



SALE BY

CASH AND DEFERRED PAYMENT OF THE PLOTS

**STATEMENT OF PARTICULAR CONDITIONS AND TECHNICAL PRESCRIPTIONS
THAT WILL BE APPLICABLE IN THE COMMERCIALIZATION OF PLOTS
INCLUDED IN THE BUSINESS PARK “Parc Sagunt I”**

1. PURPOSE OF THE COMMERCIALIZATION

The purpose of this Statement is to regulate the sale, by cash and deferred payment, in full ownership of the plots of industrial, tertiary and logistic use, included in the Standardization of the Área Parc Sagunt and Partial Plan “Parc Sagunt I” of Sagunto, described in section 2.

Said plots are the property of Parque Empresarial de Sagunto S.L. (hereinafter, “PES”).

The purpose for which each plot is assigned is that of construction of facilities for carrying out of industrial, tertiary, and logistic activities and services associated with these, in accordance with the uses provided in the Municipal Ordinances and in the applicable urban planning regulations.

The conditions for use are stated in the Urban Planning Regulations of the Partial Plan “Parc Sagunt I” of Sagunto approved definitively by Resolution of the regional Minister of Public Works, Urban Development and Transport on 26 March 2003, published in the Official Bulletin of the Province of Valencia of 29 April 2003, and modified by Edict of the Regional Ministry of Environment, Urban Development and Housing on resolution of the regional Minister of 16 March, 2009, approving the modification of the Industrial Partial Plan, sector Business Park I of Sagunt, published in the Official Bulletin of the Province of 14 April, 2009.

The Urban Planning Regulations of said modification are attached as Annex I of this Statement.

2. DESCRIPTION AND PRICE OF THE PLOTS WHICH ARE THE OBJECT OF THE SALE

The object of the sale are the plots included in “Parc Sagunt I” Business Park, as described in **Annex IX** to this document.

3. APPLICANTS

The following are empowered to take part in this tender: physical or legal persons, of Spanish or foreign nationality, whose corporate purpose includes an industrial activity, and/or tertiary and/or logistic and/or of complementary services, that have full power to act and are not affected by any of the circumstances that are listed in article 60 and related provisions of the Royal Legislative Decree 3/2011 of 14 November approving the consolidated Text of the Public Sector Contracts Act as prohibitive for contracting.

4. PRESENTATION OF BIDS

The bids must be presented in the PES offices, calle Talleres, 3, nave 43, Polígono Industrial Inguinsa, 46520, Sagunto (Valencia), from 9.00 a.m. to 2:00 p.m., Monday to Friday, until 30 March 2018.

The presentation of the proposals presumes unconditional acceptance by the applicant of the Clauses of this Statement.

When bids are sent by mail, the bidder must justify the date it was sent at the Post Office and inform PES by e-mail that the bid has been sent (parcsagunt@parcsagunt.com).

If these two conditions are not met, the documents sent will not be allowed if they are received after the date and time established as the deadline in the announcement.

Nevertheless, once ten days have elapsed after the aforementioned deadline, any documents that have not been received will not be allowed for consideration.

The proposals and all the information and documentation presented must be provided in Spanish and/or Valencian.

Those proposals containing omissions, errors or deletions that prevent a clear knowledge of all that PES considers fundamental for the evaluation of the bid, or that is not consistent with the

documentation examined and accepted or offers a price per plot lower than the one fixed in this Statement will not be accepted.

During the period for submitting bids, PES will authorise access to the plots by purchasers, on written request, in order to perform the necessary action to verify the surface area and geological, geo-technical and topographic situation of the plots.

CONTENT OF THE PROPOSALS

In order to take part in the procedure, interested companies must submit TWO (2) separate, independent, sealed ENVELOPES in order to guarantee the confidentiality of the contents and which must be signed by the bidder.

On each of the envelopes will be indicated:

- “Application for Plots in Parc Sagunt I, of Sagunto”.
- The contents of the envelope (as indicated in the following sections).
- Given name, surname and ID Card number of the person who signs the bid, and the capacity in which this is done, and also the VAT No. of the bidder, registered address, telephone number, e-mail and fax for notifications, which must all be perfectly legible.

The contents of the envelopes must necessarily include the documentation determined as follows; any other that the bidder considers suitable for accrediting the conditions met according to the criteria that are to serve for evaluation of the proposals may be included.

ENVELOPE 1: General Documentation and activity implementation proposal

FIRST: DOCUMENTS ACCREDITING THE CORPORATE PERSONALITY

Depending on the type of applicant:

- a) If the applicants are commercial companies, worker owned companies, cooperatives or adopt any other associative form allowed in current Law, they must submit a copy of the Memorandum of Incorporation and/or Modification recorded in the corresponding Registry, or by any Official Body.
- b) If the applicants are self-employed they will provide a copy of the following documents:
 - National Identity Document.
 - Tax Identification Card.

PES may at any time require the submission of the originals or certified copy of the documents referred to in sections a) and b).

SECOND: DOCUMENTS ACCREDITING REPRESENTATION

Those who appear or sign proposals in the name of another will present documentation accrediting representation. If the power of attorney with which they appear contains permanent delegation of power it must be recorded in the Commercial Registry.

Likewise, the person with sufficient power for purposes of representation must accompany with his/her national identity document.

PES may at any time require the submission of the originals or certified copy of the aforementioned documentation accrediting representation.

THIRD: DOCUMENT ACCREDITING THE POWER TO CONTRACT

A statement in which the applicant declares under his/her responsibility to not be subject to prohibition to contract with the Administration in conformity with the provisions of article 60 and related provisions of the Consolidated Text of the Public Sector Contracts Act. That affidavit referred to by the foregoing paragraph will include expressly the circumstance of being up to date in the fulfilment of tax obligations and with Social Security imposed by the provisions in force, nevertheless, the proof accrediting said requirement must be made before the signing of the Public Deed of Sale (According to model of Annex II).

FOURTH: CLASSIFICATION OF THE ACTIVITY

A statement in which the applicant declares under his/her responsibility that he/she knows and has studied the urban planning regulations of the park and that the classification of his/her activity respects what is established in the same and other current law, especially art. 21 point 4 of the urban planning regulations of Annex I.

FIFTH: GUARANTEE

In order to be eligible for one of the plots, establishing a guarantee **equivalent to 4% of the price set in Clause Two** of this document must be made for the plot the bid is made for. Consequently, if a bid is made for adjudication of several plots, a guarantee deposit of 4% must be established for each of the plots in question.

In the event of submitting bids for alternative plots, the guarantee must be established on the one with the higher price. If a surface area other than those established in the plot layout approved in the Partial Development Plan is required, a guarantee equivalent to 4% of the proportional price of the surface area should be established.

The guarantee deposit can be established in any of the following ways:

- a) In cash, by means of a bank transfer to the account assigned by PES, attaching the receipt of the transfer in which the transferor must be the same person as the bidder and in the "Description" field, the name of the tender and the plot must be stated. In order to obtain the account number, this must be requested from PES in writing by e-mail at the following address: parcsagunt@parcsagunt.com

- b) By bank guarantee, for an indefinite period and on first request, as per the form attached in Annex III.

The guarantee deposit will be refunded to all unsuccessful bidders, who have not achieved the maximum score, or who do not meet the requirements established in this Document, once refusal has been decided, either by bank transfer to the same current account number if the deposit was in cash, or by releasing the bank guarantee, as applicable.

The guarantee deposit will be returned to successful bidders once the relevant public deed has been signed.

SIXTH: CIRBE UPDATED

In the event of choosing the deferred payment modality guaranteed with condition subsequent, it will be necessary to present the risk Report issued by the Information Centre of the Bank of Spain (CIRBE), which must not be older than 30 days from the date of publication of this statement and which does not include outstanding debts due with credit entities.

SEVENTH: IDENTIFICATION OF THE BENEFICIAL OWNER

The applicant must inform about the beneficial owner and supply a photocopy of this person's ID Card, so that identity can be verified prior to establishing business relations or executing any transactions, in view of the provisions of Law 10/2010 of 28th April, on prevention of money laundering and financing terrorism. Likewise, a final copy of the final VAT Regd. No. must be supplied.

For these purposes the beneficial owner shall be understood as:

- a) The individual or individuals on behalf of whom business relations are to be established or who will intervene in any transactions.

- b) The individual or individuals who directly or indirectly possess or control a percentage of over 25 percent of the capital or the voting rights of a legal entity, or by any other means exercise direct or indirect control over the management of a legal entity.

When there is no individual who directly or indirectly possesses or controls a percentage of over 25 percent of the capital or the voting rights of a legal entity, or who by any other means exercises direct or indirect control over the management of a legal entity, said control will be deemed to be exercised by the director or directors. When the appointed director is a legal entity, control shall be understood to be exercised by the person appointed by the director of the legal entity.

The assumptions referred to in the foregoing paragraph shall apply unless evidence to the contrary is furnished.

c) The individual or individuals who are owners or who exercise control of 25 percent or more of the assets of an instrument or legal entity which administers or distributes funds, or, when the beneficial owners have not yet been appointed, the category of persons in benefit of whom the legal entity or instrument has been created for or for whom it acts. When there is no individual or directly or indirectly possesses or controls 25 percent or more of the assets mentioned in the previous section, the beneficial owner shall be the individual or individuals who are ultimately responsible for the management of the instrument or legal entity, even through a chain of control or ownership.

d) Any individual persons who possess or control 25 percent or more of the voting rights in the Trust, in the case of a foundation, or the governing body, in an association, taking into account the agreements or statutory provisions that could affected determination of the beneficial owner, shall be considered the beneficial owners.

When there is no individual or individuals who meet the criteria established in the preceding paragraph, the beneficial owners shall be considered to be the members of the Trust, and in the cases of associations, the members of the governing body or Board of Governors.

EIGHTH: DECLARATION OF PLOT REQUEST

In accordance with **Annex V** of this Document, the applicant must submit written application stating which plot/s are being requested and the surface area in square metres.

NINTH: PROPOSED ACTIVITY REPORT

Bidders must submit a Proposed Activity Report, drafted in accordance with the form in **Annex IV** to this document, describing the proposed activity the applicant undertakes to carry out on the plot site.

If a different surface area from those established in the approved site layout is required, this may be requested by the applicant, with justification, and if approved, the latter will defray all the costs stemming from any permits, technical and notarial documents and those concerning notarial granting of deeds and registration of the plot segregation and/or grouping, as necessary to achieve the required surface area.

Whichever the case, the aforementioned application must be approved by PES through relevant verification, among others, to ensure it does not lead to any plots that will be rendered unusable, and PES shall reserve the right to assign the plot as deemed appropriate.

TENTH: FINANCIAL / ECONOMIC INFORMATION

In the event of guaranteed deferred payment being chosen, along with the aforementioned documentation, the economic / financial documents described in **Annex VIII** of this Document must also be furnished.

ELEVENTH. COMMON PROVISION FOR FOREIGN COMPANIES (EU MEMBERS OR NON-EU MEMBERS)

Foreign companies who submit bids for this tender, must also furnish a statement subjecting themselves to the jurisdiction of the Courts and Tribunals of Spain at all levels, for any conflicts that directly or indirectly arise from the contract, specifically waiving any other foreign jurisdiction pertaining to them.

ENVELOPE 2: Proposal of plot price

It will contain the bid statement of price of the plot/s formulated according to the model that is included in **Annex VI**; in the case of cash payment, or **Annex VII**, in the case of deferred payment, and taking into account that the prices stated in the Statement are minimal. The possibility is accepted of increasing the minimum price of the plot/s.

5. COMPOSITION OF THE BODY IN CHARGE OF THE EVALUATION OF THE BIDS

For the evaluation of the bids presented and selection of the one that, overall, offers the best conditions, a collegiate body will be established, in charge of performing this task, whose minimum number of members will be four and whose composition will be decided by PES.

6. DEVELOPMENT OF THE PROCEDURE

OPENING OF ENVELOPE 1: GENERAL DOCUMENTATION AND PROPOSED ACTIVITY IMPLEMENTATION

When from the examination of the documentation presented by the applicants, according to the objective criteria established in this Statement, irremediable defects are observed, the body in charge of the evaluation of the proposals will exclude them from the process, notifying the interested party of this by a means that leaves a record of its receipt, with return of the documentation delivered and of the guarantee.

If the body in charge of the evaluation of the proposals observes irremediable defects or omissions in the documentation presented it will accept them conditionally and will notify the interested parties of this by a means that leaves a record of its receipt, granting a period of THREE (3) working days for the applicants to correct them or rectify them before the body in charge of the evaluation of the bids presented.

Failure to correct the deficiencies observed or non-clarification or non-presentation of complementary documentation that in the judgement of the body in charge of the evaluation of the bids is necessary according to the provisions in the two foregoing paragraphs will result in their automatic exclusion from the process of selection of bids. In this case, the guarantee and the documentation will be also returned.

When Envelope 1 has been opened, the Body in Charge will issue a report about the received documentation, the proposed activity and the application for plots, being entitled to request any technical reports deemed appropriate.

The proposals will be assessed in accordance with the criteria established Section 8 of this Document, and with the weighting envisaged in Annex IV.

Once it has been assessed, any proposals that do not exceed 50% of the total technical viability weighting (payment in cash method and deferred payment with guarantee at first request method) may be rejected, or, where applicable, those that do not exceed 50% of the technical

viability weighting and 50% of the total financial viability weighting (guaranteed deferred payment method with condition subsequent). Consequently, these bids will be excluded from the process and all the submitted documents will be returned (Envelope 1), and the delivered deposit and Envelope 2, unopened.

OPENING OF ENVELOPE 2: Proposal of plot price

When the foregoing procedure has finalized, Envelope 2 presented by the applicants accepted will be opened.

