how does one furnish a unit?**
  - We offer a furniture package, or residents can furnish their units. Furniture, appliances and accessories can be sourced locally. The furniture program is required for rental units with our management program.
- 9. What other fees/requirements are there, if one were to purchase?**
  - Closing costs, taxes and an optional furniture package are additional.
- 10. How long (approximately) would building take?**
  - Once we reach a minimum of 50 purchase commitments, building infrastructure and homes in the first phase will take approximately 18-24 months.
- 11. Where can we swim?**

- Evaluation is ongoing for a pool at ISLA as pool equipment can emit higher EMF radiation and we want to ensure our ISLA homes are healthy. The ocean is a great choice for swimming too!
- 12. How close is medical care?**
- Small clinics in nearby towns for minor issues; JCI accredited hospital in Managua, 29 miles away, for serious medical concerns.
- 13. Is the community safe?**
- A gated entrance permits only authorized individuals. Security patrols the property regularly.
- 14. Will there be a governing body for the ISLA?**
- Yes there will be a Homeowners Association for the community.
- 15. How will you ensure the ISLA community won't be affected by EMF of future developments?**
- We control the development, ensuring periodic measurement and monitoring of EMF levels.
- 16. What are the current EMF levels in the ISLA community?**
- Certified Building Biology Environmental Consultant and Electromagnetic Radiation Specialist, Cathy Cooke, conducted tests showing average peak measurements between 0.5-4 uw/m<sup>2</sup>, which is well within the 'No' to 'Slight' concern range. These levels are extremely low compared to populated areas.
- 17. Will phones be allowed in the ISLA community?**
- Yes, phones are allowed with some conditions. Residents and guests are encouraged to disable phones when possible, and restrictions are in place for their use.
- 18. Will I be able to get internet service in ISLA?**
- Yes, internet service via fiber optic cables will be provided to each home, with ethernet connections in every room. Residents will provide their own router.
- 19. How close is the cell tower to ISLA?**
- No cell tower on the ISLA property; the nearest one on Gran Pacifica's property is at least 1.35km away. The reading that a Certified Building Biologist took while on the ISLA property were .02 Microwatts to 2, which is in the 'No' concern range.
- 20. Being near the teak forest, are there concerns about scorpions/snakes/spiders/etc.?**
- As development progresses, wildlife is pushed out, but occasionally you do run into small insects.
- 21. How is mold managed in the ISLA homes?**
- Our architectural features ensure maximum airflow, and construction materials discourage mold. Like any home, regular maintenance is important.
- 22. Will Starlink service be a source of EMFs in ISLA?**
- Currently, Starlink does NOT operate above Nicaragua and is unlikely to do so for the foreseeable future.
- 23. Will the houses be shielded from outside sources of EMF radiation?**

- Yes, physical shielding will be provided on the exterior of all homes.
- 24. Is there a school nearby for kids?**
- There is not currently a school on Gran Pacifica property, but a resident has initiated a small school just offsite. Public schools are also available locally.
- 25. Are there tsunami concerns for the area?**
- While the possibility of a tsunami exists along the Pacific Rim, including Gran Pacifica, our staff monitors offshore earthquakes to warn residents if necessary. An evacuation plan is in place, and a tsunami warning siren is located in the nearby community of Playa San Diego.
- 26. Can the homes be built to accommodate the elderly or those in a wheelchair?**
- Model homes are designed to meet the requirements of most residents. With some minor modifications, they can meet the 2009 US Fair Housing Act Type B residential unit standards upon request. Additional modifications are possible, such as widening doors, lowering countertop worksurfaces, and other adjustments.
- 27. Are Bar-B-Ques and smoking allowed in the community?**
- Currently, there is no intention to ban barbecues or smoking in the ISLA community. We remain open to suggestions for community rules and regulations.
- 28. What was on the property before?**
- Prior to Gran Pacifica purchasing the property, the entire parcel was either used as a cattle pasture or left wild.
- 29. What are the building materials being used?**
- The primary building materials include reinforced concrete for the structural frame, with strip footings tailored to soil conditions. Floors consist of reinforced concrete slabs, while walls are filled with concrete masonry units (CMUs) and finished with 3/4" concrete plaster on both sides. The roof features a steel frame with corrugated zinc panels and terra cotta tiles.
- 30. Will the wiring in the house be shielded mc wire? Something else?**
- Yes, the wiring in the house will be shielded/metal clad.
- 31. Will cutoff circuits be employed so one can easily switch off electricity to the bedrooms while keeping other circuits on?**
- We're considering the inclusion of remote kill switches for specific rooms or zones within the house, although the exact product hasn't been selected yet.
- 32. Will there be HVAC systems installed? If so, are they mini splits or a central air system, etc.?**
- Mini-split systems will be installed for air conditioning purposes.
- 33. Interior finishes - What is being used for the sake of indoor air quality, off-gassing, etc.?**
- Yes, the wiring in while final details are still being determined, planned interior finishes include solid wood for doors, frames, and cabinets, quartz countertops and backsplashes, ceramic tile flooring, gypsum board

ceilings, and paint. Options for low or zero VOC paints, sealers, and mortars are being explored to enhance indoor air quality. Furniture packages will involve washing towels and linens at least twice before delivery, and efforts to minimize off-gassing from furniture are being investigated. Upon request, homes can be aired out for up to 7 days before handover, with the potential use of air scrubbers before delivery.

**34. Will there be HVAC systems installed? If so, are they mini splits or a central air system, etc.?**

- A building biologist is overseeing the project, supported by our team to ensure quality control throughout the construction process, including the installation of electrical systems. We prioritize minimizing errors, including those related to electromagnetic field (EMF) emissions, during the rough-in stage.