DEPARTMENT OF
HOUSING
GOVERNMENT OF PUERTO RICO

Amendment A

COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION (CDBG-MIT)

AMENDMENT TO LOAN AGREEMENT FOR ECONOMIC DEVELOPMENT INVESTMENT PORTFOLIO FOR GROWTH – LIFELINE MITIGATION PROGRAM
BETWEEN THE
PUERTO RICO DEPARTMENT OF HOUSING
AND
INFINITY ADVANCE HEALTHCARE CENTER LLC
Contract No. 2026-DR0041
Amendment No. 2026-DR0041A

PRDOH
REGISTERED
JUN 26 2026
2026-DR0041A
CDBG-DR CONTRACT ADMINISTRATION

This **AMENDMENT A TO LOAN AGREEMENT** (Agreement or Loan Amendment), dated as of the 26th day of June, 2026, by and between **INFINITY ADVANCE HEALTHCARE CENTER LLC,** a limited liability company duly organized and registered under the laws of the Commonwealth of Puerto Rico, **(the "BORROWER"),** represented herein by its President, Robert J. Hatton Gotay, of legal age, married, executive and resident of Ponce, Puerto Rico; **STRATEGIC EQUITY GROUP, INC.,** a corporation duly organized and registered under the laws of the Commonwealth of Puerto Rico, (the "Corporate Guarantor"), represented herein by its Authorized Representative, Robert J. Hatton Gotay, of legal , married, executive and resident of Ponce, Puerto Rico**; MR. ROBERT J. HATTON GOTAY,** of legal age, married, executive and resident of Ponce, Puerto Rico (the "Personal Guarantor") (the Corporate Guarantor and the Personal Guarantor jointly and several as to all obligations of BORROWER hereunder, collectively the "Guarantors"); and the **PUERTO RICO DEPARTMENT OF HOUSING** (the "Lender"), a public agency of the Government of Puerto Rico created under Act No. 97, of June 10, 1972, as amended, known as the "Department of Housing Organic Act" (the "Organic Act"), with principal offices at 606 Barbosa Avenue, San Juan, Puerto Rico, represented herein by José M. Olmo Terrasa, of legal age, married, attorney, and resident of San Juan, Puerto Rico (hereafter "Parties").

I. RECITALS AND GENERAL AWARD INFORMATION

WHEREAS, on November 18, 2025 the Parties entered into a Loan Agreement, Contract Number **2026-DR0041** (**Agreement or Loan Agreement**), pursuant to the terms of the Community Development Block Grant – Mitigation (**CDBG-MIT**), for Economic Development Investment Portfolio for Growth Program (**IPG**), the Lender has agreed, subject to the terms and conditions thereof, to make a certain initial loan in the principal amount of up **NINE MILLION SEVEN HUNDRED SEVEN THOUSAND FOUR HUNDRED TEN DOLLARS ($9,707,410.00)** to the Borrower; pursuant to Grant B-18-DP-72-0002, Activity Code mitmediiahlm0154, Account Number 6090-07-000; in accordance with the published IPG Program guidelines, as amended from time to time (the "Program Guidelines").

WHEREAS, it is the intention of the Parties that this Amendment is not intended to affect nor does it constitute an extinctive novation of the obligations of the Parties under the Agreement but is rather a modification and amendment of certain terms and conditions under the Agreement.

WHEREAS, each party represents that the person executing this Amendment has the necessary legal authority to do so on behalf of the respective party.

NOW THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby acknowledged, the parties agree as follows:

II. SAVINGS CLAUSE

The information included in this Amendment serves the purpose of modifying and amending certain terms and conditions under the Loan Agreement, as established in Articles III and IV of this Amendment. All other provisions of the Loan Agreement, including its attachments, shall continue to be in full force and effect.

III. SCOPE OF AMENDMENT

The goal of the Economic Development Investment Portfolio for Growth Program (**Program** or **IPG**) is to address the critical needs of businesses and residents of Puerto Rico by providing leveraged funding to support private investments to meet unmet economic development needs; supporting projects that will provide essential services; assisting with the economic revitalization and regional recovery of hurricane-impacted communities by investing in transformative community-based projects; spurring long-term job creation; meeting a recovery objective and creating long-term opportunities; and completing transformative, large-scale regional revitalization projects that will provide benefits to a wide range of Puerto Ricans;

In order to achieve the Program goals, the Parties acknowledge and agree that the Loan Agreement should be amended to (i) amend and replace Exhibit B for simplification and detail; (ii) amend and replace Exhibit L- Loan Forgiveness Requirements for clarification; and (iii) include a new Exhibit to incorporate a construction schedule for the Improvements. As stated before, all other provisions of the Loan Agreement, including the total authorized budget, remain unaltered.

IV. AMENDMENTS

A. **Amendment Exhibit B (Hard Construction Cost Statement)**. An updated version of Exhibit B is hereby incorporated and made part of the Loan Agreement and replaces the original Exhibit B therein as part of the Loan Agreement (see Attachment I of this Amendment).

B. **Amendment Exhibit L (Loan Forgiveness Requirements)**. An updated version of Exhibit L is hereby incorporated and made part of the Loan Agreement and replaces the original Exhibit L therein as part of the Loan Agreement (see Attachment II of this Amendment).

C. **Inclusion of Exhibit R (Construction Schedule)**. A new Exhibit R to include the construction schedule of the Improvements is hereby incorporated and made part of the Loan Agreement (see Attachment III of this Amendment).

V. HEADING

The titles of the paragraphs of this Amendment are solely for reference purposes and the convenience of the Parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Amendment.

VI. FEDERAL FUNDING

The fulfillment of the Agreement, as amended, is based on those funds being made available to the PRDOH as the lead administrative agency for Recovery. All expenditures under the Agreement, as amended, must be made in accordance with the Agreement, as amended, the policies and procedures promulgated under the CDBG-MIT Programs, and any other applicable laws. Further, the Borrower acknowledges that all funds are subject to recapture and repayment for non-compliance under the Agreement.

VII. ENTIRE AGREEMENT

The Agreement and this Amendment constitute the entire agreement among the Parties for the use of funds received under the Agreement, and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written among the Parties with respect to the execution of this Amendment.

