



Attachment B1

Properties of Local Health Authority (A.S.L.) of Tuscany





Complex "Villa Filicaia and Farm house" Municipality of Prato







Map of Tuscany with location of Prato

MAIN DISTANCES:

Rome 300 km Milan 300 Km Pisa 80 km Siena 50 Km

AIRPORT DISTANCES:

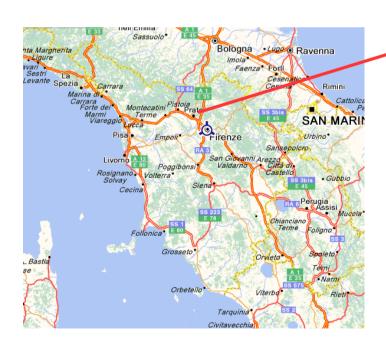
Florence 10 Km Pisa 80 km Bologna 90 Km

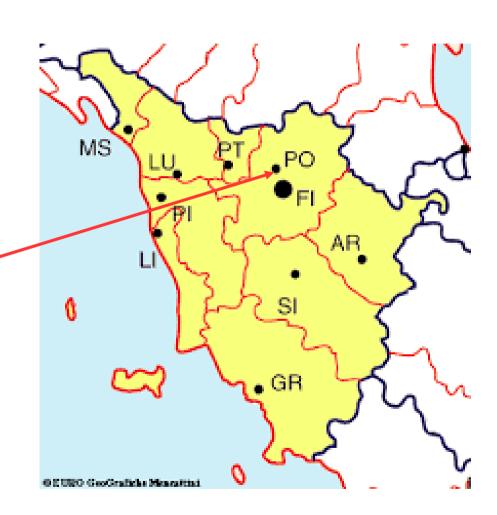
MAIN MOTORWAYS:

A11 Prato ovest 5 Km A11 Prato est 10 km

MAIN STATION:

Prato Central 5 Km Prato Porta al Serraglio 6









THE REGION'S MAIN ATTRACTIONS







LOCATION









VILLA FILICAIA COMPLEX







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PRATO

MAIN FEATURES:

- PROPERTY: ASL Toscana Centro (Ex ASL 4 PRATO)
- PROPERTY: intended for sale by public auction
- BUILDING: good condition
- MAIN BUILDING TOTAL GROSS AREA: 2,550 sqm
- FARM HOUSE CADASTRAL AREA: 595 sqm
- APPURTENANT UNCOVERED AREA: 3,941 sqm
- INTENDED USE: Hospital and health services
- PROPOSED INTENDED USE: Commercial, Executive and Tourist hospitality
- COMPLEX bound by the Ministry of Cultural Heritage and Activities
- AREA subject to landscape protection as per Italian Ministerial Decree 108/1958













