


## Specification of the property located in Bydgoszcz Industrial and Technological Park

plot No. 03C area 137

<b>Location</b>	 <p>Bydgoszcz Industrial and Technological Park  <b>Plot No. 03C area 137</b>          Address: Hutnicza Street (access from Hutnicza Street and the newly designed road connected directly to Nowotoruńska Street)          85-862 Bydgoszcz          kujawsko-pomorskie voivodeship</p>
<b>Surface of the property</b>	<p><b>Available surface:</b></p> <p>5,0870 ha</p> <p><b>Neighbourhood</b></p> <ul style="list-style-type: none"> <li>from the north, the property is adjacent to available investment areas of 6,2401 ha (plot No. 02C and 9/51);</li> <li>from the west, the property is adjacent to available investment areas of 5,8088 ha (plot No. 01C)</li> </ul>
<b>Information about the property</b>	<p><b>Current Spatial Development Plan:</b></p> <p>Local Spatial Development Plan „Łęgnowo - Park Technologiczny”</p> <p><b>The use of the plot in Local Spatial Development Plan:</b></p> <p>Area of economic activity including production activity</p> <p><b>Characteristic of the plot</b></p> <p>The plot is a non-built-up area.</p>

<b>Connections</b>	<p>DISTANCE FROM NATIONAL ROADS:</p> <ul style="list-style-type: none"> <li>National road No. 10 – approx. 7 km; links Bydgoszcz with Szczecin, Toruń and Warsaw, is the southern bypass of the city - eventually with the status of an expressway, it links with A1 motorway in 'Czerniewice' junction, approx. 45 km east from the borders of BPPT;</li> <li>National road No. 80 – approx. 6 km, links Bydgoszcz with Toruń;</li> <li>National road No. 5 – approx. 7 km; links Bydgoszcz with Poznań and Wrocław and indirectly with Gdańsk through A1 motorway, with which it links in 'Nowe Marzy' junction, approx. 50 km north from Bydgoszcz;</li> <li>National road No. 25 – approx. 9 km; links Bydgoszcz with Konin and Kalisz, and indirectly with Koszalin and Słupsk;</li> <li>International airport in Bydgoszcz – approx. 11 km;</li> <li>International airport and seaport in Gdańsk – approx. 170 km, which means up to 2 hours driving by car;</li> <li>Inland waterway port – approx. 6,5 km.</li> </ul> <p>Access to active railway sidings in the Park, connected to the main road - international transit line No. 131 (C-E 65/1) - connecting Silesia with ports in Gdańsk and Gdynia.</p>
<b>Infrastructure</b>	<p>The available technical infrastructure runs partly through the property, and partly at the border of the plots.</p> <p>Distances to individual media:</p> <ul style="list-style-type: none"> <li>drinking water – runs through the property area,</li> <li>sanitary sewerage – 100 m,</li> <li>telephone network - runs through the property area,</li> <li>gas – less than 200 m,</li> <li>power network - 50 m.</li> </ul> <p>Connection options for individual networks and the location of the connection must be agreed with their manager.</p> <p>The given distances are not the same as the connection point.</p>
<b>Notes</b>	<p>Percentage of permissible building - 80%, in accordance with the Local Spatial Development Plan "Łęgnowo - Technology Park" adopted by the decision of the Council of the City of Bydgoszcz No. LIV / 1093/05 of 28 September 2005.</p> <p>Deforested area. It is necessary to pay fees to the Regional Directorate of State Forests (RDLP) in Toruń for permanent exclusion of land from forestry production for a period of 10 years from the decision of April 4, 2008. A fee of approximately PLN 13,500 per year for 1 ha.</p> <p>A drinking water installation and a telephone network run through the plot.</p> <p>At the stage of investment implementation, it may be necessary to move the technical infrastructure running through the plot.</p> <p>The property is located in the area of a new road investment.</p>

This specification does not constitute an offer within the meaning of article 66 of Polish Civil Code.

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