VIII. SEVERABILITY

If any provision of this Amendment is held or made invalid or shall operate or would prospectively operate to invalidate the Amendment in whole or in part, then such provision only shall be deemed severed and the remainder of the Amendment shall stay operative, in full effect and enforceable.

IX. SURVIVAL OF TERMS AND CONDITIONS

The terms and conditions of this Amendment related to the following subjects shall survive the termination or expiration of this Amendment: interpretive provisions; consideration; warranties; general affirmations, federal assurances, federal and state certifications; CDBG-MIT and state funding, recapture of CDBG-MIT and/or state funds, overpayment of CDBG-MIT and/or state funds; ownership and intellectual property, copyright; records retention methods and time requirements; inspection, monitoring, and audit; confidentiality; public records; indemnification and liability; infringement of intellectual property rights; independent contractor relationship; compliance with laws; notices; choice of law and venue; severability; dispute resolution; consolidations, merger, change of name, and dissolution. Terms and conditions that, explicitly or by their nature, evidence the Parties' intent that they should survive the termination or expiration of this Amendment shall so survive.

This Amendment is acknowledged and agreed by each of the undersigned. Each undersigned hereby confirms and ratifies all its obligations and liabilities, and all liens and guaranties, provided in the Loan Documents executed by the undersigned, all of which shall continue in full force and effect in accordance with their respective terms, notwithstanding the execution of this Amendment or any other document relating to such Amendment. All references to Loan Agreement in the Loan Documents executed by the undersigned shall be understood as a reference to the Loan Agreement, as amended by this Amendment and as the same may be amended or modified from time to time. Except as expressly amended herein, the Loan Documents executed by the undersigned shall continue with full force and effect in accordance with their respective terms without any other amendment or modification. Therefore, this Amendment shall not be construed in any way as an extinctive novation (*"novación extintiva"*) of the Loan Documents executed by the undersigned.

(SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties have executed this Amendment as of the day and year first above written.

BORROWER:

INFINITY ADVANCE HEALTHCARE CENTER LLC

By: ______________________
Name: Robert J. Hatton Gotay
Title: President

PERSONAL GUARANTOR:

By: ______________________
Name: Robert J. Hatton Gotay

STRATEGIC EQUITY GROUP, INC.
CORPORATE GUARANTOR:

By: ______________________
Name: Robert J. Hatton Gotay
Title: Authorized Representative

LENDER:

PUERTO RICO DEPARTMENT OF HOUSING

By: ______________________
Name: José M. Olmo Terrasa, Esq.
Title: Director of Disaster Recovery CDBG-DR/MIT Program

Affidavit No. 1,518

Acknowledged and subscribed before me by Robert J. Hatton Gotay, of legal age, married, executive and resident of Ponce, Puerto Rico, to me personally known, in his personal capacity and as President of Infinity Advance Healthcare Center LLC and as Authorized Representative of Strategic Equity Group, Inc.; and Jose M. Olmo Terrasa, of legal age, married, executive and resident of San Juan, Puerto Rico, as Authorized Representative of the Puerto Rico Department of Housing, to me personally known.

In San Juan, Puerto Rico, this 26th day of June 2026.

Cristina E. Moscoso D'Abate
Abogada - Notaria

____
NOTARY PUBLIC

Attachment I

Exhibit B (Hard Construction Cost Statement)

CONTINUATION SHEET		AIA DOCUMENT G703					Page of Pages		

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: -
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO: 79575

