

**COMMUNITY OF OWNERS AND CONSERVATION ENTITY AND GOVERNMENT OF THE
SANTA MARIA DE LLORELL URBANIZATION OF TOSSA DE MAR**

Registered in N. 29 of the Register of Collaborating Urban Entities of the Generalitat de Catalunya

Tossa de Mar, March 25, 2022.

CALL FOR THE EXTRAORDINARY GENERAL MEETING ON MAY 6, 2022. (Friday)

Distinguished Co-owner,

By agreement of the Board of Directors and by express delegation of the President, and in accordance with the provisions of article 17 and following of the Statutes, by means of this letter, I proceeded to convene you to the ORDINARY GENERAL MEETING of the Community of Owners and Urban Conservation Entity and Government of the Santa Maria de Llorell Urbanization that will take place in the "La Nau" Building, El Trinquet room, located in the Bus Terminal of the town of Tossa de Mar at 4:00 p.m. on first call, and at 5:00 p.m. on the second call to deal with the following:

ORDER OF THE DAY

POINT 1.- Formation of the list of present and represented owners.

POINT 2.- Situation of the Urban Improvement Plan (PMU) of Santa M^a de Llorell.

Information relating to the contentious-administrative appeal filed against the final approval of the specific modification of the POUM relating to the accesses to Santa M^a de Llorell. This punctual modification of the POUM in the field of Urbanization is recalled that it consists of:

1. That the area of access to the urbanization that was classified as a green zone (where there are the real estate and the offices of the Board of Directors of the Entity are located) has been classified as a commercial and office area, the area in which where the real estate offices can continue there and a small area of 72m² of land, 39m² of which can be built for the Entity's office area, as a public facility area if it were granted by the City Council.

2. That the area in which the tennis courts, swimming pool, supermarket 2000 and Restaurant are located, which was classified, as its main use, as a sports area and which was complemented as a commercial and restaurant use, according to the final approval, as the main use, commercial, which would be completed with the possibility of implanting the hotel, and as compatible those of restoration, recreation and shows, sociocultural, sports and parking. If a hotel were to be built, it would have between 90 and 100 rooms.

Information regarding the contentious-administrative challenge appeal filed against the early transfer of land made by Ms. M^a Luisa Calpe García in favor of the City Council of Tossa de Mar, affecting the Entity's offices, in execution of the specific modification of the accesses to Santa M^a de Llorell.

POINT 3.- Situation and procedural moment in relation to the lawsuit filed by the legal representation of Ms. M^a Luisa Calpe García against the Entity, for which she claims ownership of the Entity's community building. Actions undertaken in defense of the Entity.

POINT 4.- Information regarding the administrative dispute filed by the Entity, with a favorable result for it, against the administrative act approved by the City Council of Tossa de Mar revoking the reception agreement for the treatment plant, auxiliary elements, etc., dated 2009 Information regarding the forced execution of the sentence in relation to which the City Council of Tossa de Mar has filed a replenishment resource.

POINT 5.- Information regarding judgment No. 733, dated September 3, 2018, issued in second instance by the Third Section of the Contentious-Administrative Chamber of the Superior Court of Justice of Catalonia in relation to the forced execution requested by the Entity in relation to the final judgment issued by the Contentious-Administrative Court no. 1 of Girona, dated November 20, 2001, rejecting the appeal filed by Serveis Inmobiliaris Santa Maria de Llorell against the agreement of the Government Commission of the City Council of Tossa de Mar that denied an activity license for the opening of an office of real estate services in the space of the plot classified as a green area adjacent to the offices of the urbanization.

urbanization. The judgment of the TSJC of September 3, 2018 is final and provides, in execution of the judgment, to require the City Council to order the owner of the activity to close it within the period specified in the Ruling, with warning of subsidiary execution. Current status of the matter given the definitive approval of the partial modification of the POUM of accesses to Santa M^a de Llorell.

POINT 6.- Information on the current status of the nullity appeal of the activity license granted by the City Council of Lloret de Mar in favor of Ms. M^a Luisa Calpe García to carry out the activity of real estate services.

POINT 7.- Legal report regarding who is responsible for the maintenance, repair and upkeep of the distribution networks, connections and drinking water pipes in Santa M^a de Llorell.

POINT 8.- Wastewater management of the houses located in the Leo branch. Legal-technical report. Responsibilities and requirements to the owners.

Assistance of lawyers who defend the interests of the Entity in the various matters indicated.

In accordance with article 17 paragraph 7 of the statutes, representation delegations must be made in favor of another co-owner by means of a letter addressed to the President. We ask you, in order to better account for said delegations (and to avoid the accumulation of owners at the time of collecting the signatures at the beginning of the Assembly with the damages derived from said situation) that they be delivered to the President at the Entity's offices on Friday afternoons, or at the Costa Brava offices Administracions SL (info@costabravaadmin.com), located in Lloret de Mar (17310), Calle Horts 6-8 Local, before May 4, 2022.

Likewise, the owners are informed that all the accounting supports of the accounts for the year will be at their disposal for their personal review at the offices of Santa Maria de Llorell, during the fifteen days prior to the date of the Assembly. Due to the importance of the topics to be discussed, we request your personal assistance or by delegation.

Sincerely,

Domingo Rodríguez Sotillo

Secretary



Note. - This call will be published on the Entity's bulletin board, located at the entrance of the Santa Maria de Llorell Urbanization.

For a better effectiveness of the vote cast, it is advisable to attach a photocopy of the DNI, N.I.F, N.I.E, passport or any other document that proves the authenticity of the signature.

DELEGATION OF VOTE AND REPRESENTATION:

The signer as the owner of the parcel numberintegrated/s in the "COMMUNITY OF OWNERS AND CONSERVATION ENTITY AND GOVERNMENT OF THE SANTA MARIA DE LLORELL DE TOSSA DE MAR URBANIZATION, I grant my representation and delegation of vote for all the matters that are dealt with in the Assembly and that appear in a specific point of the agenda in favor of Mr./Mrs., for attendance and voting at the Extraordinary General Meeting to be held on May 6, 2022.

Firm.