



FRESH PARK | venlo

PARK REGULATIONS

FRESH PARK VENLO

FRESHPARKVENLO.NL/PARK-REGULATIONS

JAN. 2017



TABLE OF CONTENTS

PART 1

PARKING POLICY

<i>Short term</i>	5
<i>Long term</i>	6
<i>Lease parking</i>	7
<i>Parking inside the boundary partition</i>	7
<i>Compliance and penalty</i>	9

PART 2

PARK MANAGEMENT

<i>Accessibility</i>	12
<i>Waste disposal, street cleansing waste and marine litter</i>	15
<i>Slipperiness control</i>	16
<i>Green space and artificial static water supplies</i>	16
<i>Property damage Fresh Park Venlo B.V.</i>	16
<i>Third party property damage at Fresh Park Venlo</i>	17
<i>Signage Fresh Park Venlo</i>	18
<i>Façade and roof advertising</i>	18
<i>Exterior lighting</i>	18
<i>On-site trade</i>	19
<i>Contingencies</i>	19
<i>Outage, comments and questions</i>	19



PART 3 (tenants only)

RENT MATTERS

<i>Product display</i>	23
<i>Insurance</i>	23
<i>Property damage settlement</i>	
<i>Fresh Park Venlo B.V.</i>	26
<i>Yearly inspection visit by Fresh Park Venlo B.V.</i>	27

PART 4

COMPLIANCE & PENALTY

<i>Compliance and penalty</i>	31
-------------------------------------	----



PART 1

PARKING POLICY



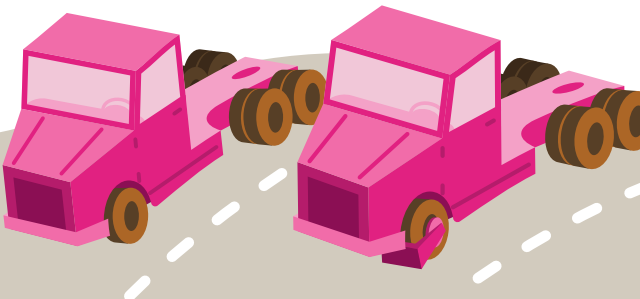


PART 1

PARKING POLICY

*Fresh Park Venlo can only be accessed by **local traffic**. There is a distinction between the public road on the business park and the 'utilised space' by a tenant or owner and the accompanying area. Boundary partitions determine the border in-between. There is a strict no parking policy inside the boundary partitions without permission of tenants or owners.*

Outside the boundary partition, meaning all areas that are not let out and can be marked as public space, Fresh Park Venlo B.V. will determine which parking rules apply. At Fresh Park Venlo, 'The Road Traffic Act' (road safety and vehicle rules) applies. For public roads on Fresh Park Venlo there is a general no parking policy in place for all vehicles. Parking at Fresh Park Venlo is only allowed when indicated with signage.





Short term (max 3h)

Parking is only allowed in public parking spaces. Fresh Park Venlo has placed parking signs and markings to clearly indicate where parking is allowed. These are easily recognizable by a blue sign with a white P and by the blue lines marked on the paved surface. The following rules apply:

- 1 *When a driver needs to report to a user, prior to loading, the driver will need to park in a designated parking area. It is not allowed to stand still on a public road.*
- 2 *In the public parking spaces, there is a limitation of a maximum of 3 consecutive hours.*
- 3 *Short term parking is free.*
- 4 *In addition to the parking bays spread out on the business area, the big parking area (industry number 3607) is a public parking space where the 'short term' rules apply as well.*