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE (C - G)	RETAINAGE (IF VARIABLE RATE)
001	**General Conditions**								
002	Movilization	$ 287,175.51	$ -	$ -	$ -	$ -	0.00%	$ 287,175.51	$ -
003	**General Contractor Staff**								
004	Project Coordinator	$ 117,111.20	$ -	$ -	$ -	$ -	0.00%	$ 117,111.20	$ -
005	Project Manager	$ 94,083.93	$ -	$ -	$ -	$ -	0.00%	$ 94,083.93	$ -
006	Superintendent	$ 83,850.00	$ -	$ -	$ -	$ -	0.00%	$ 83,850.00	$ -
007	Health & Safety Officer	$ 64,425.00	$ -	$ -	$ -	$ -	0.00%	$ 64,425.00	$ -
008	Surveyor	$ 9,712.80	$ -	$ -	$ -	$ -	0.00%	$ 9,712.80	$ -
009	Project Runner	$ 59,985.00	$ -	$ -	$ -	$ -	0.00%	$ 59,985.00	$ -
010	Inspections & Tests	$ 56,680.00	$ -	$ -	$ -	$ -	0.00%	$ 56,680.00	$ -
011	Site Safety - Equipment & Materials	$ 30,672.00	$ -	$ -	$ -	$ -	0.00%	$ 30,672.00	$ -
012	**Equipment**								
013	Telehandler	$ 74,170.00	$ -	$ -	$ -	$ -	0.00%	$ 74,170.00	$ -
014	Backhoe	$ 78,340.00	$ -	$ -	$ -	$ -	0.00%	$ 78,340.00	$ -
015	Crane, 60 ton w/ rigger	$ 120,798.41	$ -	$ -	$ -	$ -	0.00%	$ 120,798.41	$ -
016	Fuel for Equipment and Project Assigned Trucks	$ 48,403.20	$ -	$ -	$ -	$ -	0.00%	$ 48,403.20	$ -
017	Temporary Utilities	$ 23,004.00	$ -	$ -	$ -	$ -	0.00%	$ 23,004.00	$ -
018	Site Office	$ 30,672.00	$ -	$ -	$ -	$ -	0.00%	$ 30,672.00	$ -
019	Site Sanitary	$ 13,802.40	$ -	$ -	$ -	$ -	0.00%	$ 13,802.40	$ -
020	Debris Removal	$ 40,672.00	$ -	$ -	$ -	$ -	0.00%	$ 40,672.00	$ -
021	Post Construction Clean	$ 25,560.00	$ -	$ -	$ -	$ -	0.00%	$ 25,560.00	$ -
022	Site Storage Container	$ 10,224.00	$ -	$ -	$ -	$ -	0.00%	$ 10,224.00	$ -
023	**Structural**					$ -			
024	Floor 2: Steel Joists & Bridging - Labor	$ 130,354.21	$ -	$ -	$ -	$ -	0.00%	$ 130,354.21	$ -
025	Floor 2: Steel Joists & Bridging - Material	$ 136,902.80	$ -	$ -	$ -	$ -	0.00%	$ 136,902.80	$ -
026	Floor 3-5: Steel Joists & Bridging - Labor	$ 211,062.62	$ -	$ -	$ -	$ -	0.00%	$ 211,062.62	$ -
027	Floor 3-5: Steel Joists & Bridging - Material	$ 290,708.41	$ -	$ -	$ -	$ -	0.00%	$ 290,708.41	$ -
028	Metal B Deck, 20 ga. - Labor	$ 230,192.11	$ -	$ -	$ -	$ -	0.00%	$ 230,192.11	$ -
029	Metal B Deck, 20 ga. - Material	$ 250,128.08	$ -	$ -	$ -	$ -	0.00%	$ 250,128.08	$ -
030	Floor 2: Concrete slab - Labor	$ 81,958.39	$ -	$ -	$ -	$ -	0.00%	$ 81,958.39	$ -
031	Floor 2: Concrete slab - Material	$ 62,972.26	$ -	$ -	$ -	$ -	0.00%	$ 62,972.26	$ -
032	Floor 3-5: Concrete slab - Labor	$ 126,000.94	$ -	$ -	$ -	$ -	0.00%	$ 126,000.94	$ -
033	Floor 3-5: Concrete slab - Material	$ 137,333.96	$ -	$ -	$ -	$ -	0.00%	$ 137,333.96	$ -
034	Floor 2: Concrete Wall, Steel Reinforced - Labor	$ 75,834.39	$ -	$ -	$ -	$ -	0.00%	$ 75,834.39	$ -
035	Floor 2: Concrete Wall, Steel Reinforced - Material	$ 53,889.59	$ -	$ -	$ -	$ -	0.00%	$ 53,889.59	$ -
036	Floor 3-5: Concrete Wall, Steel Reinforced - Labor	$ 87,503.17	$ -	$ -	$ -	$ -	0.00%	$ 87,503.17	$ -
037	Floor 3-5: Concrete Wall, Steel Reinforced - Material	$ 86,668.78	$ -	$ -	$ -	$ -	0.00%	$ 86,668.78	$ -
038	Floor 2: Columns - Labor	$ 45,933.15	$ -	$ -	$ -	$ -	0.00%	$ 45,933.15	$ -
039	Floor 2: Columns - Material	$ 45,622.10	$ -	$ -	$ -	$ -	0.00%	$ 45,622.10	$ -
040	Floor 3-5: Columns - Labor	$ 68,020.85	$ -	$ -	$ -	$ -	0.00%	$ 68,020.85	$ -
041	Floor 3-5: Columns - Material	$ 52,013.90	$ -	$ -	$ -	$ -	0.00%	$ 52,013.90	$ -
042	Floor 2: Beams - Labor	$ 70,105.23	$ -	$ -	$ -	$ -	0.00%	$ 70,105.23	$ -
043	Floor 2: Beams - Material	$ 73,736.82	$ -	$ -	$ -	$ -	0.00%	$ 73,736.82	$ -
044	Floor 3-5: Beams - Labor	$ 97,318.56	$ -	$ -	$ -	$ -	0.00%	$ 97,318.56	$ -
045	Floor 3-5: Beams - Material	$ 156,212.37	$ -	$ -	$ -	$ -	0.00%	$ 156,212.37	$ -
046	Stair Towers - Labor	$ 218,380.00	$ -	$ -	$ -	$ -	0.00%	$ 218,380.00	$ -
047	Stair Towers - Material	$ 228,920.00	$ -	$ -	$ -	$ -	0.00%	$ 228,920.00	$ -
048	Site: Generator Pad, Perimeter Grade Beam & Pad - Labor	$ 6,092.90	$ -	$ -	$ -	$ -	0.00%	$ 6,092.90	$ -
049	Site: Cistern Pad, Perimeter Grade Beam & Pad - Labor	$ 23,866.65	$ -	$ -	$ -	$ -	0.00%	$ 23,866.65	$ -
050	Site: Substation, Perimeter Grade Beam & Pad - Material	$ 5,409.10	$ -	$ -	$ -		0.00%	$ 5,409.10	$ -
051	**Mechanical, Electrical & Plumbing**		$ -						

CONTINUATION SHEET **AIA DOCUMENT G703** Page of Pages

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APPLICATION NO: -
APPLICATION DATE:
PERIOD TO:
ARCHITECT'S PROJECT NO: 79575