The contents will be assessed, and the obtained score will be added to the score obtained in the previous Envelope, and a list of proposals will be drawn up with the total score.

In the award proposal the body in charge of evaluation of the bids will specify the rating assigned to each bid in application of the criteria established in this Statement.

The body in charge of the evaluation of the offers may propose the desirability of not awarding the plot or plots on which there has been concurrence, based on the non-suitability of the project or any other duly justified cause.

In view of the proposals presented, the body in charge of the evaluation of the bids, after observation of the fulfilment of the requirements for the application for plots planned, will submit its proposal to the Board of Directors of PES for the award.

The proposal of award is not of definitive character and does not presuppose or grant any right whatsoever for the applicant selected, nor does it oblige PES to contract with the same.

AWARDING OF THE PLOTS

Once the provisional award is decided by the competent body, said provisional award of the plots will be communicated to the provisional successful bidders.

The definitive awarding of the plots will take place with the signing of the Public Deed of Sale. Until that time, the applicant will not acquire any right over the plot requested.

PES will communicate by fax or other means that leaves a record of its receipt the day and time in which the acquirer must appear for the signing of the public deed.

The bid presented by the acquirer will be of contractual nature and the commitments assumed voluntarily by the same will be reflected in the public deed, with the consideration that its non-fulfilment supposes non-fulfilment of the essential contractual obligations that can result in the termination of the Public Deed of Purchase.

Failure to appear for the signing of the public deed, on the part of the successful bidder on the day and at the time indicated, will be understood to mean implicit waiver of the acquisition of the plot/s and the loss of the guarantee. On the contrary, in the event that the Public Deed of Sale was not to be formalized due to causes attributable to PES, it would be obliged to return the deposit submitted to the successful bidder.

Cause attributable to the company will be understood to mean, among others, the falsehood or inaccuracy of the data provided which has served for the evaluation of the bid.

Prior to the formalization of the Public Deed of Sale, the successful bidder that has been chosen must present to PES:

- a) Positive certification issued by the competent body of being up to date in the fulfilment of tax obligations with the State Administration.
- b) Positive certification issued by the competent body of being up to date in the fulfilment of tax obligations with the Autonomous Administration.
- c) Positive certification issued by the competent body of being up to date in the fulfilment of obligations with Social Security.
- d) Update of identification of the beneficial owner.

In the event of not providing said documentation, this will suppose implicit waiver of the acquisition of the plot/s and therefore, the loss of the guarantee submitted.

The effective transmission of the property of the plots which are the object of the Statement will be understood to be produced by the execution of the corresponding Public Deeds of Sale.

The sale will be carried out "ad corpus"; thus, no claim whatsoever will be applicable due to differences of greater or lesser buildable area or volume.

The buyer must specifically revoke any compensation, except for eviction.

In the event that, depending on the activity, a different surface area than the original of the plot were requested, and providing that it is in line with development regulations, PES will propose segregation and subsequent grouping of plots by the Town Hall, will all costs incurred in this process being defrayed by the bidder.

7. PRICE AND METHOD OF PAYMENT OF THE PLOTS

The price of transfer of the plots may be paid by the successful bidder in the three (3) following ways:

- 1. Cash modality of payment:** The amount of the price that the successful bidder will pay to PES, which will be considered ad corpus and a lump sum, will be the one that is stated in Annex VI (Envelope 2) of this Statement, plus the VAT accrued for the operation. Payment of the price and the relevant VAT at the time when the Public Deed of Sale & Purchase is formalised by means of a banking cheque issued to PES.
- 2. Deferred modality of payment with presentation of guarantee ON FIRST DEMAND/AT FIRST REQUEST:** The amount of the price that the successful bidder will pay to PES, which will be considered ad corpus and a lump sum, will be the one that is stated in Annex VII (Envelope 2) of this Statement, plus the VAT accrued for the operation as well as the corresponding applicable interest. The payment of the price will be made in the following manner:

- 35% of the total price bid for the plot/s plus the amount corresponding to the VAT, on signing of the Public Deed of Sale, by submission of bank cheque payable to PES
- The remaining 65% of the price of the Sale, plus the amount accrued as interest, will be paid in a maximum period of SIX (6) years, from the date of signing of the Public Deed of Sale, by SEMESTER payments that accrue a variable interest of the EURIBOR at ONE (1) year plus THREE AND A HALF (3.5) percentage points over the outstanding principal in each period, as stated in the amortization chart that will be given to the successful bidder, in which the semester due dates of the principal will be stated, interests exclusively valid for the first SIX (6) months, principal amortized, total debt maturity and outstanding principal.

In guarantee of the deferred payment under this modality, the buyer will submit to PES, for the amount of the deferred price at the time of the signing of the Public Deed of Sale, any of the following guarantees:

- Bank guarantee issued by a registered financial entity, on first demand and with waiver of the benefits of division, excussion and order, corresponding to the deferred price.
- Guarantee issued by a reciprocal guarantee association in the same terms and the foregoing one.
- Surety insurance with insurance entity authorized to operate in the branch of surety.

The guarantee established will be of indefinite duration until PES authorizes its cancellation.

3. Deferred modality of payment, GUARANTEED WITH CONDITION SUBSEQUENT: The amount of the price that the successful bidder will pay to PES, which will be considered ad corpus and a lump sum will be the one that is stated in Annex VII (Envelope 2) of this

Statement, plus the VAT accrued for the operation as well as the applicable corresponding interest. The payment of the price will be done in the following manner:

- El 35% of the total price bid for the plot/s plus the amount corresponding to the VAT, on signing of the Public Deed of Sale, by submission of bank cheque payable to PES
- The remaining 65% of the Sale price, plus the amount accrued as interest, will be paid in a maximum period of SIX (6) years, from the date of the signing of the Public Deed of Sale, by SEMESTER payments that accrue a variable interest of the EURIBOR at ONE (1) year plus THREE AND A HALF (3.5) percentage points over the outstanding principal in each period, as stated in the amortization chart that will be given to the successful bidder, in which the semester due dates of the principal will be stated, interest exclusively valid for the first SIX (6) months, principal amortized, total maturity and outstanding principal.

In guarantee of the deferred price, plus the corresponding interests, under this modality a condition subsequent of the sale will be established and it will be recorded in the Property Registry and will empower PES to cancel the sale with full rights, the plot sold returning to the ownership of PES with no other requirement than notification made to the BUYING PARTY as determined by article 1.504 of the Civil Code. The expenses and taxes derived from the establishment will be paid by the BUYING PARTY.

7.1. COMMON CONSIDERATIONS FOR DEFERMENT

EURIBOR (Euro Interbank Offered Rate) at ONE (1) year is understood as the rate published on the Reuters page every working day at 11 AM.

The aforementioned rate is published by the European Central Bank on its official Internet Website and in its Monthly Bulletin, in the section of "Money Market Interest Rates". For the purposes of revision, the rates published in any of said media will be taken into account, as soon as they are published, said publication being accredited, if necessary, by certification which, when applicable, is requested from the European Central Bank. In the absence of said Bulletin, the publication substituting it containing the same information will prevail.

In absence of said reference rate or of its official publication, the following will be taken on the date of revision and for an identical period of time, with supplementary nature: the average rate of the mortgage loans of more than THREE (3) years for the acquisition of free-market housing in force at the time of the revision, that the Bank of Spain publishes officially and periodically in the Official State Bulletin for mortgage loans at variable rate for the acquisition of housing, in force at the time of the revision, with the same criteria of application as the initially provided reference rate.

PES will communicate the variation of the interest rate by mail, on the day following the due date of each year. The new interest rate will be applied automatically, effective from said due date once a period of TWENTY (20) DAYS has elapsed from the date of said communication, without the BUYER having stated any opposition against it.

The settlement of interest will be done by expired periods, from the date of entry in force of this Public Deed of Sale.

In the event that in any of the months of settlement there is not a day that is equivalent to the initial one of computation, it will be understood that the date of the same is the last day of the month, without this implying any modification whatsoever of the subsequent settlement dates.

Notwithstanding the above, the buyer may, at any time, pay the remaining part of the price without penalty for early cancellation.

All the payments for the principal and the interest that must be made by the BUYING party will be made by bank transfer.

Any sum overdue at maturity of the payments established in this Statement not met on their exact date will accrue in favour of PES, with no need for request on the part of the same, and until the time of payment of each period, a default interest at the rate foreseen in Law 3/2004, of December, 29th, by which measures are established against fight against payment defaults in trade operations or any rule or norm that substitutes the same.

8. EVALUATION CRITERIA FOR AWARD.

8.1 The evaluation of the Envelope 1 will be made according to the criteria stated as follows, the weighting of which is stated in Annex IV:

a) Direct effect of the activity projected on the creation of employment. Specifically evaluated, among others, will be the number of new jobs to be created in the Park indefinitely and those that have Special Employment Centres (integration of disabled workers or others included by the Law in the area of social protection) or others that imply support for the measures of employment promotion, especially for young persons or long-term unemployed.

b) Investment projected in the site for the start of the activity, discounting the value of the land.

c) Respect for the environment. In particular, it will be favourably rated that the activity does not generate damage to the environment, the application of renewable energies and observation of the environmental control measures provided, in particular the recycling of waste. Likewise, the classification ISO 14000 or adherence to E.M.A.S regulations will be favourably considered.

d) Indirect effect of the activity on the locality and on the surrounding area of the district.

Once the valuation has been made according to the criteria above, PES may reject any proposals which do not pass 50% of the weighing of the activity. Report.

In the event of any bidders who have tendered under the modality of payment deferred guaranteed with condition subsequent it must exceed in addition 50% of the total weighting of financial viability according to Specifications of Annex VIII of this present case. Otherwise, PES reserves the right to reject its proposal.

In the event of a tie in the valuation for the same plot/s, the offer submitted with modality of payment in cash will have priority at the time of award over that received under the modality of deferred payment.

8.2 The evaluation of the proposals included in Envelope 2 will be done according to the buying price bid, which may be that of the tender or another higher price.

9. OBLIGATIONS OF THE SUCCESSFUL BIDDERS

The successful bidders of the plots will have the following obligations:

1. To fulfil each and every one of the conditions voluntarily assumed in the formulation of the proposal (Annex IV).

2. To not sell or transfer in any form whatsoever, either totally or partially, the plot/s which are object of the transmission until a period of THREE (3) years has passed from the start of the production or their activity, unless the sales or transfer operation is expressly authorized before notary by PES, and as long as the total payment of the price of the plot has taken place.

3. With regard to the start-up of the activity:

3.1.- To establish in an effective manner the industry or activity on the plot/s acquired, in a maximum period of FOUR (4) years from the signing of the Public Deed of Sale.

3.2.- To maintain the establishment with the usual production or activity in accordance with the circumstances for a minimum period of THREE (3) years from the start of the production or activity involved.

In all cases, maintenance of the activity must last until full payment of the plot price.

4. To fulfil all the legal provisions applicable to the activity they are to carry out, applying, as applicable, for the administrative authorizations necessary for this purpose.

5. To accept all the warnings and conditions contained applicable to them, in the full text of this Statement.

6. The plot/s may be transmitted, once the corresponding Public Deed of Sale has been signed, to any company that forms a part of the business group, after authorization by PES.

7. The period described in section 3.1 may be extended, after authorization by PES, as long as said request is duly and sufficiently justified in writing.

- 8 In the event that the buyer has contracted a mortgage loan with a financial entity for the acquisition of any of the plots and PES has consented to the postponement of the ranking of the condition subsequent of the sale in the provided terms of the Clause 12, the successful bidder may not, in any case, except with prior written authorization of PES, assign, totally or partially, the debt arising from the Finance Contract.

10. TERMINATION AND INFRINGEMENTS

Failure to pay, on maturity, any of the deferred payments and/or interest, if opting for the deferred payment modality guaranteed with condition subsequent (**modality 3**), will have the nature of condition subsequent of the sale and will be recorded in the Property Registry and will empower PES to cancel with full rights the sale, the sold plot returning to the ownership of PES with no more requirement than the notification given to the BUYING PARTY as determined in article 1.504 of the Civil Code. In this case, PES will retain, as penalty clause of preventive settlement of damages that the termination causes it, with no need to have to justify the same, and for the use and enjoyment of the plot by the BUYING PARTY, the amounts paid as price.

Moreover, all the obligations of clause 9 will also have the nature of condition subsequent of the sale and will be recorded in the Property Registry; consequently, non-fulfilment of any of them will empower PES to cancel in its favour the aforementioned sale. All the expenses and taxes caused by the recording and cancellation in the Registry will be borne by the BUYING party.

PES may at any time require the accreditation of the fulfilment of these requirements and conditions. Likewise, the successful bidders agree to duly submit all those documents that accredit the fulfilment of the obligations established in the foregoing number.

11. CONSEQUENCES DERIVED FROM THE EXERCISE OF THE RIGHT TO TERMINATE THE SALE ON THE PART OF PES.

In the event that at the time that PES exercises the right to termination of the Contract, there should be any buildings or accessions on the affected lands, PES may opt to:

- Retain in its own benefit the buildings or accessions on the affected lands, being obliged to compensate the buyer with 40% of the value of the structures built according to the assessment made by an expert designated by the parties and in absence of agreement by the Architects Society of Valencia.
- Require the buyer to take all actions necessary to return to PES the plot/s in the same condition in which it/they were handed over to him.

The buyer will not have the right to receive additional indemnification other than the one included.

12. POSTPONEMENT OF REGISTRY RANKING OF THE CONDITION SUBSEQUENTS

Once the buyer has paid the total price of the plot/s, and in the event that the same enters into a mortgage loan agreement, PES agrees to consent to the postponement of the mortgage ranking that would correspond to the condition subsequent of the sale, only in the case in which the following circumstances occur:

1. The amount of the loan does not exceed 100% of the price of awarding of the plot/s, VAT and expenses excluded.
2. The financial entity assumes the obligation of communicating to PES the non-fulfilment of payment by the successful bidder of any instalment of principal, interest or any other item, as well as the declaration of early maturity of the same, in reasonable periods that are satisfactory to PES, as well as any other circumstance that PES may reasonably require, in its free and exclusive discretion.