Short term parking

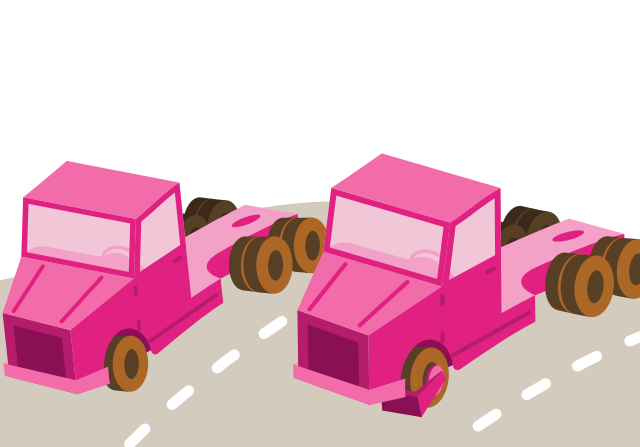


Long term parking

Long term (€)

In reality, lorry drivers turn out waiting longer for a load or want to serve a waiting time. Long term parking applies to users that wish to park for more than 3 hours. 'Long term' parking was established to allow for a daily parking tariff. The following rules apply:

- 1** *Solely the big parking area (industry number 3602) 'long term' is designed for long term parking.*
- 2** *The parking area is only accessible for users wishing to park for more than 3 hours.*
- 3** *The maximum parking time is 24 hours.*
- 4** *This type of parking is paid. Payment takes place via Maestro, Vpay, MasterCard or Visa.*





Lease parking (€)

Fresh Park Venlo B.V. offers the option to lease lorry parking spaces for a longer period on the business area. This is mostly meant for residents and frequent visitors of Fresh Park Venlo that don't have enough parking spaces in their own area. For more information regarding the lease of a lorry parking space at Fresh Park Venlo, please contact Fresh Park Venlo B.V. via telephone number +31 (0)77 323 9588 or by email: info@freshparkvenlo.nl.

Parking inside the boundary partition

Inside the boundary partition, meaning on the terrain that belongs to the deployed space, the tenant or owner determines the parking rules. Obviously, taking into account the guidelines set up by Fresh Park Venlo B.V.



LEGEND:

PARKING POLICY

- 1** Short term (max 3h)
Industry code: 3607
- 2** Long term (€)
Industry code: 3602
- 3** Public sanitary facilities
and restaurant





Compliance and penalty

The security company monitors the correct compliance of the parking policy, commissioned by Fresh Park Venlo B.V. When this company's employees take note of a violation, they will act as follows:

- 1** *The offender will be given a verbal or written warning first.*
The offence will also be registered.
- 2** *In case of a second violation of the parking rules, a wheel clamp will be used and administration and handling costs, presented as a fine, will be recovered from the driver.*
Charges can be found on the website, the price list and on the entrance signs near the gates.
- 3** *If a vehicle blocks the road or another public space by parking incorrectly, the vehicle will be removed immediately, at the expense of the offender.*
- 4** *In case of repetitive penalties, the offender could be denied entry to the terrain for a certain amount of time or even for an indefinite duration.*



PART 2

PARK MANAGEMENT





PART 2

PARK MANAGE- MENT

Public areas on the terrain are maintained and managed by Fresh Park Venlo B.V. Included in the management and maintenance of the public areas are:

- 1 maintenance and management of roads, pavements and 'short term' parking spaces.*
- 2 maintenance and management of the street lighting.*
- 3 maintenance and management of the public green spaces;*
- 4 maintenance and management of the gates around Fresh Park Venlo;*
- 5 signage on Fresh Park Venlo;*
- 6 maintenance and management of the sewerage system;*
- 7 maintenance and management of the firefighting water facilities;*
- 8 collection and disposal of marine litter on roads, passers-by parking spaces and the green spaces;*
- 9 Real-estate taxes (WOZ) and regional water authorities taxes on roads, parking spaces and green zones;*
- 10 general parking security, including 24/7 security and camera system.*

Users of Fresh Park Venlo pay a park management fee, in proportion to the surface of their rented or purchased plot, in order to finance these management costs.