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED FROM PREVIOUS APPLICATION (D + E)	WORK COMPLETED THIS PERIOD	MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)	BALANCE (C - G)	RETAINAGE (IF VARIABLE RATE)
052	Floor 1: Fire Protection - Labor	$ 23,540.76	$ -	$ -	$ -	$ -	0.00%	$ 23,540.76	$ -
053	Floor 1: Fire Protection - Material	$ 15,693.84	$ -	$ -	$ -	$ -	0.00%	$ 15,693.84	$ -
054	Floor 2: Fire Protection - Labor	$ 23,540.76	$ -	$ -	$ -	$ -	0.00%	$ 23,540.76	$ -
055	Floor 2: Fire Protection - Material	$ 15,693.84	$ -	$ -	$ -	$ -	0.00%	$ 15,693.84	$ -
056	Floor 3-5: Fire Protection -Labor	$ 63,838.20	$ -	$ -	$ -	$ -	0.00%	$ 63,838.20	$ -
057	Floor 3-5: Fire Protection - Material	$ 72,558.80	$ -	$ -	$ -	$ -	0.00%	$ 72,558.80	$ -
058	Floor 1: Fire Alarm - Material	$ 31,937.22	$ -	$ -	$ -	$ -	0.00%	$ 31,937.22	$ -
059	Floor 1: Fire Alarm - Labor	$ 21,291.48	$ -	$ -	$ -	$ -	0.00%	$ 21,291.48	$ -
060	Floor 2: Fire Alarm - Material	$ 31,937.22	$ -	$ -	$ -	$ -	0.00%	$ 31,937.22	$ -
061	Floor 2: Fire Alarm - Labor	$ 21,291.48	$ -	$ -	$ -	$ -	0.00%	$ 21,291.48	$ -
062	Floor 3-5: Fire Alarm - Labor	$ 123,459.68	$ -	$ -	$ -	$ -	0.00%	$ 123,459.68	$ -
063	Floor 3-5: Fire Alarm - Material	$ 72,306.46	$ -	$ -	$ -	$ -	0.00%	$ 72,306.46	$ -
064	Floor 2: Mechanical Works - Labor	$ 91,249.20	$ -	$ -	$ -	$ -	0.00%	$ 91,249.20	$ -
065	Floor 2: Mechanical Works - Material	$ 60,832.80	$ -	$ -	$ -	$ -	0.00%	$ 60,832.80	$ -
066	Floor 3-5: Mechanical Works - Labor	$ 219,228.12	$ -	$ -	$ -	$ -	0.00%	$ 219,228.12	$ -
067	Floor 3-5: Mechanical Works - Material	$ 146,152.08	$ -	$ -	$ -	$ -	0.00%	$ 146,152.08	$ -
068	Conveyances: Pit, Shaft, Elevators Installation & Labor	$ 201,297.60	$ -	$ -	$ -	$ -	0.00%	$ 201,297.60	$ -
069	Conveyances: Pit, Shaft & Elevators - Material & Equipment	$ 534,198.40	$ -	$ -	$ -	$ -	0.00%	$ 534,198.40	$ -
070	Floor 2: Electrical Works - Labor	$ 84,405.51	$ -	$ -	$ -	$ -	0.00%	$ 84,405.51	$ -
071	Floor 2: Electrical Works - Material	$ 66,270.34	$ -	$ -	$ -	$ -	0.00%	$ 66,270.34	$ -
072	Floor 3-5: Electrical Works - Labor	$ 162,786.01	$ -	$ -	$ -	$ -	0.00%	$ 162,786.01	$ -
073	Floor 3-5: Electrical Works - Material	$ 185,190.67	$ -	$ -	$ -	$ -	0.00%	$ 185,190.67	$ -
074	Site: Electrical, Primary Connection - Labor	$ 67,510.00	$ -	$ -	$ -	$ -	0.00%	$ 67,510.00	$ -
075	Site: Electrical, Primary Connection - Material	$ 68,340.00	$ -	$ -	$ -	$ -	0.00%	$ 68,340.00	$ -
076	Site: Electrical Substation - Labor	$ 184,032.00	$ -	$ -	$ -	$ -	0.00%	$ 184,032.00	$ -
077	Site: Electrical Substation - Material	$ 202,688.00	$ -	$ -	$ -	$ -	0.00%	$ 202,688.00	$ -
078	Site: Generator - Labor	$ 96,364.00	$ -	$ -	$ -	$ -	0.00%	$ 96,364.00	$ -
079	Site: Generator - Equipment	$ 157,576.00	$ -	$ -	$ -	$ -	0.00%	$ 157,576.00	$ -
080	Floor 2: Plumbing - Labor	$ 90,374.12	$ -	$ -	$ -	$ -	0.00%	$ 90,374.12	$ -
081	Floor 2: Plumbing - Material	$ 76,916.08	$ -	$ -	$ -	$ -	0.00%	$ 76,916.08	$ -
082	Floor 3-5: Plumbing - Labor	$ 135,147.21	$ -	$ -	$ -	$ -	0.00%	$ 135,147.21	$ -
083	Floor 3-5: Plumbing - Material	$ 153,431.47	$ -	$ -	$ -	$ -	0.00%	$ 153,431.47	$ -
084	Site: Plumbing, Water & Sanitary - Labor	$ 86,008.00	$ -	$ -	$ -	$ -	0.00%	$ 86,008.00	$ -
085	Site: Plumbing, Water & Sanitary - Material	$ 70,672.00	$ -	$ -	$ -	$ -	0.00%	$ 70,672.00	$ -
086	Site: Cistern, In Place & pumps - Labor	$ 232,647.08	$ -	$ -	$ -	$ -	0.00%	$ 232,647.08	$ -
087	Site: Cistern, In Place & pumps - Material	$ 175,098.05	$ -	$ -	$ -	$ -	0.00%	$ 175,098.05	$ -
088	Finishes		$ -						
089	Floor 1: Floor Leveling - Labor	$ 9,343.69	$ -	$ -	$ -	$ -	0.00%	$ 9,343.69	$ -
090	Floor 1: Floor Leveling - Material	$ 7,062.46	$ -	$ -	$ -	$ -	0.00%	$ 7,062.46	$ -
091	Floor 2: Floor Leveling - Labor	$ 9,343.69	$ -	$ -	$ -	$ -	0.00%	$ 9,343.69	$ -
092	Floor 2: Floor Leveling - Material	$ 7,062.46	$ -	$ -	$ -	$ -	0.00%	$ 7,062.46	$ -
093	Floor 3-5: Floor Leveling - Labor	$ 37,884.22	$ -	$ -	$ -	$ -	0.00%	$ 37,884.22	$ -
094	Floor 3-5: Floor Leveling - Material	$ 26,922.81	$ -	$ -	$ -	$ -	0.00%	$ 26,922.81	$ -
095	Site: Flatwork, Walkways - Labor	$ 15,336.00	$ -	$ -	$ -	$ -	0.00%	$ 15,336.00	$ -
096	Site: Flatwork, Walkways - Material	$ 15,224.00	$ -	$ -	$ -	$ -	0.00%	$ 15,224.00	$ -
097	Public Areas: Finished Floor, Tile - Labor	$ 61,344.00	$ -	$ -	$ -	$ -	0.00%	$ 61,344.00	$ -
098	Public Areas: Finished Floor, Tile - Material	$ 50,896.00	$ -	$ -	$ -	$ -	0.00%	$ 50,896.00	$ -
099	Floor 1: Plaster, Walls & Ceilings - Labor	$ 26,838.00	$ -	$ -	$ -	$ -	0.00%	$ 26,838.00	$ -
100	Floor 1: Plaster, Walls & Ceilings - Material	$ 17,892.00	$ -	$ -	$ -	$ -	0.00%	$ 17,892.00	$ -
101	Floor 2: Plaster, Walls & Ceilings - Labor	$ 26,838.00	$ -	$ -	$ -	$ -	0.00%	$ 26,838.00	$ -
102	Floor 2: Plaster, Walls & Ceilings - Material	$ 17,892.00	$ -	$ -	$ -	$ -	0.00%	$ 17,892.00	$ -