3. The financial entity agrees that, in case of assignment of its credit rights with regard to the successful bidder, the assigning entity assumes the referred compromises before PES.

13. RESPONSIBILITIES

It will be the responsibility of the acquirer to obtain all the building, environmental and technical permits that are necessary for the execution of the project.

14. EXPENSES

All expenses and taxes derived from the sale will be paid by the parties according to law.

15. GENERAL INFORMATION

Likewise, it should be noted that on the website <http://www.parcsgunt.com/> information is to be found relating to the plots on which the allocations are specified in the area of water, electricity and gas installations.

16. NON-DISCLOSURE AND DATA PROTECTION

The processing of personal details and the files, computerised or others, created for compliance with the provisions of Law 10/2010 of 28th April on Prevention of Money Laundering and Financing of Terrorism, and Royal Decree 304/2014 of 5th May, approving the Regulation of Law 10/2010 of 28th April on Prevention of Money Laundering and Financing of Terrorism, shall be subjected to the provisions of Organic Law 15/1999 pursuant to Protection of Personal Data and development regulations. The data compiled by PES for compliance with the proceeding of due diligence obligations established in Law 10/2010 of 28th April and Royal Decree 304/2014 may not be used for any other purposes than those related to the prevention of money laundering and financing of terrorism without consent by the interested party, unless said processing of the data is necessary for ordinary management of business relations.

Consent by the interested party will not be required for processing data that is necessary for compliance with information and reporting obligations to the authorities. Likewise, the regulations contained in the aforementioned Organic Law concerning the exercising of the right to access, rectification, cancellation and opposition will not be applicable. In the event

of the interested party wishing to exercise the aforementioned rights, PES shall limit itself to stating the provisions of Article 32 of Law 10/2010 of 28th April.

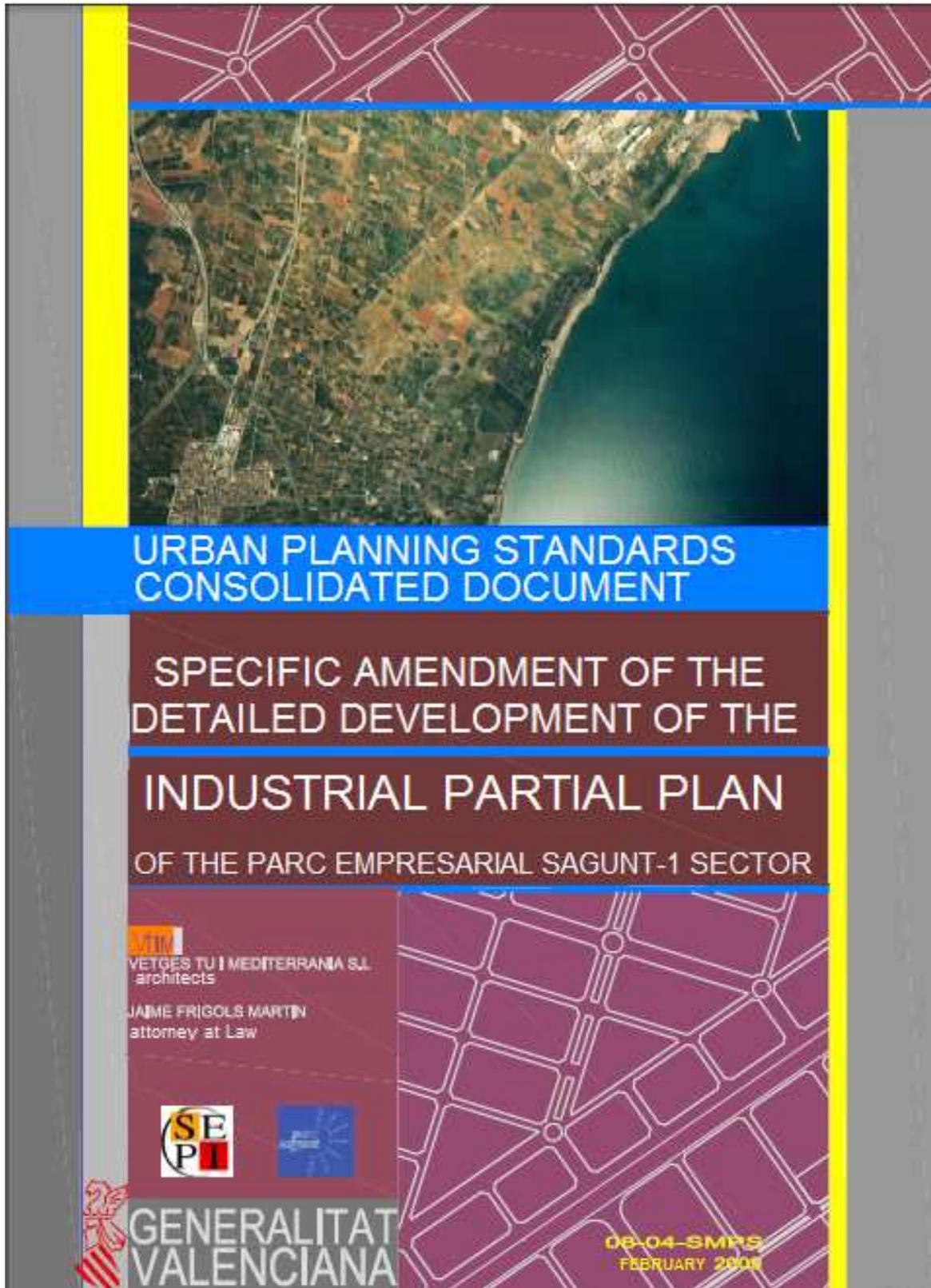
High Level Security Measures will be applicable to said files, as envisaged in the regulations on the protection of personal data.

For the purposes of the provisions established in Organic Law 15/1999 on Personal Data Protection, PES hereby informs that the personal details not required to comply with the provisions of Law 10/2010 of 28th April, and Royal Decree 304/2014 will be included in a file named "COMERCIALIZACIÓN DE PARCELAS", which is the property of this company.

In accordance with the provisions established in the Law, PES hereby undertakes to comply with its obligation of non-disclosure of personal data and duty to secure them, and to take the necessary measures to avoid alteration, loss, processing and unauthorised access to said data.

In the event of not wanting your personal details to be processed for these purposes, you may exercise your right to opposition, access, rectification and cancellation by writing to the registered address of PES at Nave 43, Calle Talleres, Parque Industrial de Sagunto, Puerto de Sagunto (Valencia).

ANNEX I – NNUU OF THE MODIFICATION OF THE PARTIAL PLAN OF PARC SAGUNT



**SPECIFIC MODIFICATION OF THE DETAILED
ORGANIZATION OF THE PARTIAL PLAN OF THE
SECTOR PARC EMPRESARIAL SAGUNT 1.**

VALENCIAN GENERALITAT

URBAN PLANNING STANDARDS

CONSOLIDATED DOCUMENT

February 2009

VALENCIAN GENERALITAT.

EDITING TEAM

VETGES TU I MEDITERRANIA S.L.P., architects.

JAIME FRIGOLS MARTÍN, attorney at Law.

URBAN PLANNING STANDARDS

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4.- URBAN STANDARDS

4.1. TITLE ONE: GENERAL STANDARDS.

Article 1. Purpose and content of the action.

This document constitutes the Amending Partial Certification of the General Urban Development Plan of Sagunt in the scope of the Área Parc Sagunt and the Partial Plan of the Sector Parc Empresarial Sagunt 1. Its purpose is the overall structural organization of the Area and the detailed organization of the delimited industrial land sector.

Likewise modified specifically is the General Urban Development Plan of Puzol, as the reserve of land necessary for the road connection CV-309 with the junction located in this municipality (PRV-8) is included in the primary road network.

The Plan has been formulated according to the prescriptions of the highest ranking Urban Planning:

- Law 6/1988 of 13 April, on Land Regime and current precepts of the Consolidated Text of the Law on Land Regime and Urban Planning RDL 1/1992 of 26 June.
- Urban Activity Regulation Law (Ley 6/1994 of the Valencian Generalitat- DOGV no. 2394 of 24/11/94).
- Valencian Community Planning Regulations. (Decree 201/1998, of 15 December, of the Valencian Government- DOGV of 29/01/99).
- Law 4/1992, of 5 June of the Valencian Generalitat, on Non-urbanizable Land. (DOGV. no. 1806, of 17 June 1992; BOE, no. 180, of 28 July 1992), modified by Law 2/1997 of 13 June of the Valencian Generalitat. (DOGV. no. 3014 of 16 June 1997).
- Order of 29 March 1996 of the regional Minister of Public Works, Urban Development and Transport, approving the instruction of planning 1/1996 of 23 January, on the certification of the urban development plans of the Law on Regulation of Urban Activity. (DOGV. no. 2732, of 27 April 1996).

Likewise taken into account were the contents of the planning that supports or is the object of modification by this document:

- General Urban Development Plan of Sagunt, approved definitively by the Department of Public Works, Urban Development and Transport of the Valencian Generalitat on 14 April 1992 and consolidated text of the Urban Planning Standards of the municipality that was approved definitively on 9 June 1997 and published in the Official Provincial Bulletin of Valencia on 23 September 1997.

- Special Plan for the Delimiting of Lands for the establishment of Public Land Heritage Sagunto I, approved definitively by Resolution of 18 January 2002 of the regional Minister of Public Works, Urban Development and Transport of the Valencian Generalitat, DOGV of 25-01-02.
- Special Plan for the Delimiting of Lands for the establishment of Public Land Heritage Sagunto II, approved definitively by Resolution of 5 June 2002, of the regional Minister of Public Works, Urban Development and Transport of the Valencian Generalitat, DOGV of 13 June 2002.
- General Urban Development Plan of Puzol, approved definitively by the Territorial Commission of Urban Development of Valencia on 28 June 1995, Official Provincial Bulletin of 25 October 1995.

Article 2. Structural organization and detailed organization.

Included in the Second Title of these Urban planning standards are the determinations that have the character of Structural Organization of the Area.

The Third Title contains the standards that regulate the detailed organization of the Industrial Sector Parc Empresarial Sagunt 1. The detailed organization lists the alignments, grades, fixes the conditions of subdivision into plots and defines the urban uses and the edificability planned for the lands.

Article 3. Documentation of the Plan.

The following are the documents comprising this Plan:

Part without regulatory efficacy:

1. Informative and Explanatory Report.
2. Informative Drawings.

Part with regulatory efficacy:

3. Planning Drawings.
4. Urban Planning standards.

Article 4. Duration of the Plan.

This Plan will be of indefinite duration, in application of the article 58.2. of Law 6/1994, Regulating Urban Activity, hereinafter (LRAU), notwithstanding the possible modifications of its content, subject to current law.

Article 5. Publication enforceability and complementary standards.

1. The Plan will be immediately enforceable, from the mere publication of the content of the agreement of its definitive approval, but only in that which refers to the legitimation of the expropriations to execute the public works planned in them, as well as the classification of the land and its subjection to the legal laws of planning of direct application, according to article 59 of the aforementioned Law 6/1994, LRAU.

2. It will enter fully into force fifteen days from the publication of the resolution of its approval with transcription of its Urban Planning Standards, in accordance with the State Law 7/1985 of 2 April, Regulating the Bases of the Local Regime, for which the editing body of the Official Provincial Bulletin will be responsible, as soon as it receives the document of the Administration that approves it definitively. The publication of the definitive approval excuses its individualized notification.

3. In all that does not oppose what is specified in these Standards or the current law, the contents of the General Plan of Urban Development of Sagunt are applicable to the sector. The references to current legal and regulatory precepts will be understood to be made notwithstanding the application of the precepts of law necessary that are subsequently dictated.

Article 6. Modifications and development of the Plan.

1. The modifications that may be set forth to this Plan, as well as the instruments of planning that may be applicable to it, will fulfil the Law 6/1994, L.R.A.U. and all other current laws.

2. Through the figure of the Detailed Study it will be possible to modify the aspects of the Plan that are provided in art. 26 of the L.R.A.U. and in the conditions that determine the standards of structural organization.

3. The development of the Partial Plan is planned in a single phase of execution, as indicated in the documents of the Plan.

4.2. TITLE TWO: STRUCTURAL ORGANIZATION

Article 7. Guidelines of the strategy of urban evolution and occupation of the territory.

The following Guidelines of the strategy of urban evolution are established:

1. The objective pursued by the action is the creation of an industrial zone, developed by the direct management of the Administration, where uses can be located that require privileged conditions of accessibility from the national road network and from the Port of Sagunt,

2. The action is divided into two stages, which correspond to two contiguous areas located respectively to the East and to the West of the central road route: Parc Empresarial Sagunt 1, with an area of 3,033,646 M². and Parc Sagunt 2, with an area of 6,724,921 M².

3. The planning of the zone Parc Empresarial Sagunt 1, classified as urbanizable land, will accentuate the measures that make it possible to ensure good conditions of quality and functionality of the projected urban structure: an adequate system of accesses, large road sections, promotion of environmental values, a wide range of services and infrastructures, clarity in composition of the urban routes.