Accessibility

Fresh Park Venlo is a closed business area with an openness of character: accessible 24 hours a day, but completely fenced with gates and barriers that operate during the night and on weekends. The 'Road Traffic Act' applies on the terrain and there is a no entry policy for unauthorised people as per article 461 (Dutch Law) of the Criminal Code.

- 1 *The terrain has the following entry options for motorised traffic:*
 - a *Gate 1a and 1b are open 24/7 for motorised vehicles. Between 10pm and 6am on weekdays and during the entire weekend barriers are operational.*
 - b *Gate 2 is accessible for motorised vehicles between 6am and 10pm on weekdays. At night and on weekends gate 2 is closed.*
 - c *Gate 3 is open 24/7 for motorised vehicles. Between 10pm and 6am on weekdays and all weekend barriers are operational.*
 - d *Gate 4 is closed.*

- 2 *The terrain has the following entry options for slow traffic:*
 - a *Cyclists and pedestrians can enter Fresh Park Venlo through the 'cycle gate' across from building 3800. Entering the terrain on foot or by bike is allowed, however, at your own risk, as there are no facilities for bicycles or pedestrians at Fresh Park Venlo.*



- b** *On the East side of the terrain there is a cycle gate (Grubbenvorst side, gate 5), only for pass holders (employees of companies based on Fresh Park Venlo). Entry is organised by a tag system, people who are interested can apply for this.*
- Gate use is only for commuters. By using a tag system we place responsibility with the gate users. Opening the gate requires adjustments to continue to guarantee traffic safety. To finance this total investment, pass holders are required to pay a yearly fee per user. Users need to coordinate with their employers who needs to pay for these costs. For more information relating to the cycle gate, please contact Fresh Park Venlo B.V. via telephone number +31 (0)77 323 9588 or by email: info@freshparkvenlo.nl. For current prices, see our website or price list.*

Entry options are displayed on the attached map.



LEGEND:

ENTRY GATES

- 1 Gate 1a and 1b
- 2 Gate 2
- 3 Gate 3
- 4 Gate 4, closed
- 5 Cycle gate
- 6 Cycle gate pass holders





Waste disposal, street cleansing waste and marine litter

Keeping the business area clean is a joint effort from the user and Fresh Park Venlo B.V. The user has the right to make use of the terrain in such a way that it does not cause any disturbance to Fresh Park Venlo B.V. and its other users. In other words: the user ought to clean up its own litter.

At Fresh Park Venlo, it is forbidden for users to discard unwanted goods, including substances and fluids. Every user is responsible for disposal of their own waste in a decent way. There are litter bins on site for limited litter of visitors.

All public spaces on the business area, including roads, are swept and kept clean by Fresh Park Venlo B.V.. Marine litter gets cleaned up regularly. Inside the boundary partitions of the buildings, the user is obligated to keep this area clean. A user is bound to provide leakproof containers for business waste.





Slipperiness control

Due to freezing of wet parts on the road, there could be snow and glaze in winter time. To increase safety, Fresh Park Venlo B.V. organises slipperiness control on the public terrain. Fresh Park Venlo B.V., however, explicitly denies any responsibility with regards to suffered damage. The user is responsible for slipperiness control on their own terrain.

Green space and artificial static water supplies

Fresh Park Venlo B.V. maintains the green spaces on the business area. Inside the boundary partitions, the user himself is responsible for maintenance. The ponds at Fresh Park Venlo have an infiltration purpose as well as a fire extinguishing function.

It is not allowed to abstract water from the ponds. Swimming and fishing in the extinguishing ponds is also prohibited.

Property damage Fresh Park Venlo B.V.

In case of damage to any of the rented buildings or public terrains on Fresh Park Venlo B.V., this will need to be reported directly to the security company. The security company will record this in a damage report. This report forms the foundation for Fresh Park Venlo B.V.'s insurance claim. If the damage is caused by a known person, the insurance company will hold the initiator responsible, after which the damage will be repaired and the matter will be settled financially. If there is any damage to a rented building and the responsible party is unknown, the tenant of the corresponding property and/or terrain will be held responsible.