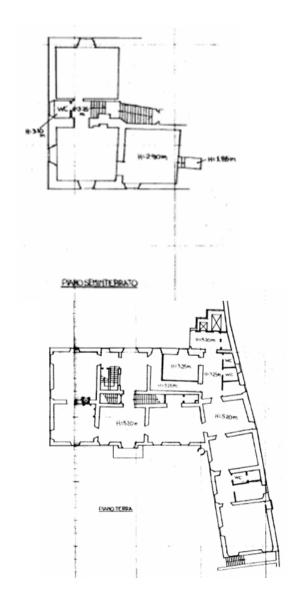
CADASTRAL IDENTIFICATION

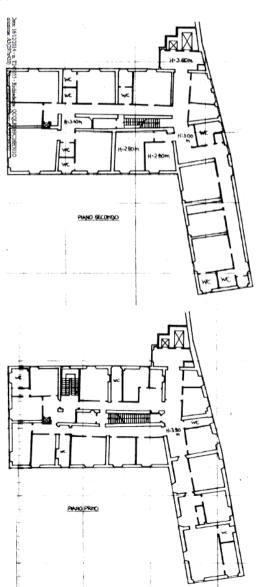






PLANIMETRIC REPRESENTATION MAIN BUILDING

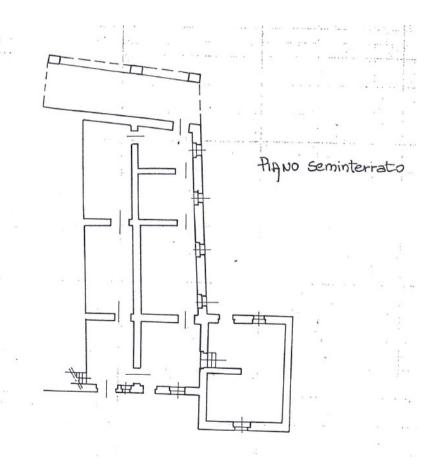


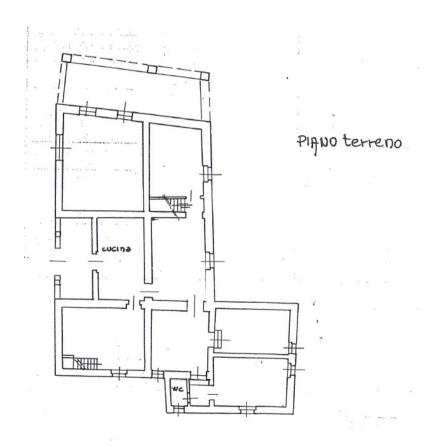






PLANIMETRIC REPRESENTATION FARMHOUSE









SUMMARY DESCRIPTION

VILLA FILICAIA AND FARMHOUSE VIA F.LLI CERVI, 40 – FRAZ. S. LUCIA, PRATO

- The villa, an ancient building dated 1500's, is located in a valuable area of Prato, via F.Ili Cervi, 40 S. Lucia village, at the foot of the Prato hills. The villa is located in a dominant position in the district.
- It is an ancient building founded in 1500's. With its purchase in 1967 by the ASL it became a nursing home. On the 1° and 2° floor there are bedrooms and services, on the first floor there are: entrance, living room, kitchen, dining room, laundry room and services. On the basement floor there are technical rooms and dressing room/utility room and a room originally used as a cellar.





Complex "Former Luzzi Sanatorium"

Municipality of Sesto Fiorentino (Florence)







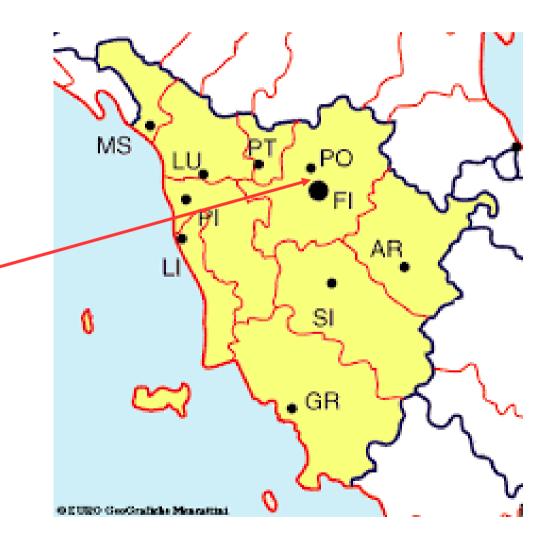
Map of Tuscany with location of Sesto Fiorentino

MAIN DISTANCES:
Rome 290 km
Milan 310 Km
Pisa 80 km
Siena 50 Km
AIRPORT
DISTANCES:
Florence 10 Km
Pisa 80 km
Bologna 100 Km

MAIN MOTORWAYS:

A1 Firenze Nord 10 Km A1 Firenze Sud 25 km S.G.C. FI-PI-LI 15 Km









THE REGION'S MAIN ATTRACTIONS

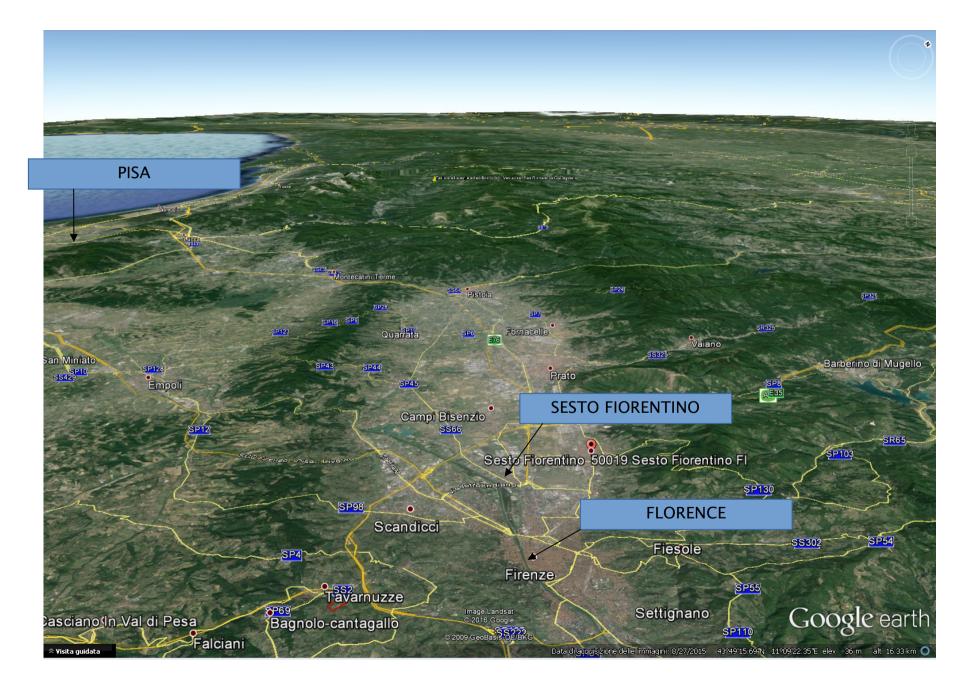






LOCATION

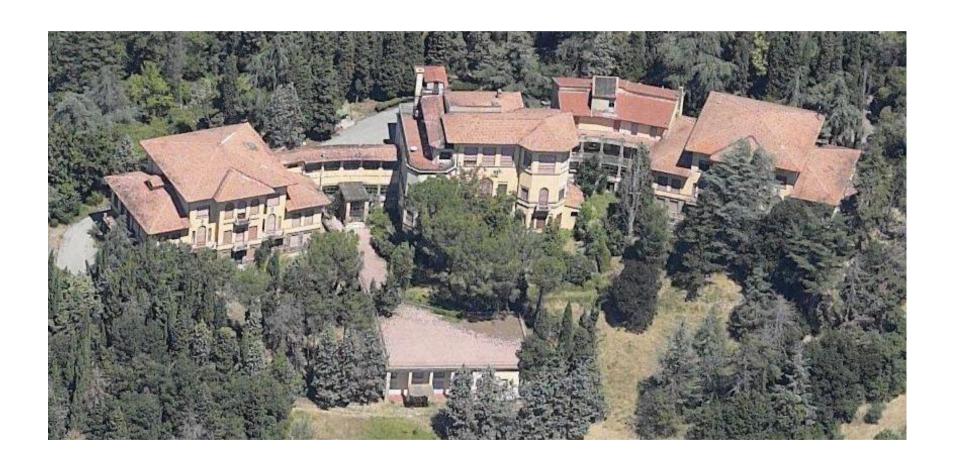








LUZZI COMPLEX







LUZZI COMPLEX ORTHOPHOTOGRAPH







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN SESTO FIORENTINO

Main features:

- PROPERTY: ASL Toscana Centro (Ex ASL 10 Florence)
- intended for sale by public auction
- BUILDING: to be fully restored
- GROSS TOTAL AREA: 6,788 sqm
- APPURTENANT UNCOVERED AREA: 290,000 sqm
- INTENDED USE: Health and social care. Residential use is not allowed
- PROPOSED INTENDED USE: Tourism and hospitality; Tertiary Directional; Residential; Assisted residential
- AREA: subject to landscape protection as per Italian Legislative Decree D.Lgl. 42/2004