4. The zone Parc Sagunt 2, classified as common non-urbanizable land, may change to total or partial classification as urbanizable land, and must fulfil the following conditions:

- The global use must be industrial.
- The form of management will be direct, by expropriation.
- The area of the sectors will be preferably larger than 2 Km².
- The maximum edificability coefficient will be 0.638 m²t/m²s.
- The action must justify its adequacy with regard to the plans for construction of the high-speed railway corridor Valencia-Barcelona, excluding, as applicable, the lands necessary for this use.
- Land of the primary network that is not integrated in areas of distribution of urban or urbanizable lands may be included in the sector and, in this case, the land included may be computed for purposes of determining the edificability index and the fulfilment of standards of the secondary network, as long as it meets the conditions established for this purpose by urban planning law.

The land corresponding to the widening of the road CV-309 in the section PRV6 will maintain the right of utilization that corresponds to it by its inclusion in the area of distribution of the Programme of integrated Action "Camí la Mar 2" , adjacent on the northwest.

- The planning may be done through Special Use Organization Plans in which the infrastructure elements of the secondary network will be included which appear in planning drawing 3.3.

- Likewise, a continuous corridor of open space must be planned with a minimum width of 140 metres, as shown by graph in the same drawing 3.3. In this corridor elements equipped with infrastructures can be located: railway, electrical, etc... From its total area that strip of land with suitable conditions to be enjoyed as a garden space for public use may be computed as a secondary allocation of open spaces, according to the detailed planning defined by the Special Plan.

- The performance of the Study of environmental impact will be mandatory.

- The planning will adapt to the conditions of protection of the road elements located in its surrounding area.

Article 8. Land classification.

The land included in the Sector Parc Empresarial Sagunt 1 is classified as urbanizable, for global industrial use; subjected, therefore, to the regimen of Integrated Actions.

The land included in the Area Parc Sagunt 2 maintains its classification as common non-urbanizable land.

The land of the road elements of the road network is associated to different types of land, as represented in drawing 3.2 of planning.

Article 9. Treatment of non-municipal Public Property

The protection of road elements will follow the provisions of road law.

The protection of high-tension electric lines will follow the provisions of the Regulations on High-tension Electric Lines.

Article 10. Primary network of public facilities.

The central route of the Area is formed by the following road elements of the primary network, as represented in planning drawing 3.2:

- Part of the widening of the Road CV-309, pertaining to the Provincial Government of Valencia, included in the sector Parc Empresarial Sagunt 1 (PRV1).
- The rest of the widening of the CV-309 and road system of access to the sector from the Road CV-309, formed by two overpasses and their complementary elements (PRV2).
- Widening of the final section of the CV-309 to the north of the area of the sector (PRV6).
- Initial section of the CV-309 in its current route, to the south of the area of the sector, the widening of which is not planned. (PRV-7).

In the area of the sector Parc Empresarial Sagunt 1 included in the Primary network

- Access road direct to the Port of Sagunt, from the Road CV-309, to the limit of the sector, as shown in the graph in Drawing 3.2 of planning (PRV3).

In the area of urban land the following are included in the Primary Network:

- Access road direct to the Port of Sagunt, from the limit of the Sector, as shown in the graph in Drawing 3.2 of planning (PRV4).

In the zone Parc Sagunt 2 the following is included in the Primary Network:

- Access from the Road CV-309 to the junction to the South of the connection between the N-340 and the N-234, with a width of sixty metres (PRV5).

In the non-urbanizable land the following are included in the Primary Network:

- New connection of the Road CV-309 with the junction of Puzol, with the reserve of a band with an average width of sixty metres (PRV8). It is located partially in the municipality of Puzol.

Article 11. Instruments of development. Partial Plan of the Sector Parc Empresarial Sagunt 1.

The Partial Plan of the Sector Parc Empresarial Sagunt 1 contains the detailed planning of the sector and includes all the land in a Unit of execution. It must fulfil the following conditions:

TERRITORIAL FUNCTION: Creation of an area that can contain activities requiring privileged conditions of accessibility.

GLOBAL USE: Business activities relating to the industrial sectors, of logistic and tertiary activities. The content of the articles 14 and 15 of the annex of the Planning Regulations of the Valencian Community will be applicable to them.

INCOMPATIBLE USES: Residential, except single-family residence for use of guard personnel of the facilities other than for dwelling.

TYPE OF PLANNING: Isolated building on plot.

COMPUTABLE AREA: The computable area of the sector corresponds to its own area which comprises the elements of the road network which are included in the sector, named PRV1 and PRV3, as shown in the graph in planning Drawing 3.2. Thus, the computable area is 3,033,646 M².

MAXIMUM EDIFICABILITY: The gross edificability index of the sector Parc Sagunt 1 will be a maximum of 0.638 M² built up per M². Of land, coinciding with the one established by the General Urban Development Plan of Sagunt for the urbanizable land programmed. Applying this index on the computable area of the sector, the maximum gross edificability of the sector (EB) is found to be 1,935,466 M².

ALLOCATED RESERVES:

a) The minimum reserve of green zones of the sector Parc Empresarial Sagunt 1 will be 10 % of the computable area. This reserve will be located in the South and East limits of the sector, contiguous with the wet Zone of the Marjal del Moro.

b) The non-road reserve will be used preferably for allocation of infrastructure – urban services (ID) forming a continuous element in the north limit of the sector. On its surface a continuous passage will be reserved with a width of no less than 40 metres, which will contain open spaces, pedestrian paths and bicycles.

URBAN PLANNING ZONES: The Partial Plan will establish the detailed planning of the different zones of urban planning.

Article 12. Instruments of development. Detailed studies.

1. The purpose of the Detailed Studies is to develop the Partial Plan in accordance with the contents of Article 26 of the L.R.A.U. and art. 100 of the Planning Regulations, readjusting or establishing alignments and redistributing the edificability assigned by the planning, without increasing it in any case.

2.

In particular, they may define alignments or grades and complete the system of communications defined by the plan with those roads included in the public domain that are necessary to provide access to the plots whose specific planning establishes the Detail Study.

The new roads must have a minimum width of 20 metres, with entry and exit to the public road, without forming a "cul de sac", and will have no more than one turning point in their entire route.

3.

They may readjust or modify the organization of the volumes, but without increasing the utilization or edificability, or transferring edificability between blocks.

4.

The definition of alignments may not involve reduction of the area of the roads or open spaces included in the planning, or suppose alterations in the continuity of the route established for the thoroughfare system that runs through its area.

5.

They may likewise be written to determine the conditions of the segregation of buildings into a joint plot.

6.

In block Z1 of the logistic activities planning Zone a Detailed Study may be written to delimit plots in which tertiary uses are allowed, in the conditions established in article 23 of these Standards.

Article 13. Conditions of integrated actions

1. MANAGEMENT CONDITIONS

The development of the sector Parc Empresarial Sagunt 1 will be of prioritized character, although simultaneously the zone Parc Sagunt 2 may be developed. The action will necessarily include the construction of the connections of the sector with the Road CV- 309, through the construction of two overpasses.

The Partial Plan of the Sector Parc Empresarial Sagunt 1 will be of public initiative, to execute by expropriation; the Programme of Integrated Action of direct management must be carried out.

2. CONDITIONS FOR CONNECTION OF INFRASTRUCTURES.

- Road network: The action on the Sector Parc Empresarial Sagunt 1 will require the complete realization of the connections of the sector with the Road CV-309, including the two overpasses.
- Water supply: This will be done through a system from the regulation Tank or through the construction of a Desalination plant.
- Sewer system: The sewer system will be separative. The rain water must be channelled to the immediate zone of the Marjal del Moro, where ponds will be created for regulation of the supply to the protected wet Zone. The waste waters must be conducted to the water treatment plant.
- Electric energy: The supply may be provided from the medium voltage lines that cross through the sector. In the event that the electrification needs are greater, the connection can be considered from the Substation of Sagunt or the construction of a new Transformation substation.
- Communications network: The connection with the general telephone network will be made through a connection chamber located at the limit of the sector. Provision of the optical fibre network will be included among the urbanization works.
- Gas network. The construction of the network for the supply of gas to the plots will be included among the urbanization works.

4.3. TITLE THREE. STANDARDS OF DETAILED ORGANIZATION.

SECTOR PARC EMPRESARIAL SAGUNT 1.

CHAPTER 1.- URBAN LAND REGIME

Article 14. Urban classification zones.

The Partial Plan establishes the following areas or Urban classification zones, as was shown on a graph in planning drawing 3.4, according to the ownership of the land:

A) ALLOCATIONS OF PUBLIC DOMAIN AND USE

- Open spaces and gardens (JL)
- Road network (RV)
- Equipment of infrastructures-public services (ID)

B) PRIVATELY OWNED LAND:

- Industrial zone (I)
- Zone of logistic activities (Z)
- Zone of tertiary use (T)
- Zone for recreational use (R)

The urban planning regimen of each of these zones is determined by what is established in this partial plan, General Plan of Sagunt and the Regulations of Planning and of urban planning Zones of the Valencian Community.

CHAPTER 2.- GENERAL STANDARDS OF IMPLEMENTATION

Article 15. System of action.

For the fulfilment of the objective pursued by the action, the creation of an industrial zone where uses can be located that required privileged conditions of accessibility from the national road network and from the Port of Sagunt the delimited sector is reserved for development by direct management of the Administration, through expropriation.

Article 16. Sectorial delimitation, Distribution Area and Utilization Type.

A single Sector is established, with the name "Parc Empresarial Sagunt 1". The delimitation has been made following the criteria of sectorization of art. 20 of the Law on Regulation of Urban Planning Activity and art. 17 of the Planning Regulations.

All the land of the sector, including the elements of the primary network, constitute a single area of distribution, with a total area of 3,033,646 M2.

The gross edificability index (IEB) is fixed at 0.638 M2t/M2s., in reference to the computable area of the sector, which coincides with the area of the distribution area. In this way the gross edificability of the sector (EB) is of 1,935,466 M2t.

As weighting coefficients are not established, the utilization type of the sector coincides with the edificability index of the distribution Area.

CHAPTER 3.- SPECIAL STANDARDS FOR IMPLEMENTATION OF PUBLIC LAND

Article 17. Urbanization Project.

1. The design of the roads and open spaces of public domain and of the elements of the infrastructure networks will be developed constructively through the corresponding Urbanization Projects. The prescriptions of the articles 28 and 34 of the Law on Regulation of Urban Planning Activity must be complied with, respecting the determinations contained in this Plan. The Project will contain the definition of the necessary connections between the networks indicated in foregoing point and the general ones of the population, regardless of the differentiated attribution of the costs.

2 .The Project may carry out the adaptations of detail required by the characteristics of the land and of the subsoil in the material execution of the urbanization works. When the adaptation supposes the alteration of the determinations on planning or land regimen or of the building of the properties affected by the project, the corresponding Modification of the planning must be approved previously or simultaneously, except in the cases that may be adapted through Detailed Study.

3. The location of the Transformation Centres will be contained in the Urbanization Project. The constructive characteristics of the Centres will be those derived from their functional requirements and from the respect for the environmental values of the surrounding area.

4. The public green zones will be designed in the Urbanization Project, providing them with the corresponding wooded area, garden area, soil treatment, lighting and suitable furnishings.

5. The urbanization works of the roads are done in accordance with the design specifications contained in this Plan. The grades established, the scheme of pavements, roadways and parking areas may be altered in the Urbanization Project without modifying the alignments and maintaining a pavement width of no less than 2.5 M.

6. Next to the housing estate Parc Sagunt the works will be executed that are necessary to make possible the provision of flows from the well in the area called Aviation Field to the northern sector of the marjal.

7. The light impact will be minimized, avoiding the installation of luminaires of more than two metres in height or substituting the conventional luminaires used with low-intensity and low-dispersion luminaires. Likewise, the recommendations of the Astrophysics Institute of the Canary Islands will be followed with regard to the luminaires and light contamination, as established by the Study on Environmental Impact.

Article 18. Open spaces (JL)

The public open spaces will be designed in the Urbanization Project, providing them with the corresponding woodland area, garden area soil treatment, lighting and suitable furnishings. In them, sports use will be allowed, as well as the installation of elements of electrical infrastructure (transformation centre, power lines), and of water supply and treatment (tanks, decanting and regulation pools) that receive a treatment compatible with the use as garden area of public use. Likewise, in zone JL2 the installation of a heliport will be allowed.

The Edificability allowed for complementary uses will be of 0.01 m²/m²s

In the easement zone of protection of the sea-land domain the uses and works must be compatible with those allowed in articles 43 to 56 of the General Regulation for Development and Execution of the Law of Coasts (Royal Decree 1471/1989 of 1 December).

Article 19. Infrastructure equipment - Urban service (ID)

1. The conditions of execution of the land used for infrastructure equipment - Urban service (ID) are as follows:

Typology: Isolated building – Exempt block

Edificability: 0.9 m²/m²s

Maximum height: 10 metres, except for antennas and installations.

Maximum no. of floors: 2

Maximum occupation: 80% on net plot

Conditions of the plots: Minimum plot is not established.

Uses Allowed: Only the uses of infrastructure equipment of urban service are allowed among them railway use, water treatment, desalination plant, ecopark, electric transformation station, etc.

2. In accordance with the provisions in article 27.2 of the Planning Regulations of the Valencian Community, the administration may grant concessions for the reservation of land for supply and infrastructure companies. The acting administration may also charge the costs of acquisition and urbanization of the lands constituting the referred reserves among other administrations or supply companies that are beneficiaries of the same.

3. In this zone a band of terrain will be reserved at least forty metres wide to contain open spaces, pedestrian paths and bicycles.

Article 20. Road system

1. Road system is understood to mean the set of public elements and spaces reserved for the use of the circulation and transport of persons and goods, including, therefore, the railway system.

2. The design of the road network of the sector that is the object of this partial plan will fit the terms indicated in the planning drawings. Nevertheless, specific route modifications will be accepted whenever there is technical justification and they do not enter into contradiction with the general structure planned by this document.