Even when the damage initiator is uninsured or refuses to reimburse the damage, the tenant will be held accountable.

If there is proof of an insurance claim and the initiator has not reported himself (within a certain time) or the responsible person does not want to cooperate, Fresh Park Venlo B.V. may consider pressing charges with the police for a hit-and-run. It is against the law and therefore a criminal offence.

Third party property damage at Fresh Park Venlo

In case of third party property damage, people involved are required to settle the damage themselves. The security company won't make a damage report. Parties involved are free to call the police.





Signage Fresh Park Venlo

The signage is meant to guide visitors quickly and efficiently to their destination and to regulate traffic on the terrain as well as possible. Starting point for the system are the industry numbers that are assigned to each building. Fresh Park Venlo follows the system of the local authority of Venlo, that operates the same system for all its business terrains. The signage covers:

- 1 *Entry signs at Gates 1, 2 and 3. 'Map signs' have been placed in ten different spots on the terrain.*
- 2 *An overview of all companies that are located at Fresh Park Venlo, including their corresponding industry numbers can be found on these signs.*
- 3 *Beside every building there are one or more company information signs. The industry number of the building is marked clearly on it, including names of its users.*

Façade and roof advertising

For façade and roof advertising, permission of Fresh Park Venlo B.V. is needed for all users. This needs to be requested in writing.

Exterior lighting

The business area is equipped with exterior lighting, which is maintained and managed by Fresh Park Venlo B.V. Inside the boundary partitions, users are responsible for lighting themselves. The exterior lighting of buildings and corresponding objects may not be a hinder to the direct surroundings.



On-site trade

It is not allowed to undertake (cash & carry) trade activities on the public terrain. Trading can only take place inside the users' boundary partitions, between a third party (not a private person) and the rightful (sub) tenant or owner of said object.

Contingencies

For cases that are not settled or recorded in these rules and regulations, Fresh Park Venlo B.V. can make decisions.

Outage, comments and questions

Any violations of this regulation, comments or questions, can be reported to Fresh Park Venlo B.V. via telephone number +31 (0)773239588 or by email: info@freshparkvenlo.nl.



PART 2

RENT MATTERS





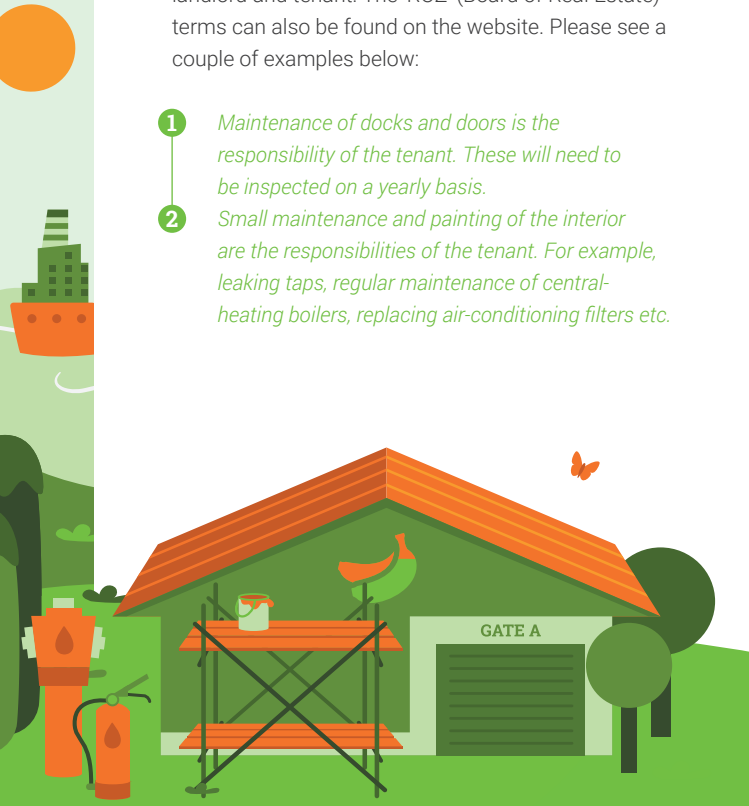
PART 3 (tenants only)

RENT MATTERS

The tenant should act with due care towards the rented object. Furthermore, all established companies, located on the park, should act as 'good citizens' towards other companies.