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AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing					APPLICATION NO:	-
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103	Floor 3-5: Plaster, Walls & Ceilings - Labor	$ 67,095.00	$ -	$ -	$ -	$ -	0.00%	$ 67,095.00	$ -
104	Floor 3-5: Plaster, Walls & Ceilings - Material	$ 44,730.00	$ -	$ -	$ -	$ -	0.00%	$ 44,730.00	$ -
105	Floor 1: Framing, Drywall & Finishes - Labor	$ 15,411.52	$ -	$ -	$ -	$ -	0.00%	$ 15,411.52	$ -
106	Floor 1: Framing, Drywall & Finishes - Material	$ 13,607.68	$ -	$ -	$ -	$ -	0.00%	$ 13,607.68	$ -
107	Floor 2: Framing, Drywall & Finishes - Labor	$ 15,411.52	$ -	$ -	$ -	$ -	0.00%	$ 15,411.52	$ -
108	Floor 2: Framing, Drywall & Finishes- Material	$ 13,607.68	$ -	$ -	$ -	$ -	0.00%	$ 13,607.68	$ -
109	Floor 3-5: Framing, Drywall & Finishes- Labor	$ 75,209.60	$ -	$ -	$ -	$ -	0.00%	$ 75,209.60	$ -
110	Floor 3-5: Framing, Drywall & Finishes- Material	$ 61,806.40	$ -	$ -	$ -	$ -	0.00%	$ 61,806.40	$ -
111	Interior: Primer Lease Spaces - Labor	$ 26,377.92	$ -	$ -	$ -	$ -	0.00%	$ 26,377.92	$ -
112	Interior: Primer Lease Spaces - Material	$ 17,585.28	$ -	$ -	$ -	$ -	0.00%	$ 17,585.28	$ -
113	Interior: Acoustic Lay-in Ceilings - Labor	$ 90,040.00	$ -	$ -	$ -	$ -	0.00%	$ 90,040.00	$ -
114	Interior: Acoustic Lay-in Ceilings - Material	$ 98,360.00	$ -	$ -	$ -	$ -	0.00%	$ 98,360.00	$ -
115	Interior/Exterior: Door Packages - Labor	$ 76,680.00	$ -	$ -	$ -	$ -	0.00%	$ 76,680.00	$ -
116	Interior/Exterior: Door Packages - Material	$ 51,120.00	$ -	$ -	$ -	$ -	0.00%	$ 51,120.00	$ -
117	Exterior: Paint - Labor	$ 123,024.00	$ -	$ -	$ -	$ -	0.00%	$ 123,024.00	$ -
118	Exterior: Paint - Material	$ 92,016.00	$ -	$ -	$ -	$ -	0.00%	$ 92,016.00	$ -
119	**Building Envelope**		$ -						
120	Glazing Systems - Labor	$ 380,080.00	$ -	$ -	$ -	$ -	0.00%	$ 380,080.00	$ -
121	Glazing Systems - Material	$ 381,720.00	$ -	$ -	$ -	$ -	0.00%	$ 381,720.00	$ -
122	Roof System, Drainage, Liquid Applied Membrane - Labor	$ 67,510.00	$ -	$ -	$ -	$ -	0.00%	$ 67,510.00	$ -
123	Roof System, Drainage, Liquid Applied Membrane - Material	$ 63,340.00	$ -	$ -	$ -	$ -	0.00%	$ 63,340.00	$ -
124	Architectural Features - Labor	$ 268,380.00	$ -	$ -	$ -	$ -	0.00%	$ 268,380.00	$ -
125	Architectural Features - Material	$ 178,920.00	$ -	$ -	$ -	$ -	0.00%	$ 178,920.00	$ -
126	**Site Works**		$ -	$ -					
127	Plan CES	$ 58,340.00	$ -	$ -	$ -	$ -	0.00%	$ 58,340.00	$ -
128	Earthwork: Trenching, Cuts, Fill and Grading - Labor	$ 61,344.00	$ -	$ -	$ -	$ -	0.00%	$ 61,344.00	$ -
129	Earthwork: Trenching, Cuts, Fill and Grading - Material	$ 40,896.00	$ -	$ -	$ -	$ -	0.00%	$ 40,896.00	$ -
130	Concrete: Curbs & Aprons - Labor	$ 22,045.50	$ -	$ -	$ -	$ -	0.00%	$ 22,045.50	$ -
131	Concrete: Curbs & Aprons - Material	$ 14,697.00	$ -	$ -	$ -	$ -	0.00%	$ 14,697.00	$ -
132	Parking: Asphalt - Labor & Material	$ 179,793.29	$ -	$ -	$ -	$ -	0.00%	$ 179,793.29	$ -
133	Parking: Striping - Labor & Material	$ 16,358.40	$ -	$ -	$ -	$ -	0.00%	$ 16,358.40	$ -
134	Parking: Stops - Labor	$ 10,840.27	$ -	$ -	$ -	$ -	0.00%	$ 10,840.27	$ -
135	Parking: Stops - Material	$ 7,226.83	$ -	$ -	$ -	$ -	0.00%	$ 7,226.83	$ -
136	Parking Lighting - Labor	$ 38,340.00	$ -	$ -	$ -	$ -	0.00%	$ 38,340.00	$ -
137	Parking Lighting - Material	$ 25,560.00	$ -	$ -	$ -	$ -	0.00%	$ 25,560.00	$ -
138	Landscape - Labor	$ 30,672.00	$ -	$ -	$ -	$ -	0.00%	$ 30,672.00	$ -
139	Landscape - Material	$ 20,448.00	$ -	$ -	$ -	$ -	0.00%	$ 20,448.00	$ -
140	Irrigation System - Labor	$ 10,336.00	$ -	$ -	$ -	$ -	0.00%	$ 10,336.00	$ -
141	Irrigation System - Material	$ 10,224.00	$ -	$ -	$ -	$ -	0.00%	$ 10,224.00	$ -
		$ 11,487,020.55	$0.00	$0.00	$0.00	$0.00		$11,487,020.55	-