3. In the roads of the primary network PRV 3 and PRV 4 a central band will be reserved, with a width of 30 metres as reserve for the future construction of a direct access of traffic restricted to port installations. In the urbanization works of the Execution Unit of the sector Parc Empresarial Sagunt 1 only the provisional treatment (gardening, gravelling, etc...) of the central band of the section PRV3 will be included.

CHAPTER 4.- SPECIAL STANDARDS OF IMPLEMENTATION OF PRIVATE LAND

Article 21. Concept, scope of application and system of activities

1. The particular conditions on uses of the land and contents in this chapter are those that regulate, together with the general regulations to which the foregoing titles make reference, the corresponding parameters in the zones shown on graphs in the Planning Drawing 3.2.

2. All building of new floor will fulfil the conditions established for the zone occupied.

3. According to the conditions established for building and land uses, the area planned by the Partial Plan divides privately owned Land in the following zones:

- **ZONE OF INDUSTRIAL USE (I)**
- **ZONE OF LOGISTIC ACTIVITIES (Z)**
- **ZONE OF TERTIARY USE (T)**
- **ZONE OF RECREATIONAL USE (R)**

4. As well as the specific conditions on the uses allowed in each one of the zones, the following criteria will be of general application.

1. Those derived from the regulations of subsidiary application, General Plan and municipal Ordinances.

2. In a strip of 100 metres around the limit of the catalogued wetland, effort will be made to avoid the location of installations that involve industrial processes likely to generate impacts on the wetland.

3. In a strip of 250 metres adjoining the limit with the Marjal del Moro the establishment of industrial activities classified in Annex I of Decree 54/1990, of 26 March, of the Council of the Valencian Generalitat, approving the nomenclature of activities that are a nuisance, unhealthy, harmful and dangerous, in development of the Valencian Law 3/1989 on Classified Activities and especially the industries that generate or store toxic or dangerous substances will be avoided.

Specifically prohibited is the implementation of industrial activities classified as Harmful with a high index (4-5) or Dangerous with a high index (4-5), in Annex I of said Decree 54/1990.

Article 22. Industrial Zone (I)

Typology: Isolated building – Exempt block

Edificability: 1.05 m²/m²s

Maximum cornice height: 15 m., except for elements of the installation that require more height according to their specific characteristics. In the cases that justifiably, due to specific characteristics of the processes of industrial production or of storage it was required, buildings would be accepted with a greater height; nevertheless, in no case may it exceed a cornice height of 35 metres. The parts of the building that exceed the cornice height of 15 metres may not be located at a distance of less than 150 metres from the limit of the sector with the wet zone of the Marjal del Moro. On the strip, after 150 metres' distance from the wetland the tallest buildings (over 15 m) should be located in the spaces located in the strip contiguous with the outer perimeter (western and northern) of the industrial park. This will facilitate the integration of said buildings with the ecosystem and will optimize the efficacy of the green barriers which are planned to be installed on the border between the protected space and Parc Sagunt.

Maximum total height: 3.5 metres more than the cornice height of the building. In the cases that justifiably, due to the specific characteristics of the buildings or of the required installations, the total maximum height is established in 10 metres at the cornice height of the building.

Maximum number of floors: 4. In the cases in which, justifiably, due to the specific characteristics of the production processes, it is required, structures will be accepted that are exclusively to be used for industrial or storage uses will a greater number of floors, without the possibility, in any case of exceeding 7 floors.

Maximum occupation: 70% on net plot

Withdrawals and setbacks: Structures must maintain a minimum distance of 10 metres to road and 6 metres to the rest of the boundaries.

Projections: Prohibited over the obligatory setbacks of boundaries and roads

Conditions of the plots: The minimum edificable net plot will have a minimum surface of 6000 m²; it must have a minimum length in front of alignment of 50 metres except for plots that are entirely for the uses announced in section 5 of article 27 and those regulated by article 28 of these Standards.

Permitted Uses: According to the classification of uses contained in the Urban Standards of the General Plan the following uses are allowed:

- Industrial, dominant use.
- garage and workshops, including the parking of trucks,
- warehouses,
- complementary offices of main use.
- commercial complementary of the main activity,
- shows and recreation: only bars and restaurants,
- equipment,
- Single-family home for residence of the security guard or person in charge, only in plots of more than 10,000 M2.
- The rest of the uses are not allowed.

Car parks: At least one space for every 150 m2 built will be reserved for interior parking of the plot. Likewise, the reservation of article 13 of the Annex to the Planning Regulations of the Valencian Community must be fulfilled for the uses indicated there.

Article 23. Zone of logistic activities (Z)

Typology: Isolated building – Block exempt

Edificability: 0.87075 m²/m²s.

Maximum height of cornice: 15 m., except for elements of the installation that require more height according to their specific characteristics. In the cases in which justifiably, due to the specific characteristics of the industrial production processes or of storage structures will be accepted of greater height; nevertheless, in no case will it be possible to exceed a cornice height of 35 metres. The parts of the building that exceed the height of the cornice of 15 metres may not be located at a distance of less than 150 meters from the limit of the sector with the wet zone of the Marjal del Moro. On the strip 150 metres from the wetland effort will be made to locate the buildings of greatest height (above 15 m) in the spaces located in the strip contiguous with the outer perimeter (western and northern) of the Industrial park. Thus, the integration will be facilitated of said buildings with the ecosystem and the efficacy of the green barriers that are to be installed on the border between the protected space and Parc Sagunt will be optimized.

Total maximum height: 3.5 metres more than the cornice height of the building. In the cases that justifiably, due to the specific characteristics of the buildings or of the required installations, the total maximum height is established in 10 metres at the cornice height of the building.

Maximum number of floors: 4. In the cases in which, justifiably, due to the specific characteristics of the production processes, it is required, structures will be accepted that are exclusively to be used for industrial or storage uses will a greater number of floors, without the possibility, in any case of exceeding 7 floors.

Maximum occupation: 70% on net plot.

Withdrawals and setbacks: The structures must maintain a minimum distance of 10 metres to road and 6 metres to the rest of boundaries. In the zone corresponding to the withdrawals, stacking of containers will not be allowed.

Storage of containers: In the storage of containers or other types of similar systems, the height of 10 metres and four floors of stacking height cannot be exceeded. The plots assigned for this use must have a green woodland band, elevated in size (at least 10-12 m. high) which establishes a visual barrier between the containers and the road network.

Projections: Prohibited on the obligatory setbacks to boundaries and roads.

Conditions of the plots: The minimum edificable net plot will have a minimum surface of 6000 m²; it must have a minimum length in front of alignment of 50 metres, with the exception of the plots that are entirely for the uses stated in section 5 of article 27 and those regulated by the article 28 of these Standards. In blocks Z1 and Z2 the minimum plot will have an area of 20,000 m² and a façade length of more than 100 metres in all fronts facing public road.

In block Z1 plots may be segregated with an area of no less than 6,000 m², assigned to the uses and with the edificability allowed for the planning Zone of Tertiary use, delimited by Detailed Study, without exceeding, in the entire block, the area of 15,000 m²s; the total edificability of the block may not, in any case, exceed a total of 243,270 M²t.

Uses Allowed: According to the classification of uses contained in the Urban Planning Standards of the General Plan the following uses are allowed:

- Industrial, dominant use.
- garage and repair shops, including the parking of trucks.
- warehouses,
- offices,
- equipment,
- single-family home for residence of the security guard or person in charge, only in plots of more than 10,000 M².
- In block Z1 the uses and the edificability allowed for the planning Zone of Tertiary use may be authorized, in plots with an area of no less than 6,000 m², delimited by Detailed Study, without exceeding in the entire block the area of 15,000 m²s and without the total edificability of the block exceeding in any case a total of 243,270 M²t.
- The rest of the uses are not allowed.

Car parks: At least one space for every 150 m² built will be reserved for interior parking of the plot. Likewise, the reserve must be complied with of article 13 of the Annex to the Planning Regulations of the Valencian Community for uses there indicated.

Article 24. Zone of Tertiary use (T)

Typology: Isolated building – Block exempt

Edificability: 1.68m²/m²s

Maximum cornice height: 15 m., except for elements of the installation that require more height according to their specific characteristics.

Maximum total height: 3.5 metres more than the cornice height of the building.

Maximum number of floors: 4

Maximum occupation: 60% on net plot

Withdrawals and setbacks: The structures must maintain a minimum distance of 6 metres from roads and all other boundaries.

Projections: Prohibited on the obligatory setbacks to borders and roads.

Conditions of the plots: The net minimum buildable plot will have a minimum surface of 6000 m², and must have a minimum length in front of alignment of 50 metres, except for the plots entirely for uses stated in section 5 of article 27 and those regulated by article 28 of these Standards.

Uses Allowed: According to the classification of uses contained in the Urban planning Standards of the General Plan the following uses are allowed:

- offices,
- commercial,
- shows and recreation,
- hotels,
- equipment,
- garage and service stations complementary to the main uses,
- Single-family home for residence of the security guard or person in charge, only in plots of more than 10,000 M².
- The rest of uses are not allowed.

Car parks: At least one space for every 150 m² built will be reserved for interior parking of the plot. Likewise, the reserve must be complied with of article 13 of the Annex to the Planning Regulations of the Valencian Community for uses there indicated.

Article 25. Zone of Recreational Use (R)

Typology: Isolated building – Exempt block

Edificability: 1.1 m²/m²s.

Maximum cornice height: 8 m.

Maximum total height: 3.5 metres more than the cornice height of the building.

Maximum no. of floors: 2

Maximum occupation: 60% on net plot

Withdrawals and setbacks: obligatory setbacks are not established.

Conditions of the plots: The plot will have an area of 600 m². The building project may make small adaptations of the location of the plot to fit topographical, landscape and design requirements of the open space where they are located.

Uses Allowed: : According to the classification of uses contained in the Urban planning Standards of the General Plan the following uses are allowed:

- Shows and recreation: only bars and restaurants,
- hotels,
- equipment,
- The rest of uses are not allowed.

Car parks: At least one space for every 150 m² built will be reserved for interior parking of the plot. Likewise, the reserve must be complied with of article 13 of the Annex to the Planning Regulations of the Valencian Community for uses there indicated.

CHAPTER 5.- STANDARDS OF DEVELOPMENT

Article 26. Conditions of Detailed Studies.

1. The minimum scope of a Detailed Study will be the block or equivalent urban unit.

2. It may be written with the purpose and conditions established in article 12 of these Standards.

Article 27. Conditions of Subdivision into Plots.

The simultaneous or successive division of lands into two or more lots that can result in independent estates or plots is considered an urban subdivision. All actions of subdivision must fulfil the following conditions:

1. Respect the parameters of minimum plot area and minimum facade width established for each planning Zone.
2. The plots may be reduced in size (until constituting the minimum plot), when the portion of excess land is situated in one of the sides of the plot and it is added to the adjoining plot or constitutes an edificable plot in itself.
3. Several plots can be remodelled through grouping them and subsequent subdivision into plots, fulfilling the conditions of minimum plot, in accordance with the content of article 82 of the L.R.A.U.
4. A Detailed Study will not be required when grouping two or more plots into a single one. In this case, the fulfilment of the conditions of building, occupation, edificability or withdrawals will refer to the resulting plot.
5. For the installation of Service Stations, a minimum plot of 2000 M2 will be required. Likewise, plot segregations will be allowed with a size smaller than the minimum plot stipulated in the cases of location of transformers, telephone antennas or infrastructure regulation centres.
6. Likewise, the segregation of buildings in joint plot will be allowed, in the conditions established by the following article. Likewise, in the plots, different companies may be established, in lease regimen within the same building unit.
7. The new boundaries resulting from the possible modification of the plot scheme must be parallel or perpendicular to the outer alignments.
8. The new plots resulting from the Detailed Studies or processes of subdivision into plots must be in accordance with the design of the Plan and of the Urbanization Project. In the case that works were needed for transfer or creation of niches, plans for new accesses to the road network, or any other change in the urbanization, the costs will correspond exclusively to the direct beneficiary or beneficiaries with the change.

Article 28. Segregation of buildings into joint plot.

Unless the Zone standards so prohibit, buildings may be segregated on plots in joint or condominium regimen, as long as the following conditions are complied with:

- a) Each of the sub-plots that will contain the buildings to be segregated will have a minimum area of 2000 M2; a rectangle can be drawn of the dimensions 30 x 40 M. Likewise, it will have two different boundaries to the joint space.

b) The group of planned buildings will respect the parameters and determinations imposed for the zone involved. In no case may the total of the partial utilizations be greater than the maximum utilization of the original plot.

c) A minimum of 20% of the land must be jointly held for purposes of execution, use and maintenance; any type of occupation impeding circulation for accesses and emergencies being prevented. Roads of private character will be allowed, with a minimum width of 12 m.

d) The allocations of infrastructures, if not possible to separate, will be made jointly, with a single point of connection to the public networks.

e) Every building or activity license will be preceded by the approval of a Detailed Study which fixes the characteristics of the joint elements (enclosures of public roads and of boundaries, parking, woodland, roadway, infrastructures), number and location of buildings, share in ownership of property and in maintenance, and other costs, etc. Said Detail Study may be presented and processed jointly with the Works Project.

f) The execution of the joint elements will be prior or simultaneous to the construction of the buildings, the granting of the activity license being conditioned to the finalization of the urbanization works or total conditioning of the joint plot.

Article 29. Conditions of lot.

Lots are plots which fulfil the conditions provided in article 6 of the LRAU. In the Zone of recreational use, it will be considered that the plots have vehicle access when the road nearest its boundaries is urbanized and there is a paved connection to the plot, with a minimum width of 6 metres, through the open space.

Article 30. Period to Build.

The period for building will be four years from the time the land acquires the condition of lot.

4.4. FOURTH TITLE.- GENERAL BUILDING STANDARDS

Article 31. General configuration of the building.

