

An historic agreement for the neighborhood of Nazareth

- **The River Mouth Park will be created with 86,000 square meters.**
- **An area of tertiary use integrated in the urban network of Nazareth will be promoted, where it will facilitate the installation of a professional training center specialized in logistics and port activities.**
- **88,000 square meters will be dedicated, between the district of Nazareth and the port, for sports uses.**

Valencia, 20th February 2017. - The Board of Directors of the Port Authority of Valencia (PAV) agreed at its meeting on 17th February 2017 to approve the specific agreement between the PAV and the Valencia City Council to which both institutions arrived within the Advisory Committee of the Port of Valencia. The concrete agreement on the ground and with tangible projects the will of the Port of Valencia and the City Council (with the approval of the Infrastructures Ministry) to be involved in a definitive way in the planning of the Special Plan of East Nazareth. The text signed by the mayor of the capital, Joan Ribó and the president of the Port Authority, Aurelio Martínez, provides for the following actions:

1. New access road to the port (road and rail):

The layout of the new access road to the port - also referenced in the port documentation and how to remodel the interior road of the southern Service Area of the Port - will seek the least affection in Nazareth. Thus, the road link to access the docks will be underpass under the main road and railroad, and will not invade west beyond the current fence of the "Benimar" enclosure, with the strict exception of penetration to a Maximum point of 30 meters necessary to develop the agreed route.

The current roundabout will move 105 linear meters in a southerly direction so as to maintain the functionality of the road and railway lines, enabling a better continuity of the Turia Garden to the new River Mouth.

In both cases, the consensus achieved in the terms set out above has determined the definitive completion of the extension of the port areas on which the PAV will formulate, in accordance with the commitments derived from the signing of this Specific Agreement, the corresponding Special Plan.

2. Partial recovery of the amplitude of the old bed of the Turia:

The old channel of the Turia, in the section between Puente de Astilleros and the beginning of the existing canalization works, will extend by the left margin 20 linear meters in a transverse direction in order to facilitate the conditions of formalization of this new sector of Turia Garden.

The project for landscaping this strip will be carried out by the City of Valencia, while the execution will be carried out by the PAV, which will also close the north-east side.

3. Creation of the Park of Turia River Mouth:

Set up downstream of Puente de los Astilleros, with an area of no less than 86,000 m² (Area A1 + Cauce Viejo Area), it was created with the aim of providing a formal and functional equivalent solution in the Cabecera Park for the meeting of the Turia Garden with the sea, by means of the formula that derives from the collection in point 8 of this document regarding the design of the final ordering of the Park of the river mouth.

See your graphic representation in Area A1 of the attached map.

4. Creation of a Tertiary Area:

Approximately located on the site of the old facilities of ARLESA - after MOYRESA and in its last stage known as BUNGE - an area of tertiary use will be projected and in its case, partly also endowment, with an approximate extension of 19,500 m² and a buildability of 25,000 m². In this area, the PAV undertakes to study the feasibility of having a facility dedicated to professional training in logistics. This installation, if it becomes a reality, will have to be integrated into the urban fabric of Nazareth and fall into the River Mouth of Turia Garden, which will become an important factor of social and economic dynamization of the neighborhood.

See your graphic representation in area A2 of the attached drawing.

5. Creation of a Sports Area:

Location of a sports area and free space, capable of being managed by administrative concession, of an approximate area of 87.900m² and qualified as Free Space for Sporting Use (GEL 4). This sports equipment will occupy part of the existing green area, which is largely offset by the large park at the end of Turia Garden and the configuration of a new green area (GEL 1) to the south, and represents, in addition to the recovery of the site a traditional sporting endowment of the marine area, a green border between the port activity and the neighborhood and also a dynamic center of uses and activities linked to sport and leisure of great potential of repercussion in the social regeneration of the neighborhood and the economic revival.

The Sports Equipment may be subject to an administrative concession, the owner of which will carry out the rehabilitation works of the Benimar building, auxiliary constructions, sports courts and interior urbanization at its cost.

See its graphic representation in the area A3 of the attached plan.

6. Green corridor:

The special planning that the PAV will formulate will include a green corridor and pedestrian corridor that link the Park Mouth with the current corridor that, running through the Logistic Activities Area, will allow the connection with the areas of Punta and Pinedo. All this with the aim of contributing to the municipal initiative to seek the best conditions of continuity and dimension of the green corridor that surrounds

Nazareth by the northeast, linking all the maritime towns from the Malva-Rosa to Punta and Pinedo.

7. Planning process:

The Special Plan East Nazareth will be drafted by the Port Authority of Valencia within three months of the resolution by the competent body of the Autonomous Administration that ended the simplified or ordinary processing of the corresponding Environmental Assessment Of the mentioned Special Plan, in accordance with that established for the purpose of Law 5/2014, of July 25, of the Generalitat, Territorial Planning, Urbanism and Landscape, of the Valencian Community. The document, which will include a catalog of protections, Landscape Integration Study and Economic Sustainability Study, will contemplate the patrimonial protection of the Benimar building and the signage as Endowment of Multiple Use of the Mar Azul building.

The City of Valencia is committed to provide the internal processing and monitoring of the autonomous approval of the structural determinations, in the most agile and legally feasible way.

The Port Authority of Valencia will promote and urbanize the tertiary area and accordance with the existing figures in the regulations governing the public port state domain.

8. Programming of the execution:

The urbanization of the Park Mouth will be executed by the City of Valencia, with its resources in successive phases, matched to the materialization of the system of collectors of pluvial ones. For this purpose the PAV will make available to the City Council, free of charge and by means of the corresponding act of rethinking and delivery, the necessary land to enable the City Council to carry out the corresponding urbanization project.

Notwithstanding the provisions of the previous paragraph, provision is made for the provisional preparation of this area.

In this sense, the PAV will replace, at its expense, the current factory wall that perimeters the old industrial facility (MOYRESA-BUNGE) for the replacement, adapted to the new demarcation and, as far as possible, the historic iron fence of forge recently withdrawn from the inner dock. Immediately afterwards, the City Council of Valencia, in charge, will carry out the provisional conditioning proper with the necessary clearing and grazing and the planting of alignments of trees with suitable species. In both provisional and final conditioning, the City will take over the maintenance and conservation of the park, without this obligation include the corresponding work in the new perimeter closure mentioned above, which will be the responsibility of the PAV and on their account.

The provisional conditioning actions will be determined on the existing hydraulic solution. The final design of the River Mouth Park will be determined from the necessary

exercise of weighting criteria of landscape integration and use of the investments already executed by the PAV. In this sense and for the sake of facilitating the articulation of a technical solution that may include a possible extension to open air of the old channel of the Turia without exceeding the new projected road, the PAV, in the current process of drafting the road remodeling technical project interior, will ensure that the spaces adjacent to the west of the new roundabout make possible a solution in this sense.

Once the design has been agreed, each party will carry out the projects and will finance the works in the section of their assignment, understanding as such, in the case of the City of Valencia, the spaces included in the ambit of the denominated Park Mouth, and in the case of the Port Authority, the spaces assigned to the remodeling works and the contiguous ones to the east.