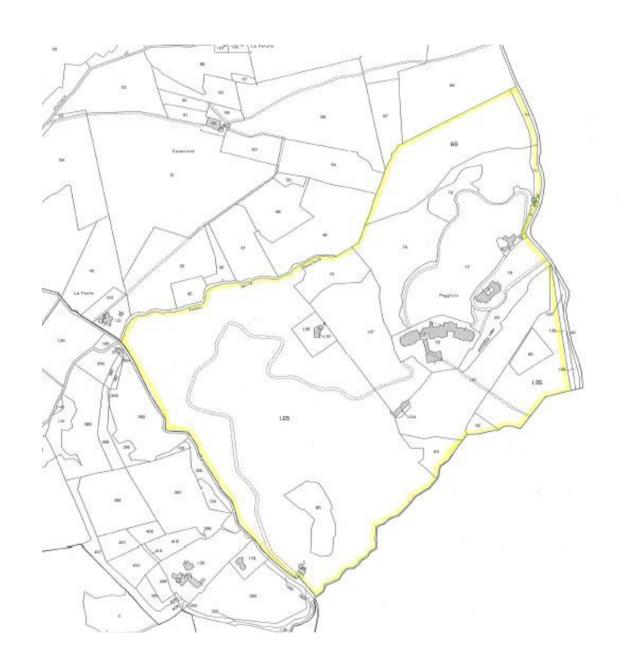








CLASSIFICATION OF THIS PROPERTY







SUMMARY DESCRIPTION

FORMER LUZZI HOSPITAL- SP 130 AND VIA DI CASTIGLIONE - SESTO FIORENTINO (FLORENCE)

The property is located in the municipal area of Sesto Fiorentino with access along the SP 130 (Via dell'Uccellatoio) and Via di Castiglione. The complex is located on the slopes of the wooded hills of Monte Morello and Monte Senario, has great panoramic views over the valleys. It's around 500 mt above sea level and 8 km from Florence. In the neighbourhood there are the former Banti hospital complex, the residential area of Montosorli, some Relais hotels and guest facilities. There is a public transport stop at the entrance to the property on Via dell'Uccellatoio.

The complex consists of a series of buildings built in different periods, arranged in a large park with ash trees, oaks, holm oaks, black pines, cedars, maples, cypress and others.

- THE VILLA: it is in the shape of a medieval castle divided onto 4 floors: basement, ground floor, first floor, second floor (towers). The building has a rectangular layout with four towers at the corners, two of which are covered, with an internal courtyard. The interior decorations are prestigious but the building has suffered structural collapse in several parts. The construction period is referred to 1800/1900 and is an example of eclecticism in art. The building structure is made up of pietra forte squared elements and is covered by a Florentine roof and rectangular battlements.
- LUZZI HOSPITAL: this is a complex of over 5000 sqm organised into various halls. The hospital started its activity in 1929 and was subsequently expanded with further buildings and halls. It is in a panoramic position at around 400 mt from the entrance on Via dell'Uccellatoio. Today it is completely stripped down and many fixtures and other elements have been removed. A structural assessment would be useful for some parts.
- ENTRANCE BUILDING: the entrance building exterior is in harmony with the old parts of the Villa, while the interior, on both the ground and first floor, is more modest and needs to be completely restored in its fixtures, floors and services (sanitary, heating and electrical). Behind it, even if overlooked for maintenance, there is a beautiful courtyard with views on the forest.
- SERVICE BUILDING: this is a farmhouse building according to some sources traceable to 1850, which has been restructured for sanatorium use. It is in a panoramic position on cultivated land. The building, with load-bearing masonry, is around 400 mt from the main entrance with an altitude difference of around 50 mt compared to Via dell'Uccellatoio.
- SOUTH VILLA: This is a small building situated on Via dei Castiglioni entrance.
- CHAPEL: This is a small building probably contemporary with the villa, shown on the cadastral unit "A".