All the land of the sector will be configured by the integration of the system of planning by isolated building, the edificatory typology of exempt block and global industrial use.

CHAPTER ONE: PLOT CONDITIONS.

FIRST SECTION: CONDITIONS OF LOCATION ON THE PLOT.

Article 32. Boundaries and measurement of area.

1. Boundaries are the perimetral lines that delimit a plot and distinguish it from its adjoining plots.

2. Frontal boundaries are those which delimit the plot with the road or the open public space it faces; the others are lateral boundaries, the boundaries opposite the frontal ones are called rear ones or *testeros*.

3. The plot area will be measured by the horizontal projection of the area included within its boundaries.

Article 33. Alignments.

Alignments are the lines which, established by the Plan, determine the limits of the distribution planning indicating that no part or element of the building may surpass them, except the projecting elements that are expressly authorized.

Article 34. Exterior Alignment.

An exterior alignment is the one that indicates the separation between the edificable plots and the public road network or the open spaces for public use. They are shown in a graph on the distribution planning.

Article 35. Interior alignment or Building line.

This indicates the separation between the portions of edificable plot that can support building on grade and those that must remain without building. It represents the imprint in distribution that can be occupied by the main building, notwithstanding the limitations that are determined on the maximum plot occupation coefficient.

Article 36. Grade.

The following are differentiated:

- a) *Grade line* which, established by the Plan or by the urbanization Project that develops it, coincides with the longitudinal profile of the public roads in its axis.
- b) *Grade level*, which is the dimension of level taken at any point of the grade line.

Article 37. Distance to boundaries.

Distance to boundaries is understood as the one which separates the plane of facade, or as applicable, a protrusion, from the nearest boundary of reference, measured on a straight line perpendicular to the actual boundary.

SECOND SECTION: CONDITIONS OF PLOT OCCUPATION.

Article 38. Occupiable area.

1. *Occupiable area* is understood to be a portion of plot that may be occupied by the building over grade.

2. Underground buildings may be located only within the *occupiable area*, unless involving auxiliary structures such as swimming pools, tanks, etc.

Article 39. Occupancy coefficient.

1. *Occupancy coefficient* is understood as the relation between the occupiable area and the area of the plot.

2. The *occupancy coefficient* is established as maximum occupation. If from the application of this parameter an occupation is obtained different from the one derived from other conditions of occupation or location, the smaller one will always be taken.

Article 40. Open plot space.

This is the part of the plot where it is not possible to build over grade as a result of the application of the conditions of occupation.

THIRD SECTION: DEVELOPMENTS ON THE PLOT.

Article 41. Built-up area per floor.

Built-up area per floor is understood as the area included within the outer limits of each of the floors of the building.

Article 42. Total built-up area.

Total built-up area is understood as the sum of the constructed areas of all the floors composing the building.

Article 43. Useful area.

Useful area of a space or of premises is understood as the area included within the perimeter defined by the interior face of its enclosures with the exterior, with other spaces or premises of the building or with other buildings. A useful area of a floor or of the building, respectively, is the sum of the useful areas of the spaces or premises integrating a floor or an entire building.

Article 44. Edificability.

This is the maximum total value, expressed in square metres of roof, of the building over grade that may be made on a plot, through the application of the geometric parameters (alignments, number of floors, occupation on floor, etc.) established by the Plan or through edificability coefficients.

Article 45. Building coefficient.

1. The *edificability coefficient* is the relation between the total edificable area of the horizontal projection of the scope of reference.

2. According to the scope of reference, two forms of expressing edificability are distinguished:

a) *Global edificability coefficient*: applied on the total area of the corresponding area, which includes the totality of the lands within the area; that is, both the plots and the public open spaces and the public road network.

b) *Net edificability coefficient*: applied on the net area of the plot; that is, on the total plot area subtracting the public open spaces and the public road network.

CHAPTER TWO: CONDITIONS OF VOLUME AND SHAPE OF THE BUILDINGS.

FIRST SECTION: ON THE MEASUREMENT OF THE HEIGHT OF THE BUILDING AND ITS FLOORS.

Article 46. Height of the building.

The height of a building is the vertical dimension of the part of the same that projects from the land. For its measurement, metric units and the number of floors of the building will be used.

Article 47. Reference level.

1. It is the level established on the land based on the determinations of the Plan, which serves as origin for the measurement of the height.

2. Criteria for the establishment of the reference level:

a) The reference level will be established on the grade line of the road the building faces and at the height of the mid-point of the projected facade.

b) In the cases in which the plot faces two or more roads the reference level will be defined as the one that is least restrictive when applying the foregoing rule.

c) Effort should be made, if the production process allows, to adapt to the gradient of the land, developing the building gradually, with differences of less than two metres between consecutive ground floors.

Article 48. Height in metric units.

This is the height of the building measured in metric units from the reference level. The following are distinguished:

a) *Cornice height*: the height measured to the intersection formed between the lower face of the roof framework of the last floor, or the lower face of the truss or support element of the roof, and the plane of the façade of the building on this last floor.

b) *Coronation height*: the height measured to the level of the upper plane of the parapets of roof protection.

c) *Total height*: the height measured to the lintel or highest part of the building or installation.

Article 49. Maximum height.

1. *Maximum height* is understood as the height indicated in the particular Conditions of each area as a limit value of the height of the building.

2. When the height is established in two measuring units, number of floors and metric units, both must be respected at the same time as maximum acceptable figures.

Article 50. Floor.

This is every horizontal surface that is practicable and covered, conditioned to carry out an activity on it.

Article 51. Mezzanine.

Mezzanine is understood to be the floor that, in its totality, has the floor framework in an intermediate position between the flooring and the roof of a ground floor. The construction of Mezzanines is accepted as long as its useful area does not exceed 25% of the useful area of the premises to which it is attached.

Article 52. Floor plan level.

Floor plan level is understood as the vertical distance measured between the reference level and the upper face of the floor framework of the floor to which the measurement refers.

Article 53. Floor height.

Floor height is understood to be the vertical distance between the upper faces of the frameworks of two consecutive floors.

Article 54. Clear floor height.

1. *Clear floor height* is understood as the vertical distance between the upper face of the finished flooring of one floor and the lower face of the roof framework of the same floor.

2. The minimum clear height in floors over grade, for premises where there is continuous use by persons, will be 2.50 metres, notwithstanding greater restrictions according to the uses.

3. For the premises assigned to recreational use or for public events the minimum height (from floor to roof) will be 3.20 metres or from 2.80 metres until the false ceiling if there is one.

SECOND SECTION: OF BUILDING BELOW GRADE.

Article 55. Basement Floor.

1. The lower face of the roof framework may not be situated at a level higher than 0.4 metres above the reference level, following the definition and criteria established for this in these Standards. When located under open spaces the basement may not exceed the reference level.

2. The free height required will depend on the characteristics of the use to which it may be assigned, with absolute minimums of 2.20 metres for the free height (car parks) y 2.50 metres for the floor height (between upper faces of frameworks).

3. The built area of the basement floors will not compute for purposes of maximum edificability.

Article 56. Semi-basement Floor.

1. The interior face of the roof framework may not be located at a level higher than 1.40 metres over the reference level, following the definition and criteria established for it in these Standards.

2. The free height required will depend on the characteristics of use to which it may be assigned, with absolute minimums of 2.20 metres for the free height (car parks) and 2.50 metres for the floor height (between upper faces of frameworks).

3. The built area of the semi-basement floors will not compute for purposes of maximum edificability.

Article 57. Inhabitable spaces in floors below grade.

1. In semi-basement floors neither inhabitable spaces nor work premises may be installed.

2. On semi-basement floor the location of inhabitable spaces is prohibited. They may be used as work premises only if the ventilation holes have a total area of no less than 1/10 of the useful area of the premises.

THIRD SECTION: OF BUILDING ABOVE CORNICE HEIGHT.

Article 58. Buildings above building height.

1. Above the cornice height the following in general may be allowed:

a) The slopes of the inclined roofs.

b) The trims of the stairways, lift cabins, tanks and other installations, which may not surpass a height of 3.50 metres over the cornice height.

c) Parapets, railings and ornamental trims that may not exceed the cornice height by more than 2 metres.

2. Beyond the maximum total height determined, no construction may be allowed, except:

a) The chimneys for ventilation or smoke extraction, heating and air conditioning, the elements of static or dynamic aeration on roof, with the heights determined for correct operation by the specific current regulation or in its absence, the standards of good practice in construction.

b) The solar energy collector panels.

c) Antennas and lightning rods.

d) Exceptionally, in the cases in which due to the specific characteristics of the processes of industrial production or of storage it is required, singular structures would be allowed above the indicated height.

CHAPTER THREE: FUNCTIONAL CONDITIONS OF BUILDING.

FIRST SECTION: LIGHTING AND VENTILATION CONDITIONS.

Article 59. Premises.

Premises are understood to be the group of contiguous spaces devoted to the development of the same activity.

Article 60. Inhabitable space.

Inhabitable space is considered to be all of that in which activities of lodging, rest or work are carried out that require the prolonged permanence of persons.

Article 61. Exterior premises.

It will be considered that premises are exterior if each and every one of their inhabitable spaces fulfils any of the following conditions:

- a) Fall on a public road.
- b) Fall on an open building space, of public character.
- c) Open onto an open building space of private character that fulfils the determinations of the Particular Conditions of the Planning zone where it is found.
- d) Open onto a patio, whose dimensions fulfil the determinations of these Standards.

Article 62. Conditions of inhabitable spaces.

All inhabitable spaces must fulfil any of the conditions indicated in the foregoing article, with the exception of those pertaining to those premises that must or may lack holes due to the activity carried out in them, and as long as they have installation of ventilation or air conditioning.

Article 63. Prevention of falls.

Any hole made in the buildings opened directly to the exterior and the ridges of the flooring that may suppose risk of falls will be protected by a parapet or a railing with a minimum height of 110 cm. With the same system of protection and under the same conditions the outer perimeters will be protected from the open protruding elements and under the same conditions the outer perimeters will be protected from the open protruding and entering elements, and terraces accessible to persons.

Article 64. Light shaft.

1. *Light shaft* is understood to be the unbuilt space that, contained by the structure and located inside the exterior or interior alignments, is used to obtain lighting and ventilation for the inhabitable spaces.

2. The light shaft is exterior when it falls on a road or an open space and interior in the opposite case.

3. The height of the shaft (H) is defined as the distance, measured in metres, from the flooring of the same to the coronation of the highest of the walls of the building falling on the shaft.

4. For the purposes of measurement of the height of the shaft the cants falling on the same will not be taken into account, which are for staircases and lift cabins as long as they do not occupy more than 25% of the perimeter of the shaft.

Article 65. Minimum dimensions of interior light shafts.

The minimum dimension of light shafts will be such that the diameter of the circle that may be inscribed in it is equal to or larger than $H/4$ and the minimum area equal to $H^2/15$ m². A minimum is fixed of 3 metres for straight span and 12 square metres for the area.

Article 66. Ventilation shaft.

1. It is the unbuilt space of character analogous to the light shaft, which is used to ventilate or illuminate uninhabitable spaces and/or stairways.

2. The ventilation shaft is exterior when it falls on a road or open space, and interior in the opposite case.

Article 67. Minimum dimensions of ventilation shafts.

The minimum dimension of the ventilation shaft will be such that the diameter of the circle that may be inscribed in it is larger than or equal to $0.15 H$ and the minimum surface equal to $H^2/25$ m². A minimum of 3 metres is fixed for straight span and of 9 square metres for the area.

Article 68. Straight spans.

No facade plane will be at a distance from the other opposite it a dimension of less than the one established, according to the case, in the foregoing articles. In no case will there be straight spans of fewer than 3 metres.

Article 69. Ventilation and illumination.

1.The ventilation and light shafts must have an area of no less than 1/20 of the useful area of the floor of the premises.

2.Each of the inhabitable spaces must have a practicable area with a shaft that is no less than 1/20 of the useful area of the space and whose smallest linear dimension must not be less than 50 cm.

3.In case of artificial ventilation and illumination the presentation will be required of the projects of lighting and air conditioning installations, which the City Hall must approve, the facilities being subject to possible inspections, before the opening of the premises and at any time.

THIRD SECTION: SAFETY CONDITIONS IN THE BUILDINGS AND THEIR FACILITIES.

Article 70. Fire protection.

1.The structures may comply with the measurements established for fire protection by the Basis Standard of Building NBE-CPI-96 *Fire Protection Conditions in the Buildings*, Royal Decree 786/2001 approving the Safety Regulations against fire in industrial establishments, and all that are in force in this subject, of any other rank or administrative area.

2. The municipal provisions that the City Hall has approved to increase the preventive safety of the buildings and to facilitate the evacuation of persons and the extinguishing of the fire if it occurs will be mandatory.

Article 71. Elimination of architectural barriers.

The current provisions will be applied that are necessary for the elimination of architectural barriers that impede accessibility in public buildings and transit through public roads of handicapped or physically disabled persons and, especially, Law 1/1998 of 5 May of the Valencian Generalitat on Accessibility and Elimination of Urban and Communication Barriers.

Article 72. Signage in buildings.

1.In buildings of public use, there will be interior signage corresponding to exits and stairs of normal use and for emergency, installations for extinguishing of fires, systems or mechanisms of evacuation in case of accident, position of accesses and services, machinery rooms, location of telephones and means of circulation for the disabled, indication of steps on stairs and, in general, all signage that is necessary for orientation of persons inside it, and to facilitate the processes of evacuation in case of accident or casualty or the action of the services of citizen protection, all in agreement with the specific current regulations.

2.The signage and its operation in situation of emergency will be the object of inspection by the municipal technical services before authorization of the start-up of the use of the building or premises and of checks at any time.

