



## SITE CHECK LIST

Location	Site name	675/8 675/10 675/11 675/12 Spacerowa Street. Invented name the whole area of investment "Magic Mountain"
	Town / Commune	Jedlina-Zdrój
	District	Wałbrzych
	Province (Voivodship)	Dolnośląskie
Area of property	Max. area available (as one piece) [ha]	2,8298
	The shape of the site	irregular
	Possibility for expansion (short description)	the possibility of expansion of the surface 1,0782 ha
Property information	Approx. land price [PLN/m <sup>2</sup> ] including 23% VAT	80 zł/m <sup>2</sup>
	Owner(s)	community Jedlina-Zdrój
	Valid zoning plan (Y/N)	Valid zoning plan for areas located in the region Piastowska Street, Wałbrzyska Street and railway area in Jedlina-Zdrój, adopted a resolution No XXI/136 city council Jedlina-Zdrój of 2013.11.29. Plots are marked with symbols 2UZu/UT with the inscription service area spa treatment admission tourism services.

	Zoning	<p>„§ 26. For areas marked with symbols 1UZu/UT and 2UZu/UT shall be determined:</p> <p>1. Purpose:</p> <p>1) service buildings and device spa treatment with admission tourist services,</p> <p>2) device and equipment for sport and recreation,</p> <p>3) landscape architecture, outbuildings and garages, parking, instalations greenery.</p> <p>2. Parameters and indicators building development and land use in the event of implementation of the new building and rebuilding, development, superstructure of existing buildings:</p> <p>1) line built according to the drawing plan</p> <p>2) height: no more than 14 m</p> <p>3) number of floors, no more than 4, including attic</p> <p>4) the geometry of the roof: roof sloping angle from 20° to 45° with admission to the outbuilding and garage flat roof</p> <p>5) biologically active area not less than 50% plot area</p> <p>6) building area not more than 40% plot area</p> <p>7) indicator of the intensity of building:</p> <p>a) minimum: 0,20</p> <p>b) maximum: 2,40</p> <p>3. The permissible noise levels in the special regulations as for hospitals in the cities. “</p>
Land specification	Soil class with area [ha]	Bp - undeveloped urban areas
	Differences in land level [m]	40,00m
	Present usage	Unused plot
	Soil and underground water pollution (Y/N)	N
	Underground water level [m]	Less than 20 m below ground level and deeper
	Were geological research done (Y/N)	Y
	Risk of flooding or land slide (Y/N)	N On the indicated area is no risk of flooding and landslides earth masses.
	Underground obstacles (Y/N)	N Not present
	Ground and overhead obstacles (Y/N)	N Not present

	Ecological restrictions (Y/N)	N
	Buildings / other constructions on site (Y/N)	N absence
Transport links	Access road to the plot (type and width of access road)	To land leads asphalt road with a breadth 5-6m. Restrictions - residential zone (up to 20 km / h.)
	Nearest motorway / national road [km]	Highway A2 – 280 km Highway A4 – 60 km National road number 35 – 25 km
	Sea and river ports located up to 200 km	River Port Wroclaw 76km, River Port Opole 146km
	Railway line [km]	Railway station Jedlina-Zdrój – 2km Railway line Wałbrzych - Kłodzko
	Railway siding [km]	Wałbrzych – 15 km
	Nearest international airport [km]	Wrocław – 74 km
	Nearest province capital [km]	Wrocław – 76 km
Istniejąca infrastruktura Existing infrastructure	Electricity (Y/N)	N
	<ul style="list-style-type: none"> <li>▪ Connection point (distance from boundary) [m]</li> </ul>	Stacja R-249-32 przy ul. Północnej, odległość ok. 900m Electricity station R-249-32 at Północna Street, distance about 900m
	<ul style="list-style-type: none"> <li>▪ Voltage [kV]</li> </ul>	20/04kV
	<ul style="list-style-type: none"> <li>▪ Available capacity [MW]</li> </ul>	550kW
	Gas (Y/N)	Y
	<ul style="list-style-type: none"> <li>▪ Connection point (distance from boundary) [m]</li> </ul>	about 50m
	<ul style="list-style-type: none"> <li>▪ Calorific value [MJ/Nm<sup>3</sup>]</li> </ul>	40,508MJ/Nm <sup>3</sup>
	<ul style="list-style-type: none"> <li>▪ Pipe diameter [mm]</li> </ul>	125mm
	<ul style="list-style-type: none"> <li>▪ Available capacity [Nm<sup>3</sup>/h]</li> </ul>	no data
	Water supply (Y/N)	Y
	<ul style="list-style-type: none"> <li>▪ Connection point (distance from boundary) [m]</li> </ul>	about 50m
	<ul style="list-style-type: none"> <li>▪ Available capacity [m<sup>3</sup>/24h]</li> </ul>	no data

	Sewage discharge (Y/N)	not present
	Connection point (distance from boundary) [m]	plugging into the sanitary the sewage system at Wałbrzyska Street, distance about 400m
	Available capacity [m <sup>3</sup> /24h]	no data
	Treatment plant (Y/N)	Sewage discharged to the treatment plant in Jugowice
	Telephone (Y/N)	Y
	Connection point (distance from boundary) [m]	about 50m
Comments	<p>Jedlina-Zdroj is a spa town, located in the southern part of Lower Silesia. The city is located on the foothills of the Sudeten within Wałbrzyskie Mountains at an altitude of 400-800 m above the sea level. The city has 4747 inhabitants (as of 31.12.2015.). Unemployment in the city is approx. 18% and is higher than unemployment in the country. Jedlina-Zdroj area of 17.5 km<sup>2</sup>, of which 50.7% are forests and Mountain mixed forests. Forest complexes are also in the city center, parks and tourist woodland called: Spa Trail Tourism and Recreation, on the route which is located ski lift, year-round toboggan run, mineral waters, promenades, parks, viewpoints and recreational clearing.</p> <p>Jedlina-Zdroj with Szczawno-Zdroj creates a company under the name of "Spas Szczawno-Jedlina."</p> <p>Spa buildings it's a Spa house and institute of natural, three spa buildings including the cardiology hospital which at one time can stay 150 patients. Profile of treatment spas Jedlina-Zdroj includes: respiratory ailments, neurosis, early cardiac rehabilitation, degenerative changes of the spine and so-called: general condition. The undeniable advantage of the spa is a special microclimate: mountainous, as also as well as the silence and landscape values.</p> <p>Existing values spa and tourism is a chance development for the city. The spa was for many years and continues to be the leading function Attractive and modern spa with a complementary role of tourism, sports and recreation seem to be the most important lines of action for the future of Jedlina-Zdroj.</p> <p>Industry in the city plays a small role, largest production factory is a company belonging to the group LAPP INSULATORS engaged in the production of railway insulators and medium voltage.</p>	
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