Complex "Former Banti Sanatorium"

Municipality of Vaglia (Florence)







Map of Tuscany with location of Vaglia

MAIN DISTANCES:

Rome 290 km Milan 310 Km Pisa 80 km Siena 50 Km

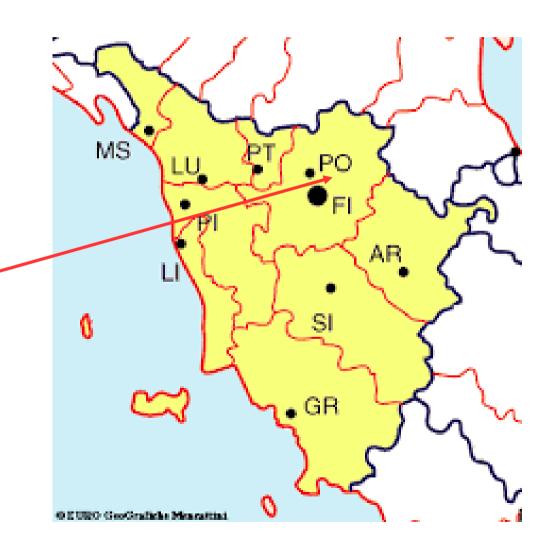
AIRPORT DISTANCES:

Florence 10 Km Pisa 80 km Bologna 100 Km

MAIN MOTORWAYS:

A1 Firenze Nord 10Km A1 Firenze Sud 25 km S.G.C. FI-PI-LI 15 Km









THE REGION'S MAIN ATTRACTIONS

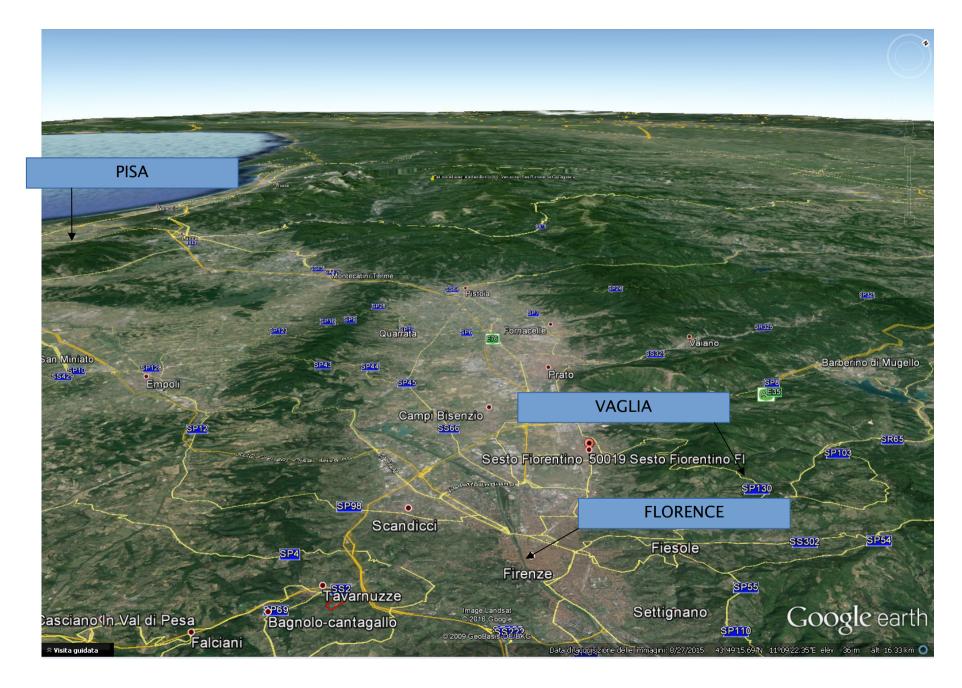






LOCATION









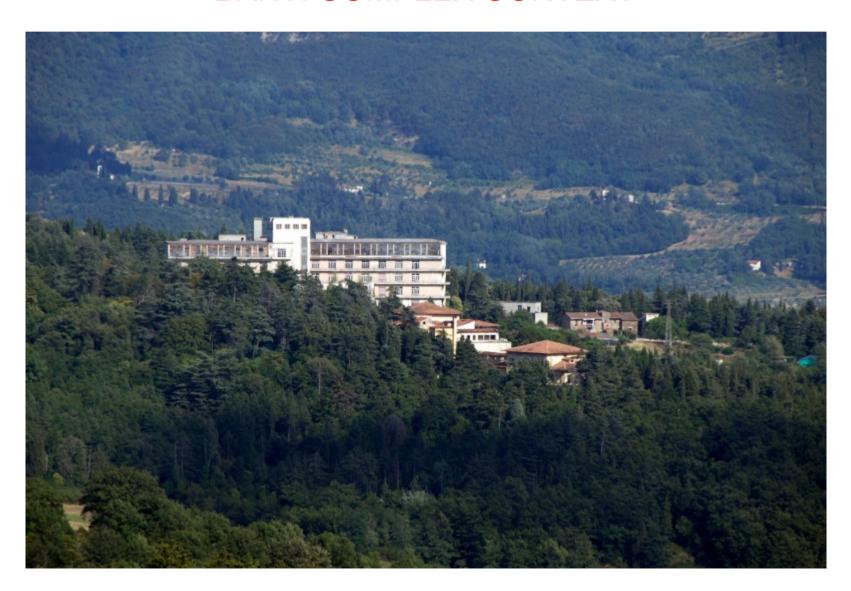
ORTHOPHOTOGRAPH OF THE BANTI COMPLEX







BANTI COMPLEX CONTEXT







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN VAGLIA

Main features:

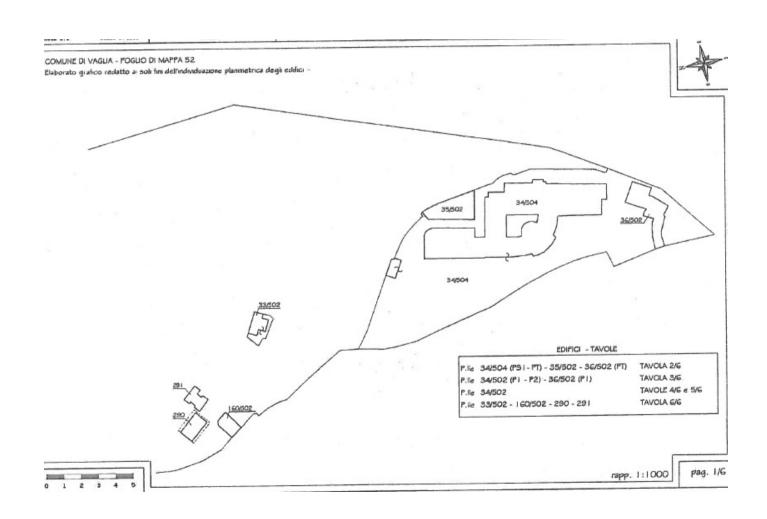
- PROPERTY: ASL Toscana Centro (Ex ASL 10 Florence)
- PROPERTY: Intended for sale by public auction
- BUILDING: to be fully restored
- GROSS TOTAL AREA: 13,150 sqm
- APPURTENANT UNCOVERED AREA: 43,000 sqm
- INTENDED USE: Health and social care with possibility of public use or public and/or private use for hospitality/culture and educational/recreational.
- COMPLEX: bound by Italian Legislative Decree 42/2004