In your lease, will be referred to the 'ROZ' (Board of Real Estate) terms or there will be paragraphs included that indicate what can be expected of the landlord and tenant. The 'ROZ' (Board of Real Estate) terms can also be found on the website. Please see a couple of examples below:

- 1 *Maintenance of docks and doors is the responsibility of the tenant. These will need to be inspected on a yearly basis.*
- 2 *Small maintenance and painting of the interior are the responsibilities of the tenant. For example, leaking taps, regular maintenance of central-heating boilers, replacing air-conditioning filters etc.*





A number of tenant responsibilities have been included in the 'GGSK' (Building Bound Service Charges) by Fresh Park Venlo B.V. 'GGSK' includes all maintenance, repairs, inspections and tests that are the tenant's responsibility, but are executed and financed by Fresh Park Venlo B.V.. In the lease is recorded which agreements are relevant to you. Please see some examples below:

- 1 *refrigeration: maintenance and service;*
- 2 *maintenance of the roof and gutters and safety harness;*
- 3 *Legionella prevention*;*
- 4 *NEN 3140 inspections (see 'insurance' paragraph);*
- 5 *lightning security;*
- 6 *construction inspections;*
- 7 *fire hose reels and emergency lighting (manual fire extinguishers are the user's responsibility);*
- 8 *fire detectors and sprinkler installations (escape plans are the user's responsibility);*
- 9 *building management systems; maintenance of the boiler and refrigeration systems.*

***Legionella prevention**

This concerns management, from the hydrostat to the tap points.

These costs will be charged out in the 'GGSK'. Management relates to the yearly inspection of, mostly, check valves, the monthly inspection of hot water devices and fire hose reels. Keeping in mind showers and vaporizing tap points. Naturally, all actions will be recorded in journals. These are deposited for inspection at Facilities & Management. A user always remains responsible himself for Legionella management of any equipment that is connected to the water supply system. The user is not allowed to make any own adjustments to the water supply system.



Product display

Fresh Park Venlo B.V. makes high demands on the quality and the look and feel of Fresh Park Venlo. Therefore, Fresh Park Venlo B.V. does not allow any product display outside the buildings or under the awnings of rented buildings. With products, we do not only mean fresh products, but also other goods, products, pallets and other packing means.

Insurance

The buildings and terrains of Fresh Park Venlo B.V. are insured by Fresh Park Venlo B.V. against damage and fire. The insurers enforce increasingly high demands on practice, mostly to prevent fire. It is, however, also in the tenant's own interest to prevent fire. Because a fire can lead to significant damage to the tenant, due to the loss of essential equipment and information. In addition, business management can get seriously disrupted because of the damage. It could even jeopardise the continuity of the business.





