



PRO-EKSPERT

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Copy no. 1

APPRAISAL STUDY

DETERMINING THE MARKET VALUE OF THE OWNERSHIP RIGHTS TO THE LAND

OBJECT: UNDEVELOPED LAND

LOCATION: LIPCE, Miłkowice commune, Legnica district

(ADDRESS) plot no. 1/14, area no. 0009 - Lipce,



Author of the study:

- **M.Sc. Eng. ARTUR SZCZERBIŃSKI**
professional qualifications no. 311 phone no.
605/04-77-69

Warsaw, October 26, 2017

EXTRACT FROM APPRAISAL STUDY

pursuant to art.158 of the Real Property Management Act dated August 21, 1997

1. Estimation of market value of a part of an undeveloped land located in the Lipce municipality, Miłkowice commune, Legnica district;
2. Designation in land register:
plot no. 1/14, area no. 0009 - Lipce, Miłkowice commune, Legnica district, Dolnośląskie voivodeship;
3. Land and Mortgage Register of the District Court in Legnica, 6th Land Register Division:
-L&MR no. LE1L/00099519/7.
4. Rights to the property:
- ownership of the undeveloped land is held by company under the name "LAVINIA XIX" Spółka z ograniczoną odpowiedzialnością Spółka Komandytowo - Akcyjna with its seat in Warsaw;
5. Brief description of the real property:
A part of an undeveloped land described with record parcel no. 1/14 with an area of 23.296 m² not covered by area development plan, and in the *Study of conditions and directions of area development of Miłkowice commune* constituting a part of the area with projected economic activity designated with **U** symbol - areas with leading economic activity function - commercial, located right next to national road DK94 (Legnica - Chojnów - Zgorzelec) near the designed S3 express road junction.
Utilities - electricity.
6. Purpose of the appraisal: estimation of the market value of the real property for the purpose of accountancy or security of receivables, as well as determination of its price in the case of selling;
7. Comparative approach - average price adjustment method was used for the appraisal of the real property;
8. The appraisal study was prepared in October 2017, the value was determined as of October 26, 2017;
9. The appraisal was prepared by property appraiser:
M.Sc. Eng. ARTUR SZCZERBIŃSKI, (professional qualifications no. 311);
10. Defined market values of rights to the real property:



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|---|-----------------------|
| MARKET VALUE OF THE UNDEVELOPED LAND rounded to PLN 1.000 | PLN 13.172.000 |
| say: thirteen million one hundred and seventy two thousand PLN | |

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THIS EXTRACT HAS NOT BEEN DELIVERED TO AN AUTHORITY KEEPING RECORDS OF LANDS AND BUILDINGS