Attachment II

Exhibit L (Loan Forgiveness Requirements)

EXHIBIT L

LOAN FORGIVENESS REQUIREMENTS

A project that meets specific program goals will be eligible to have up to one hundred percent (100%) of their remaining loan balance forgiven upon satisfactory performance against grant milestones or payments of the required portion of the loan. The percentage or amount to be forgiven will not exceed the remaining loan balance at the time the performance or grant milestone is achieved. The forgivable portion will not be repayable unless the awarded business is placed in default or does not meet the loan forgiveness requirements. Defaulted or non-compliant loans will be subject to full repayment of their loan per the terms of the loan agreement. Partial loan forgiveness is calculated based on the following criteria:

CRITERIA	DESCRIPTION	FORGIVENESS AWARDED
1) Benefits Low-to- Moderate Income Persons	The project successfully meets HUD's National Objective of benefitting low-to-moderate-income persons, either through LMI Area Benefit, LMI Job Creation, or LMI Limited Clientele.[1]	If yes, twenty percent (20%) of the award amount is forgiven.
2) Above 10% of owner equity	For every additional one percent (1%) of owners' equity included in the project's overall financing structure, one percent (1%) of the loan will be forgiven incrementally.	One percent (1%) of the awarded amount is forgiven for every one percent (1%) of owner equity increment met, with a max of twenty percent (20%).
3) Job Creation Benefit	Projects with added economic benefits in the form of full-time equivalent (FTE) positions will be considered for additional forgiveness. Two hundred thousand dollars ($200,000) per job created will be forgiven, capped at six million ($6,000,000).	$200,000/per FTE Capped at $6 million
4) Project Delivery Timeline	Projects completed on schedule with the work plan delivered in connection with the Loan Agreement will have an opportunity for loan forgiveness. The Program will also have a pre-established percentage of	On Schedule = 20% forgiveness 10% schedule overrun = 10% forgiveness 15% schedule overrun = 5% forgiveness 20% schedule overrun = 2% forgiveness

1 Even though the LMI Job Creation National Objective does not apply pursuant to this Agreement, the Borrower is encouraged to voluntarily implement HUD Section 3 requirements as outlined in the Section 3 Policy as a best practice to support economic opportunities for LMI individuals, thereby reinforcing compliance with the LMI national objective even in instances where Section 3 compliance is not mandated.

For more information about Section 3, refer to the CDBG-DR/MIT Section 3 Policy available in English and Spanish at https://recuperacion.pr.gov/en/download/section-3- policy/ and https://recuperacion.pr.gov/download/politica-sobre-seccion-3/.

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	schedule overrun to give the opportunity for loan forgiveness even if the project is not completed on schedule. The baseline schedule used for this calculation will be the work plan delivered in connection with the loan agreement. The project milestones completed will not be evaluated nor influence the forgiveness. The actual end date for substantial completion of the project will be the criterion to be considered, as compared to the baseline schedule.	
5) Project Cost	Projects demonstrating good preparation and stewardship by completing work on budget shall be awarded forgiveness at fifteen percent (15%). Unanticipated and/or unmanaged costs shall be considered for forgiveness at a lower percentage within reason.	At Cost = 15% forgiveness 10% overrun = 10% forgiveness 15% overrun = 5% forgiveness 20% overrun = 2% forgiveness
6) Gap in Funding	Projects providing mitigation solutions otherwise precluded from participation in other CDBG-MIT programs will have fifteen percent (15%) of the award amount forgiven upon completion. If the entity is awarded additional funding from one (1) CDBG-MIT program in addition to IPGM and that does not incur a duplication of benefit, it will have ten percent (10%) of the award amount forgiven. If the entity is awarded funding from two (2) CDBG-MIT Programs in addition to IPGM, it will receive five percent (5%) of loan forgiveness.	0 programs = 15% 1 program = 10% 2 programs = 5%
7) Strengthening of Community Lifelines	Due to the dependent and interdependent nature of community lifelines, IPGM envisions funding projects that contribute to the overall strengthening of all lifelines. Therefore, projects providing mitigation solutions to at least one (1) of the following lifelines and critical infrastructure will receive a fifteen percent (15%) loan forgiveness upon completion: • Communications • Transportation	Fifteen percent (15%) of the awarded amount is forgiven if the project impacts at least one (1) of the lifelines listed.

	• Solid Waste Management • Energy • Food, Water and Shelter • Safety and Security • Health and Medical	
Forgiveness equals the total from items one (1) through seven (7). The maximum loan forgiveness is capped at one hundred percent (100%) of the original award amount.		

The amount of the Term Loan that will be forgiven shall be calculated by the Lender as follows:

1. **As to the criteria for Benefits for LMI** (as established in Section 3.12 of this Loan Agreement): Calculated at the Conversion Date.
2. **As to the criteria for owner's Equity Contribution above 10%**: Calculated no later than the Conversion Date.
3. **As to the criteria for Job Creation Benefit:** Calculated no later than **one hundred and twenty (120) days** after the Conversion Date. The Borrower will provide evidence acceptable to the Lender of its compliance with this requirement within **thirty (30)** days after meeting this criteria, if applicable.
4. **As to the criteria for Project Delivery Timeline:** Calculated no later than the Conversion Date.
5. **As to the criteria for Project Cost:** Calculated no later than the Conversion Date.
6. **As to the criteria for Gap in Funding:** Calculated no later than the Conversion Date.
7. **As to the criteria for Strengthening of Community Lifelines:** Calculated no later than the Conversion Date.