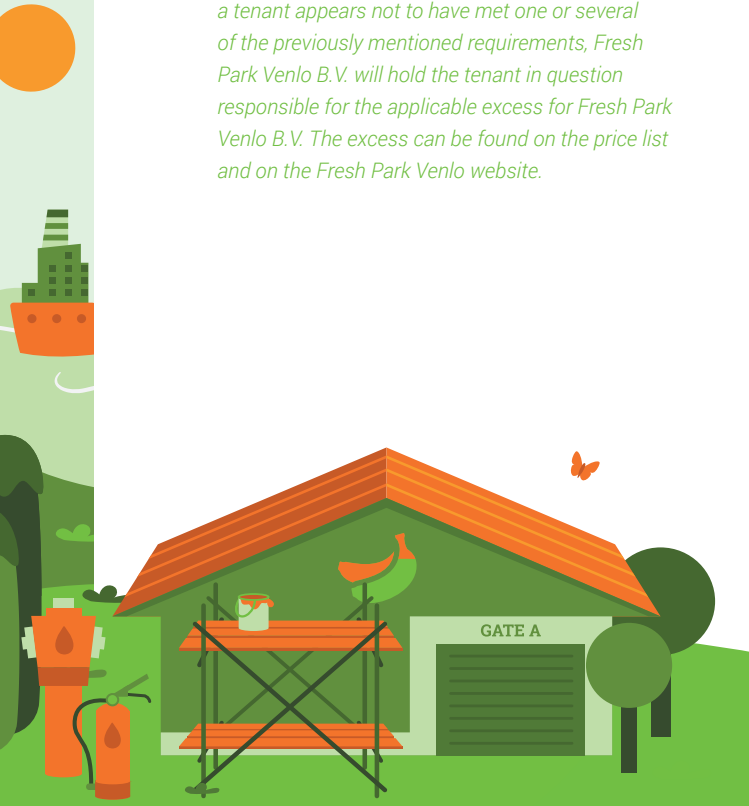
The terms, that are to be set by the insurance company, are subject to yearly updates. It is therefore always just a snapshot. At this moment, we deem the below terms of the insurance to be the most important ones. We would like to refer to the clause 'insurance' in the lease and to the 'ROZ' conditions (article 'damage and liability'). The 'ROZ' conditions can also be found on the website of Fresh Park Venlo.

- 1 Duties that involve contact with open fire – such as welding, cutting, flame soldering, burning paint off and roof thatching – for purposes of installation, building, maintenance, repairs, disassembly or demolition of buildings. Plant equipment/inventory etc. can only be used when the subcontractor of the activities has a license in 'fire risk activities', which can only be issued by the security company. More information about this, can be requested from Fresh Park Venlo B.V.*
- 2 Storage of items with an increased fire risk, such as wood, pallets and plastic sheeting, and waste bins, will need to be located at least 10 meters outside the façade and/ or the roof of the building. If this is not possible, storage inside the building is valid. Closed off, metal waste bins can remain outside.*





- 3 *The electrical installation needs to meet the safety requirements for low voltage installations (NEN 3140 standard) and the installation conditions of the power supply company. The installation needs to be checked frequently – depending on several factors – by a recognised electro technical company and any recorded defects will need to be fixed immediately. Installations of Fresh Park Venlo B.V. will be checked upon instructions from Fresh Park Venlo B.V.. Performed installations, commissioned by the tenant, will need to be checked and paid for by the tenant.*
- 4 *Battery chargers will need to be at least 2 meters away from storage with a fire risk.*
- 5 *Objects with a sprinkler installation will need to be aware of the maximum stack height for the use of the sprinkler installation. In case of damage, when a tenant appears not to have met one or several of the previously mentioned requirements, Fresh Park Venlo B.V. will hold the tenant in question responsible for the applicable excess for Fresh Park Venlo B.V. The excess can be found on the price list and on the Fresh Park Venlo website.*





Property damage settlement Fresh Park Venlo B.V.

In case of damage to rented buildings of Fresh Park Venlo B.V., this will need to be reported to Fresh Park Venlo B.V.'s security company immediately (telephone number +31 (0)773239722). The security company will record this directly in a damage report. This report forms the foundation for Fresh Park Venlo B.V.'s security claim with the insurance company. If the damage is caused by a known person, the insurance company will hold the initiator responsible, after which the damage will be repaired and the matter will be settled financially.

If there is any damage to a rented building and the responsible party is unknown, the tenant of the corresponding property and/or terrain will be held responsible. Even when the damage initiator is uninsured or refuses to reimburse the damage, the tenant will be held accountable.