Article 73. Lightning prevention.

When due to the location of a structure, or due to the absence of installations for protection in its surrounding area, there are risks of accidents due to lightning, the installation of lightning rods will be required. The installation of lightning rods will be defined by the electrical resistance it offers, considering the built volume that must be protected and the danger of the place with respect to lightning. The Standard *NTE-IPP Protective Installations* will be applicable. *Lightning rods* will be applicable and all that are in force in this area of any other ranking or area of the State.

FOURTH SECTION: ENVIRONMENTAL CONDITIONS.

Article 74. Environmental conditions.

1. The environmental conditions are those that impose on the buildings, whatever may be the activity they house and their installations so that their use does not result in aggression to the natural medium due to transmission of noise, vibrations, emission of harmful gases, smoke or particles, liquid spills or solids, electric disturbances or emission of radioactivity. Likewise included are the conditions referring to the visual impact of the structures on the perceived surroundings.

2. In all that does not oppose the content of these Standards, the provisions of the General Ordinance of Environmental Protection of Sagunto will be applicable.

Article 75. Environmental impact observation points.

The impact produced by the operation of any activity in the urban medium will be limited in its environmental effects due to the prescriptions indicated by the specific current municipal Ordinances. Its fulfilment will be checked in the observation points established in the same.

Article 76. Smoke extraction.

1.All types of conduct or chimney will be equipped with sufficient insulation and covering to prevent heat radiation from being transmitted to contiguous properties, and the passage and emission of smoke causes bother or harm to third parties.

2. The mouths of the chimneys will be located at least two metres above the ridges of the roofs, walls or any other obstacle or structure, at a distance of at least 10 metres.

3. The use of purification filters is mandatory in the smoke exhaust of industrial chimneys and smoke and vapour exhaust of kitchens of collectives, hotels, restaurants or cafés.

4. The City Hall may impose the corrective measures it deems pertinent when, after a technical report, it is accredited that a smoke exhaust causes harm to third parties.

5. All provisions on atmospheric contamination will be current whether they come from the City Hall or from any other supramunicipal administration.

Article 77. HVAC installation.

1. All buildings in which there are premises used for sedentary permanence of persons must have an installation of heating or air conditioning; any system of heat production may be used that can maintain the temperature conditions fixed by the corresponding specific regulations.

2. The climate control installations will fulfil the applicable regulations for operation and design (*Regulations for thermal installation in buildings and their complementary Technical Instructions*, or equivalent standards and those others that may be imposed by the regulatory municipal Ordinance on the subject.

Article 78. Emission of gases, smoke, particles and other atmospheric contaminants.

1. The emission of any type of ashes, dust, smoke, vapours, gases or other forms of contamination that may cause damage to the health of persons, to the wealth of animal or vegetable life, or property, or deteriorate conditions of cleanliness required for urban decorum will not be allowed.

2. Under no circumstance will the handling of substances that produce smells that can be detected without the use of instruments be allowed.

3. The gases, smoke, particles and in general, any contaminating element of the atmosphere may not be evacuated in any case freely to the exterior, but must instead be done through ducts or chimneys that fit the applicable requirements.

Article 79. Emission of radioactivity and electrical disturbances.

1. Activities likely to produce radioactivity or electrical disturbances must comply with the special provisions or the competent bodies on the subject.

2. Under no circumstances will any activity be allowed which emits dangerous radiations, as well as any that produces electrical disturbances that affect the operation of any equipment or machinery, different from those that cause the disturbances.

Article 80. Noise transmission.

1. The sound level will be measured in weighted decibels of the scale A (dB A) according to Standard UNE 20464, or another substituting it. In general the stipulations in the current regulatory municipal ordinance on noise and vibrations will be taken into account.

2. In the planning Zones where the dominant use is industrial the maximum level allowed will be 70 dBA.

3. In the planning Zones where the dominant use is not Industrial the maximum level allowed will be 55 dBA.

Article 81. Vibrations.

No vibration will be allowed that is detectable without instruments in the places of observation. For their correction, there will be antivibratory benches, elastic supports or any other type of corrective measure.

Article 82. Glare.

From the surrounding area or limit of the premises or plot no direct or reflected glare may be visible, due to light sources of great intensity or processes of incandescence at high temperatures, such as combustion, welding, or others.

FIFTH SECTION: MINIMUM LIVING AND QUALITY CONDITIONS OF PREMISES.

Article 83. Water supply.

The drinking water supply network will supply all the toilet areas, places for food preparation and all others that are necessary for each activity.

Article 84. Electric power supply.

1. All buildings will have an interior electrical energy installation connection to the general power supply grid or to a suitable self-generating power system

2. In the establishments open to the public there will be means of providing artificial lighting to all the premises and allowing power sockets for the available installations.

3. The low-voltage installations in the building will be defined for the electric power necessary, taking into account for the calculation the expected energy consumption for the planned services and uses, according to the conditions of supply marked in the specific Instructions and Regulations.

Article 85. Electrical transformation installations.

When the installation is planned of electrical energy Transformation Centres in a building, they must be located above the level of the general sewer system of the zone to allow drainage in case of flooding and, in addition to fulfilling the conditions required by the specific regulations, they must adapt to the applicable Environmental Protection Standards. The public road may not be occupied, over grade with any auxiliary installation, except when a control board is installed for public lighting.

Article 86. Meter and control room.

In all the buildings in which there are installations differentiated by the consumer, there will be premises with the suitable technical characteristics to house the individualized meters and the safety fuses.

Article 87. Earth connection.

1. In all buildings, the earth connection of the installations and structure will be required.

2. The installation of earth connection will be defined by the electrical resistance offered by the line, considering the surges and fault currents that may originate in the electrical installations, antennas, lightning rods and large metal masses, structural or of other type.

Article 88. Other energies.

The installations used to supply the buildings of other energies such as: gaseous, liquid or solid fuels, and alternative energies such as solar energy, must fulfil the conditions imposed by the specific regulation, by the Ordinances approved by the City Hall and, as applicable, by the supplying companies.

Article 89. Telephone installations.

All the buildings must be built with planning for the telephone conduit system, regardless of whether or not connection is made with telephone service.

Article 90. Solid waste conditions.

1. Law 10/1998 of 21 April, on Waste and Law 10/2000, of 12 December, on Waste of the Valencian Community will be applicable. In the event of having dangerous waste Royal Decree 833/88 of 20 July will also be applicable, approving the Regulations for the execution of basic Law 20/86, on toxic and dangerous waste, as well as Royal Decree 952/97 of 20 June modifying the foregoing. Likewise, as applicable, all autonomous and national laws on the subject of dangerous waste (control and monitoring documents, registry of small producers, etc.).

2. The collection of solid waste will be carried out by the Service contracted by the Board of Directors of the Industrial Area or by Companies authorized by the City Hall.

3.Uncontrolled disposals in ravines, river beds, and similar are totally prohibited, in order to prevent negative impact on the environment.

Article 91. Waste water conditions.

Waste water from all types of disposal, in order for its collection to be allowed through the general sewage system and its subsequent treatment in collective purification plant, must comply with the limitations established by the model of ordinance of the Entitat de Sanejament d'Aigües Residuals of the Valencian Community, a statement of which is included below, regulating the daily maximum average concentrations and the maximum instantaneous concentration:

Parameter/Unit	Average maximum daily concentration	Maximum instantaneous concentration
pH	5.5 - 9	5.5 - 9
Solids in suspension (mg/l)	500	1,000
Sedimentable materials (mg/l)	15	20
Coarse solids	Absent	Absent
DBO5(mg/l)	500	1,000
DQO (mg/l)	1,000	1,500
Temperature (°C)	40	50
Electric conductivity at 25°C (µs/cm)	3,000	5,000
Colour	Inappreciable at a dilution of 1/40	
Aluminium (mg/l)	10	.20
Arsenic (mg/l)	1	1
Barium (mg/l)	20	20
Boron (mg/l)	3	3
Cadmium (mg/l)	0.5	0.5
Chrome III (mg/l)	2	2
Chrome VI (mg/l)	0.2	0.5
Copper (mg/l)	1	3
Tin (mg/l)	5	10
Iron (mg/l)	5	10
Manganese (mg/l)	5	10
Mercury (mg/l)	0.1	0.1
Nickel (mg/l)	5	10
Lead (mg/l)	1	1
Selenium (mg/l)	0.5	1
Zinc (mg/l)	5	10
Cyanides (mg/l)	0.5	5
Chlorides (mg/l)	2,000	2,000
Fluorides (mg/l)	12	15
Sulphurs (mg/l)	2	5
Sulphites (mg/l)	2	2
Sulphates (mg/l)	1,000	1,000
Total phosphorus (mg/l)	15	50
Ammoniacal nitrogen (mg/l)	25	85
Nitric nitrogen (mg/l)	20	65
Oils and greases (mg/l)	100	150

Aldehydes (mg/l)	2	2
Detergents (mg/l)	6	6
Total phenols (mg/l)	2	2
Pesticides (mg/l)	0.1	0.5
Toxicity (U.T.)	15	30

Article 92. Gaseous waste conditions.

1. In the scope of the Plan emissions of dust or harmful gases are prohibited and in any case the Law on Atmospheric Environmental Protection 38/1972, of 22 December must be complied with, and Decree 833/75 of 6 February (Official State Bulletin no. 96 of 22 April), which develops said Law and the subsequent partial modifications made of the latter.

2. With regard to the maximum allowable concentrations of pollutants, the general limits that said Law establishes are as follows:

Pollutants	Unit of Measure	Maximum levels
Solid particles	mg/Nm ³	150
SO ₂	mg/Nm ³	850
NO _x (as NO ₂)	ppm	300
CO	ppm	500
F total	mg/Nm ³	250
Cl	mg/Nm ³	230
H Cl	mg/Nm ³	460
SH ₂	mg/Nm ³	10

Article 93. Water supply conditions.

1. The supply of water is through the system, or systems, that provide service to both the consumption of drinking water and hydrants and irrigation.

2. The quality of drinking water must comply with the Technical Sanitary Regulations for the supply and quality control of drinking water for public consumption of 1990, and the Technical Sanitary Regulations for Supply of Drinking Water of the regional Department of the Environment (Decree 11/1992 of 6 July), as well as the Regulations approved by the City Hall for this purpose.

CHAPTER FOUR: BUILDING TYPOLOGY.

FIRST SECTION: BUILDING TYPES.

Article 94. General characteristics of the types provided.

In the scope of this Partial Plan the following basic types of building are planned:

Isolated or exempt building. Constituted by the building in which there is total independence with regard to the adjoining plots. That is, its location in the plot fits withdrawals to side or rear boundaries, as well as to road. It is the characteristic type of the sector.

Adjoining building or between dividing walls. It constitutes the building for industrial use in which setbacks or lateral setbacks do not materialize with regard to the adjoining plot or plots. It is allowed in the conditions established for the segregation of buildings in joint plot in the foregoing article 28, maintaining in any case in the overall plot the specific building conditions of the planning zone in which it is located.

Various installations. Included in this typology are those unregistrable installations in the foregoing definitions or types, such as energy and telecommunication installations, infrastructures, etc.

Article 95. Secondary buildings and other works.

1. Secondary buildings used for garages, sheds, small warehouses, etc. may be built, even sports facilities for the use of the workers, as long as the following requirements are fulfilled as well as those that determine the rest of the provisions of these Standards.

2. The aforementioned structures or buildings may not suppose an increase in the maximum area of occupation of the plot or in the maximum edificability allowed, and must respect the setbacks established to rear and lateral boundaries.

3. The secondary buildings may not be of more than one story and their maximum total height will be 4 metres.

4. The roofs for atmospherically protecting the vehicles parked outdoors, inside the plot, may be adjoined to rear and side boundaries, as long as they only constitute horizontal enclosures, do not cause inconvenience to third parties and are made with materials that allow good conservation. They will not compute for purposes of edificability or occupation of the land.

5. Adjoining the fence of the main facade or at a short distance from the same, it may allow the niches or small cabins for housing connections for the installations of services, transformers, control or surveillance cabins, etc., as long as they are of small size and integrated in the fence or its surrounding area.

FOURTH SECTION: AESTHETIC AND BUILDING PROTECTION CONDITIONS.

Article 96. Exterior treatment of buildings and garden zones.

1. All the exterior walls of the buildings must be treated with materials and finishes specifically for facade, regardless of their relative position.

2. A minimum of 2 % of the plot area will be devoted to garden zones, planting trees at a rate of 1 for every 20 metres of perimeter of plot, of species that are acclimatized, tall and arranged preferably next to the fence of the plot.

3. The advertising will be limited to permanent supports in which the installations will be announced, without allowing other content. All the advertising and commercial signs must respect, in their situation and dimensions, the ornamental and composite elements of the building and of the surroundings.

Article 97. Enclosures and fences.

1. Enclosures of the plots are mandatory. They must be made with a solid factory base with a height of less than 1.20 M. and perforated metal closure that may not exceed a total height of 2.3 M.

2. They must have a treatment and finish of good quality, in accordance with the one corresponding to exterior facades. The solid part will be built with materials that ensure their stability and conservation; concrete blocks and bricks that are not with facing brick or that are not rough-coated and painted will be prohibited.

3. The wire mesh part of the fence will be comprised of elements that are permeable to the view or gardening hedges. Electro-welded metal mesh may be used.

4. Architectural portals are authorized in the accesses to the plot as long as they do not protrude over the pavement more than 0.5 metres, and are not more than 5 metres tall.

5. All the plots with facades facing the CV-309 will obligatorily have on the front bordering said road a garden strip and with plantation of woodland of a minimum depth of 10 metres, only interrupted by the paved zone of access to the installations.

4.5. FIFTH TITLE : HISTORICAL AND ARCHITECTURAL PROTECTION STANDARDS

Article 98. Catalogue of protected buildings.