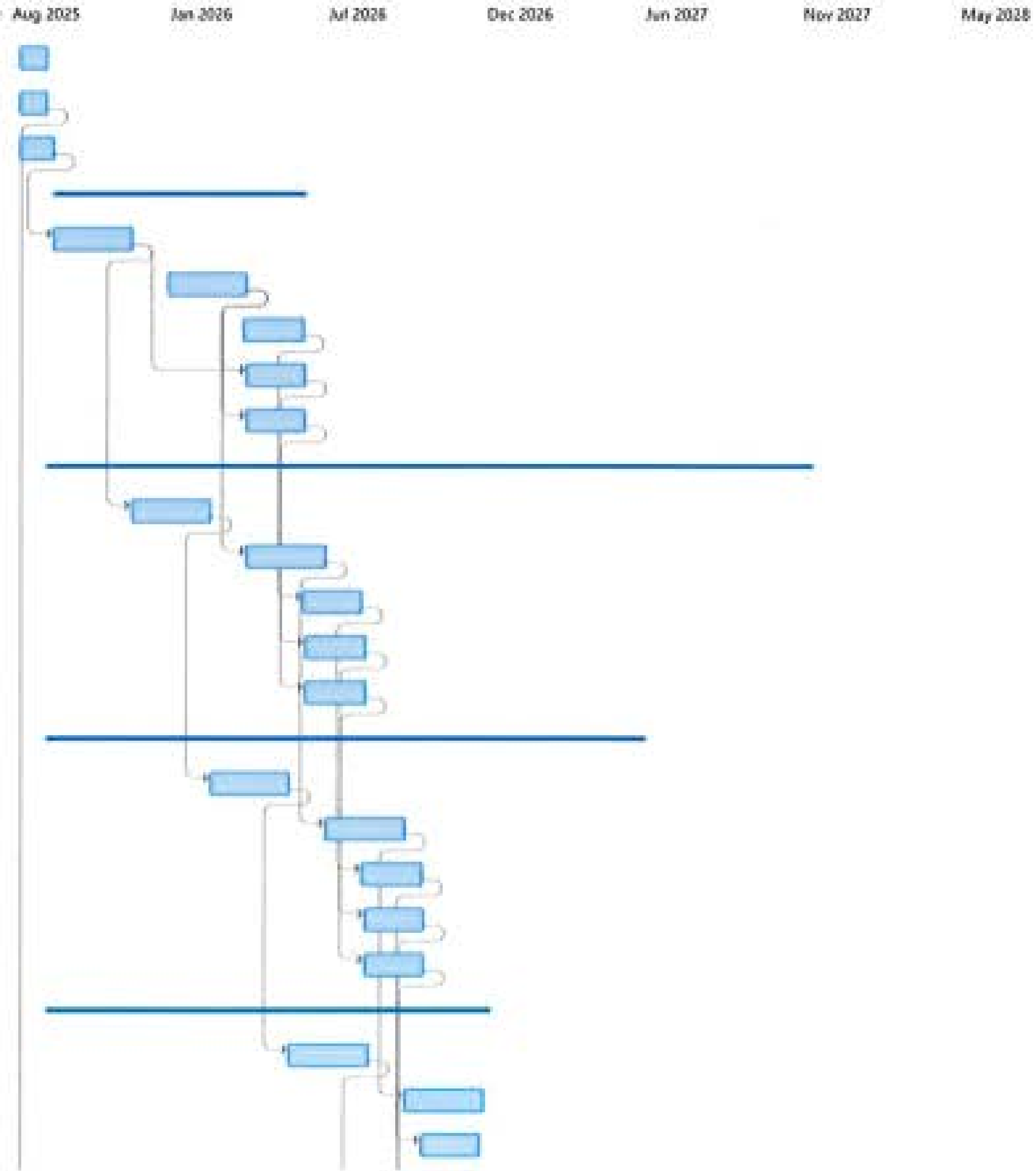
Further, the Term Loan forgiveness, if any, will be applied strictly to the outstanding principal balance of the Loan and shall be calculated no later than the Conversion Date. Said loan forgiveness will be a one time event that will be executed in a single transaction in a timely manner. Forgiveness of any amount applies strictly to the principal balance of the Loan and will not apply retroactively to incurred interest.

Attachment III

Exhibit R (Construction Schedule)