Yearly inspection visit by Fresh Park Venlo B.V.

Besides the checks and inspections, mentioned in the GGSK, Fresh Park Venlo B.V. has the right to execute a yearly inspection visit to all companies that rent spaces and/or buildings from Fresh Park Venlo B.V.. The inspections are aimed at checking if usage and maintenance are carried out with due care and per the rules and regulations, specified in the leases. All inspections will be announced beforehand and, where necessary, reports will be drafted.

The following criteria will be judged:

- 1 *The rented will be used exclusively for the intended purpose: business activities to facilitate purchasing and sales of fresh produce and its related activities.*
- 2 *The rented will exclusively be used in accordance with the regulations mentioned in the municipal development plan.*
- 3 *Product sales as well as delivery to private individuals (consumers) on or outside the terrain is not allowed.*
- 4 *It is not permitted, without previously obtained written consent, to organise an event in the rented property or on the rented terrain, aside from normal business practice.*
- 5 *Construction and renovation activities or changes/additions to the in/outside of the building that is owned by Fresh Park Venlo B.V., by the tenant.*
- 6 *Not permitted renovations to the decoration or changing the purpose of the rented property/terrain, without previously obtained permission in writing by the landlord.*



- 7 *Taken out insurance on company damage, caused by tenant. If desired, request for insurance cover and conditions etc.*
- 8 *Check-up on notifications, licenses and/or exemptions, such as environmental statement and user license.*
- 9 *The rented will be used in a way that is not conflicting with any law, regulation or other government rule. The tenant is obligated to comply with the user and safety regulations – related to fire safety – from the government and from the landlord's and the tenant's own insurers.*
- 10 *The rented will be used in a way that does not inflict any nuisance or annoyance, in whichever form, to the landlord, neighbours, and the rest of the surroundings, by or because of the tenant or his usage of the rented.*
- 11 *The rented object will be used in such a way, that no damage to the environment can (be expected to) happen, in whichever form, like the emission of substances or by pollution of the ground, ground water, surface water or air.*
- 12 *Subletting the rented object to a third party wholly or partially, without permission.*
- 13 *The tenant makes sure the roads and terrains around the rented are kept free, inclusive of the unrented part.*
- 14 *Compliance parking policy.*
- 15 *Report damage (general) to buildings, terrain and other parts.*
- 16 *Maintenance and keeping clean inside the boundary partition.*
- 17 *Advertisements near tenants (columns, signs, neon lighting etc.).*



- 18 *Deferred maintenance, installation inspections, doors, docks, fire distinguishers etc.*
- 19 *Storage of materials, packing near or close to the rented object.*
- 20 *Supervision of firefighting facilities, escape routes and always keeping emergency doors clear.*
- 21 *Presence of animals.*

In case deviations are found, Fresh Park Venlo B.V. will record these in a written report, along with the pressing advice to recover these irregularities within a reasonable period.



PART 4

COMPLIANCE & PENALTY





PART 4

COMPLIANCE & PENALTY

Fresh Park Venlo B.V. commissions the security company to check compliance of all terms and regulations and to take enforcement action. This means there is always a warning first, requesting compliance of the rules.

In case of repetition, you will be summoned in writing by Fresh Park Venlo B.V. When you don't comply with the written warning, within a reasonable time, Fresh Park Venlo B.V. is authorised – at the expense of the violator – to act. The costs of the activities – increased by an administrative handling fee (5% of the total costs) – will be invoiced to the violator. There will be a penalty for dumping garbage, there will be a separate invoice for every violation.

In case of repeated violations, subsequent steps will be taken, which could lead to a cancellation of the rental agreement or a restraining order against the terrain for an (un)specified period.

The charges for placing a wheel clamp and for dumping garbage are published on the website and on the price list of Fresh Park Venlo B.V..