In the interior of the area of the sector there are no buildings included in the Catalogue of Architectural Heritage of the municipality of Sagunt.

A protection is established derived from its ethnological and archaeological interest regarding the *Alquería de l'Advocat*. As an asset protection measure with regard to its maintenance or rehabilitation the works must be executed in a maximum period of one year, according to the prescriptions of the General Directorate of Valencian Cultural Heritage.

Article 99. Archaeological protection standards.

In the lands with archaeological sites, as soon as their existence is discovered, protective measures are taken or transfer of the remains which make their conservation compatible with the development of urban planning action.

An Area of Archaeological Surveillance is delimited over the remains of the old *alquería* of San Marcos, in the area defined in the planning drawings. In order to carry out works in this area, or other types of interventions or activities that involve moving land, whether public or private, the promoter must submit before the competent regional department in the subject of Culture a preliminary study subscribed by a competent technician about the effects the same could cause in the remains of this nature. Likewise, prior to the demolition of the existing remains an exhaustive study must be performed in which the characteristics of the building are documented, both formal and of material of the existing factories; the demolition must be performed in a controlled manner, especially if reused materials of interest are detected.

Article 100. Standards of architectural and ethnological protection.

In the buildings catalogued the only operations of development allowed are those that ensure the conservation of the existing structures, as well as their revitalization, promotion and valuation, without allowing works or activities that involve the destruction or deterioration of the essential persistent structures, instead promoting those that include their rehabilitation.

TRANSITORY PROVISION

The existing buildings that fulfil the conditions of use established in these Standards and are not found on land assigned to public domain and use will be considered in conformity with the planning and therefore will not be considered outside planning.

10 February 2009

VETGES TU I MEDITERRÀNIA S.L.P.

Antonio Picazo Córdoba

Ángel Martínez Baldó, architects

Jaime Frigols Martín, attorney at Law

PLANNING SHEET

SECTOR	Sector Parc Empresarial Sagunt 1.
AREA	3,033,646 m2., among which are included 198,482 m2. of primary road network
GLOBAL USE	Business activities relating to the industrial sectors, of logistic and tertiary activities. The content of the articles 14 and 15 of the annex of the Planning Regulations of the Valencian Community will be applicable.
INCOMPATIBLE USES	Residential, except single-family residential used for home of guard personnel of the installation of different use from that of dwelling.
TYPE OF PLANNING	Isolated building of plot.
COMPUTABLE AREA	The computable area of the sector corresponds to its own area that comprises the elements of the primary road network that are included in the sector, named PRV1 and PRV3, as was shown on a graph in planning Drawing 3.2. Thus the computable area is of 3,033,646M2.
MAXIMUM EDIFICABILITY	The gross edificability index of the sector Parc Sagunt 1 will be a maximum of 0.638 m2. built per m2. of land, coinciding with the one established by the General Plan of Urban Development of Sagunt for the programmed urbanizable land. Applying this index on the computable area of the sector, the result is that the gross maximum edificability of the sector (EB) is 1,935,466 m2t.
ALLOCATED RESERVES	<p>The minimum reserve of green zones of the sector Parc Empresarial Sagunt 1 will be 10 % of the computable area. This reserve will be located in the South and East limits of the sector, contiguous with the wet Zone of the Marjal del Moro.</p> <p>The non-road reserve will be used preferably for allocation of infrastructure-urban services (ID) forming a continuous element in the north limit of the sector. In its area a continuous passage will be reserved with a width of no less than 40 metres, which will contain open spaces, pedestrian and bicycle paths.</p>
DISTRIBUTION AREA AND UTILIZATION TYPE	<p>The distribution area coincides with the sector.</p> <p>The utilization type is 0.638 m2t./m2s.</p>

MANAGEMENT SHEET

UNIT OF EXECUTION	Sector Parc Empresarial Sagunt 1.
AREA	3,033,646 m ² ., among which are included 198,482 m ² . of primary road network
MAXIMUM EDIFICABILITY	The gross edificability index of the sector Parc Sagunt 1 will be a maximum of 0.638 m ² built per m ² . of land, of land, coinciding with the one established by the General Plan of Urban Development of Sagunt for the programmed urbanizable land. Applying this index on the computable area of the sector, the result is that the gross maximum edificability of the sector (EB) is 1,935,466 m ² t.
DISTRIBUTION AREA AND UTILIZATION TYPE	The distribution area coincides with the sector. The utilization type is 0.638 m ² t./m ² s.
FORM OF MANAGEMENT	Public initiative, to be executed by expropriation; the Integrated Action Programme of direct action must be processed
CONDITIONS OF INFRASTRUCTURE CONNECTION.	
ROAD NETWORK	The action will necessarily include the construction of the connections of the sector with the Road CV-309, including the construction of the two planned overpasses.
WATER SUPPLY	This will be made through a system from the regulation Tank or through the construction of a Desalination Plant. Together with the urbanization of Parc Sagunt the necessary works will be executed to make possible the provision of supplies of water from the well in the surrounding area named Campo de Aviación to the northern sector of the marjal.
SEWER SYSTEM	The sewer system will be separative. The rain water must be channelled to the immediate zone to the Marjal del Moro, where pools will be created for regulation of the supply to the protected wet Zone. The waste waters must be conducted to the water treatment plant.
ELECTRIC ENERGY	The supply may be provided from the medium voltage lines that cross through the sector. In the event that the electrification needs are greater, the connection can be considered from the Substation of Sagunt or the construction of a new Transformation substation.
COMMUNICATION NETWORK	The connection with the general telephone network will be made through a connection chamber located at the limit of the sector. Provision of the optical fibre network will be included among the urbanization works.
GAS NETWORK	The construction of the network for the supply of gas to the plots will be included among the urbanization works.

**ANNEX II - AFFIDAVIT OF NOT BEING
DISQUALIFIED TO CONTRACT (ENVELOPE 1)**

.....on.....of.....2017

Mr....., in name and on behalf of:....., and in his capacity as legal representative of the same,

DECLARES:

- That the company which I represent is not affected by any of the causes of disqualification for contracting with the Administration regulated in article 60 and related provisions of the Consolidated Text of the Law on Public Sector Contracts.

- That the Company which I represent is up to date with the fulfilment of tax and Social Security obligations imposed by current provisions.

Stamp and Signature

Sgd:.....

ANNEX III –BANK GUARANTEE FORM (ENVELOPE 1)

_____ (Name of the Bank or Savings Entity), and in its name and on its behalf Mr. _____, with sufficient power to enter into this agreement, according to the Power of Attorney executed on _____, before the Notary of _____, Mr. _____, with number _____ of his Notarial records.

GUARANTEES

Jointly and severally and with express waiver of the benefits of order, excussion and division of goods to _____, with Tax I.D. Code _____ and domicile at _____, C/_____, to a maximum limit, for all the items of _____ Euros before the Company “Parque Empresarial Sagunto, S.L.” (PES, S.L.) as guarantee to respond for the obligations contracted between both, arising from the Statement for the commercialization of plots included in the Business Park Parc Sagunt I in which _____: assumes, once his bid is presented, the following commitment, if successful in his bid:

To Subscribe the Public Deed of Sale of the plot/s awarded on the day, at the time and place indicated by PES, S.L.

This guarantee has validity as long as PES, S.L does not authorize its cancellation.

The effectiveness of the guarantee and therefore, the payment of the same, will be implemented at first demand of PES, S.L from the guarantor, always done within the period of validity and accompanied with this document.

This guarantee has been recorded in the Special Registry of Guarantees with the number ____.

_____, on ____ of _____ of _____

_____ (Name of the Society) P.P.

ANNEX IV –PROPOSAL OF ACTIVITY FORM (ENVELOPE 1)
PROPOSAL OF ACTIVITY

EXPLANATORY REPORT OF THE ACTIVITY

- 1. Description of the activity to be carried out in the plot/s which are the object of tender.** *(Brief description of the activity to be carried out by the company).*

- 2. Explanation of the investment.** *(Description and Objectives of the Project, activities to be carried out).*

CRITERIA OF EVALUATION

A.- Direct effect of the activity planned on the creation of employment.
WEIGHT 35%

B.- Investment planned in the location, discounting value of the land.
(Summary of the investment planned in euros). WEIGHT 20%.

C.- Respect for the Environment. In particular, it will be valued that the activity does not produce damage to the environment, application of renewable energies and observation of the planned measures for environmental control, in particular the recycling of the waste. Likewise, the rating ISO 14000 or adherence to the EMAS regulations will be valued. (The documents that accredit improvements, as well as a detailed description of the improvements to be made may be presented, attached to this document).
WEIGHT 10%

D.- Indirect effect of the activity on the locality and on the environment of the district. *(Indicate the estimated annual value of purchases/expense to be made in the locality or in the district).* **WEIGHT 10%**

F.- Increase of the minimum price of the plot/s. It will be rated granting 25 points to the highest bid, 0 points to the one that maintains the type of bidding and to those that remain in intermediate positions, a proportional linear rating. **WEIGHT 25%**

_____, **declares that under his/her responsibility all of the data and information contained in this document are true and that at the request of PES, S.L., they will be documentarily accredited.**

_____(Name of the Company) P.P.

Sgd.: _____

DOCUMENTS ATTACHED:

ANNEX V – PLOT APPLICATION FORM (ENVELOPE 1)

APPLICATION FOR PLOT IN PARC SAGUNT I

APPLICANT DATA

Mr.

Domicile at

With Nat. I.D.

Telephone

Fax

In representation of

With Tax ID Code/Nat. ID

Based on the attached documents, requests the award of the plot Indicated as follows.

FIRST OPTION: Plot_____ Area in m2_____

OTHER OPTIONS: Plot_____ Area in m2_____

The applicant declares that all the data stated in this document are true and agrees to use the plot requested for the purpose indicated and to fulfil all the obligations derived from the Statement of commercialization.

_____ of _____ of _____

Sgd.: _____

TO THE CHIEF EXECUTIVE OFFICERS OF PES, S.L.

ANNEX VI – ECONOMIC BID FORM (ENVELOPE 2)

CASH MODALITY OF PAYMENT

APPLICANT DATA

Mr _____

Domicile in _____

With Nat ID _____

Telephone _____ Fax _____

In representation of _____

With Tax ID Code/Nat ID _____

Based on the attached documents, requests the award of the plot indicated as follows.

FIRST OPTION: Plot _____ Price _____ € (VAT not included).

OTHER OPTIONS: Plot _____ Price _____ € (VAT not included).

The applicant requests the cash method of payment and declares that all the data stated in this document are true, and agrees to use the plot requested for the purpose indicated.

_____ of _____ of _____

Sgd.: _____

TO THE CHIEF EXECUTIVE OFFICERS OF PES, S.L.

ANNEX VII –ECONOMIC BID FORM (ENVELOPE 2)

DEFERRED MODALITY OF PAYMENT

Deferred modality of payment with presentation of guarantee ON FIRST DEMAND OR deferred modality of payment GUARANTEED WITH CONDITION SUBSEQUENT

APPLICANT DATA

Mr _____

Domicile at _____

With Nat ID _____

Telephone _____ Fax _____

In representation of _____

With Tax ID Code/Nat ID _____

Based on the attached documents, requests the award of the plot
Indicated as follows.

FIRST OPTION: Plot _____ Price _____ € (VAT not included).

OTHER OPTIONS: Plot _____ Price _____ € (VAT not included).

The applicant requests the deferred form of payment and declares that all the data stated in this document are true, and agrees to use the plot requested for the purpose indicated.

_____ of _____ of _____

Sgd.: _____

TO THE CHIEF EXECUTIVE OFFICERS OF PES, S.L.

ANNEX VIII – ECONOMIC DOCUMENTATION TO BE PRESENTED (ENVELOPE 1)

(Include only in case of choosing option of deferred payment guaranteed with condition subsequent (modality 3))

CRITERIA OF EVALUATION OF THE FINANCIAL VIABILITY

A.- Historical financial information. WEIGHT 20%

- Annual accounts 2016 or last accounts available, and audit report if it is available.
- Financial statements 2016 or last closing available.

B.- Study of viability of the project to be carried out which must contain at least the following points: (WEIGHT 80%).

1. - Structure of investment/ finance, attaching the corresponding explanatory documents. WEIGHT 20%.
2. - Composition of the current and expected share capital after the execution of the Project and Company structure, if the Company forms a part of a Group of companies. WEIGHT 20%
3. – Provisional annual accounts WEIGHT 20%
4. – Market study made for the execution of the project WEIGHT 20

ANNEX IX - AVAILABLE PLOTS AND MINIMUM AMOUNTS

The minimum amounts for adjudication of the available plots are described as follows, which does not include the VAT accrued on the transaction.

Plot	Soil types	Surface m ²	Price of the plots	Price €/m ²
I-1.2	Industrial	50.002	5.000.200,00 €	100,00 €
I-1.4	Industrial	16.932	1.693.200,00 €	100,00 €
I-2.9.2	Industrial	9.781	978.100,00 €	100,00 €
I-5.1.3	industrial	32.538	3.253.800,00 €	100,00 €
I-5.2	industrial	12.714	1.271.400,00 €	100,00 €
I-5.3	industrial	12.714	1.271.400,00 €	100,00 €
I-6.5	Industrial	15.553	1.555.300,00 €	100,00 €
I-8.2	Industrial	50.001	5.000.100,00 €	100,00 €
I-8.3.4.5	Industrial	21.349	2.134.900,00 €	100,00 €
I-10.3	Industrial	8.550	855.000,00 €	100,00 €
T-2	Tertiary	51.781	8.038.482,44 €	155,24 €
T-4	Tertiary	28.364	4.683.180,04 €	165,11 €
Z-3	Logistic	38.156	3.006.006,30 €	78,78 €