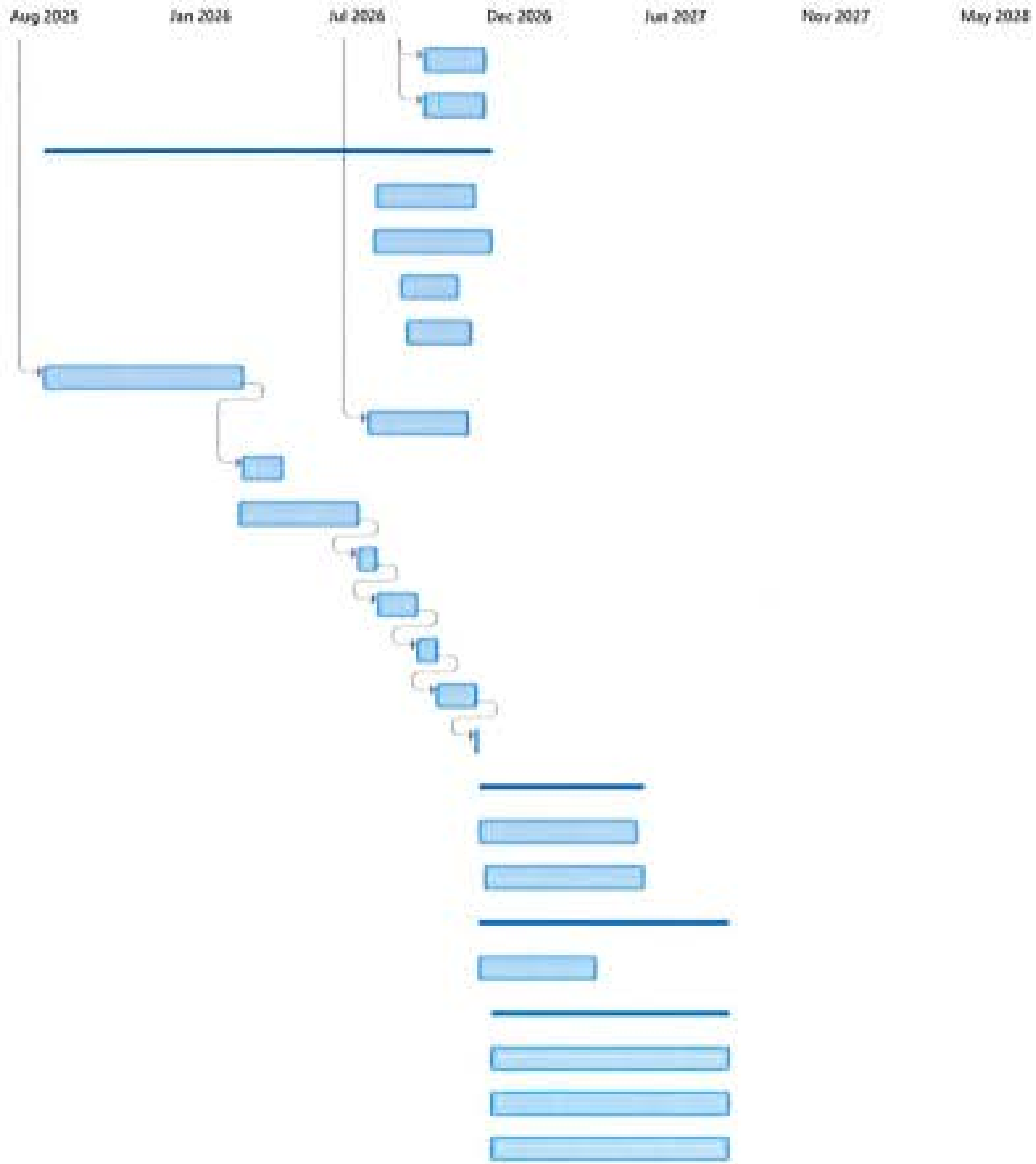
Infinity Advanced Healthcare Center

	Name	Assigned to	Start	Finish	% Complete
1	Mobilization		8/12/2025	9/8/2025	0
2	Site & Building Safety		8/12/2025	9/8/2025	0
3	Procurement for Structural and MEP		8/12/2025	9/15/2025	0
4	**2nd Floor**		9/16/2025	6/11/2026	0
5	Structural Works		9/16/2025	12/8/2025	0
6	Concrete Works		1/16/2026	4/9/2026	0
7	MEP Works		4/7/2026	6/8/2026	0
8	Fire Suppression & Alarm		4/10/2026	6/11/2026	0
9	Interior works & Finishes		4/10/2026	6/11/2026	0
10	**3rd Floor**		9/9/2025	12/1/2027	0
11	Structural Works		12/9/2025	3/2/2026	0
12	Concrete Works		4/10/2026	7/2/2026	0
13	MEP Works		6/9/2026	8/10/2026	0
14	Fire Suppression & Alarm		6/12/2026	8/13/2026	0
15	Interior works & Finishes		6/12/2026	8/13/2026	0
16	**4th Floor**		9/9/2025	6/7/2027	0
17	Structural works		3/3/2026	5/25/2026	0
18	Concrete Works		7/3/2026	9/24/2026	0
19	MEP Works		8/11/2026	10/12/2026	0
20	Fire Suppression & Alarm		8/14/2026	10/15/2026	0
21	Interior works & Finishes		8/14/2026	10/15/2026	0
22	**5th Floor**		9/9/2025	12/25/2026	0
23	Structural works		5/26/2026	8/17/2026	0
24	Concrete Works		9/25/2026	12/17/2026	0
25	MEP Works		10/13/2026	12/14/2026	0



Infinity Advanced Healthcare Center

	Name	Assigned to	Start	Finish	% Complete
26	Fire Suppression & Alarm		10/16/2026	12/17/2026	0
27	Interior works & Finishes		10/16/2026	12/17/2026	0
28	**Exterior Works**		9/9/2025	12/25/2026	0
29	Windows and Glazing		8/26/2026	12/8/2026	0
30	Architectural Facade		8/24/2026	12/25/2026	0
31	Exterior Painting		9/21/2026	11/20/2026	0
32	Waterproofing and Roofing		9/28/2026	12/4/2026	0
33	Site Works		9/9/2025	4/6/2026	0
34	Primary Electrical Connection		8/18/2026	11/30/2026	0
35	Generator Installation		4/7/2026	5/18/2026	0
36	Cistern Construction		4/3/2026	8/6/2026	0
37	Cistern pump installataion		8/7/2026	8/27/2026	0
38	Equipment Testing		8/28/2026	10/8/2026	0
39	Final Inspections		10/9/2026	10/29/2026	0
40	Punch list		10/30/2026	12/10/2026	0
41	Final Handover		12/11/2026	12/11/2026	0
42	**Administrative**		12/14/2026	6/7/2027	0
43	Tenants Contract Signature		12/14/2026	5/31/2027	0
44	Notice to Proceed		12/21/2026	6/7/2027	0
45	**Common Areas**		12/14/2026	9/6/2027	0
46	Furniture Installation		12/14/2026	4/16/2027	0
47	**Tenants Office Interior Works**		12/28/2026	9/6/2027	0
48	Gypsum Board Installation		12/28/2026	9/6/2027	0
49	MEP Works		12/28/2026	9/6/2027	0
50	Fire Suppression System & Fire Alarm		12/28/2026	9/6/2027	0



Infinity Advanced Healthcare Center

	Name	Assigned to	Start	Finish	% Complete
51	**Finishes**		2/1/2027	12/1/2027	0
52	Interior Finishes		2/1/2027	9/27/2027	0
53	Furniture Installation		2/8/2027	10/18/2027	0
54	Project Opening		10/18/2027	12/1/2027	0
55	Opening Preparations		10/18/2027	11/30/2027	0
56	Grand Opening		11/30/2027	12/1/2027	0