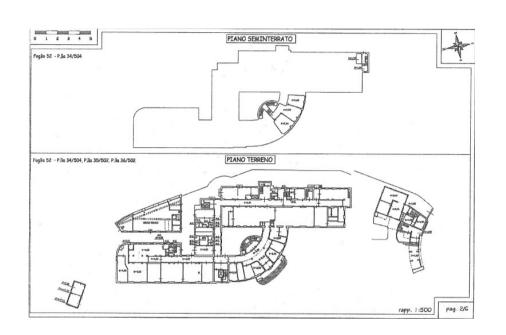
CADASTRAL IDENTIFICATION

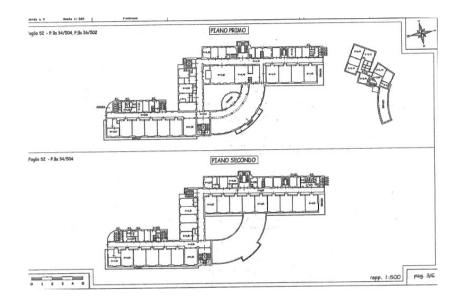


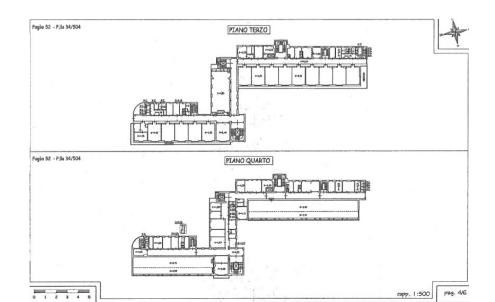


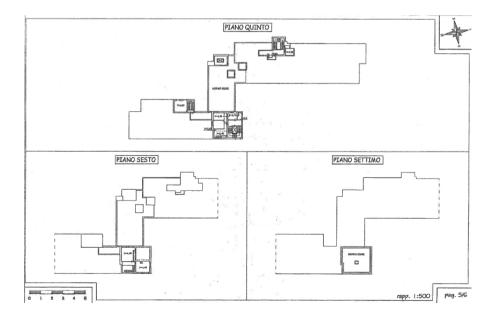


PLANIMETRIC REPRESENTATION











SUMMARY DESCRIPTION



FORMER BANTI SANATORIUM VIA DELL'UCCELLATOIO – VAGLIA (FLORENCE)

Located in a hilly area situated between 460 and 500 mt above sea level in Pratolino, Vaglia. The property is bordered on the west side by Via dell' Uccellatoio, which connects Via Bolognese with the road of the high hills, halfway up the mountain Morello, leading to Sesto Fiorentino. On the northern side the property is bordered by the wide meadows of Poggio Corega and to the east by a municipally owned forest close to the park of Villa Demidoff. The complex is located around 8 km from Florence and is served by the public mean of transport.

The construction of the complex was decided in 1934 by the Provincial Administration of Florence with the purpose of creating a convalescent hospital for workers of both sexes; the location was chosen for the clean air, the richness of the woods and the distance from the city.

Construction, which was started in June 1934 by the Social Security Service, was finished with the creation of a sanatorium building in place of the expected convalescent hospital in autumn 1939. The sanatorium building and the entrance building intended for concierge service are among the first Italian buildings to be built in reinforced concrete and are characterised by soberly geometric shapes typical of rationalist architecture.

These buildings are concentrated in the south-west area of the property, towards Via dell' Uccellatoio, the remaining vast area was designed as a park, fitted with tree-lined terraces, pathways and parterres so that patients could stay outside and enjoy the benefits nature surrounding them. The abundance of balconies and windows that face onto the valleys and the stained glass windows were designed to provide light for sun therapy and evidence the desire to use the beneficial effects of the natural surroundings for therapeutic purposes.

Until 1967 all departments were operational. In 1970 the Social Security Service stopped managing the sanatorium and converted it to a hospital by the health service "G. Banti e Salviatino"; subsequently the complex was transferred to the town of Vaglia, bound to be used for health purposes in favour of Local Health Unit 10.

Having ended its function as a sanatorium, the building hosted hospital services until the 1st of February 1997 when the radiology service also ceased. The main building – the former hospital – is arranged on five floors above ground, as well as a partial fifth floor and portion of basement, with a useful total gross area of around 12,000 sqm. It has a structured layout, resulting from the sum of two longitudinal buildings joined at the centre by a transverse wing. The prospects show the extreme compactness of the spaces that are connected around the central body of the main entrance and the tower of vertical connections.

The originally though use of space by the sanitary service was rationally organised. There were storage rooms in the basement, on the ground floor the porch opened onto the atrium which the offices, secretary and reception faced onto symmetrically. From here you could access the north and south wings along a wide central and longitudinal corridor that lead to the facilities, rooms and dorms. On the ground floor of the north wing, connected to the lobby via the stairs of the square room, there were the service rooms and laundry rooms, the south kitchens, refectory, storage and changing rooms for staff. On the first floor the convex space of the entrance connected the north wing, where there were departments with five dorm rooms with services, and the south wing with the visiting rooms, the chapel and other department rooms. The second and third floors had the same distribution system with the addition of a large room used as a cinema with a projection room. On the fourth floor there were large sun therapy windowed rooms. The covering of the building is in part terrace and in part roofing.





Complex "Former Sant'Antonino Hospital" Municipality of Fiesole (Florence)







Map of Tuscany with location of Fiesole (Florence)

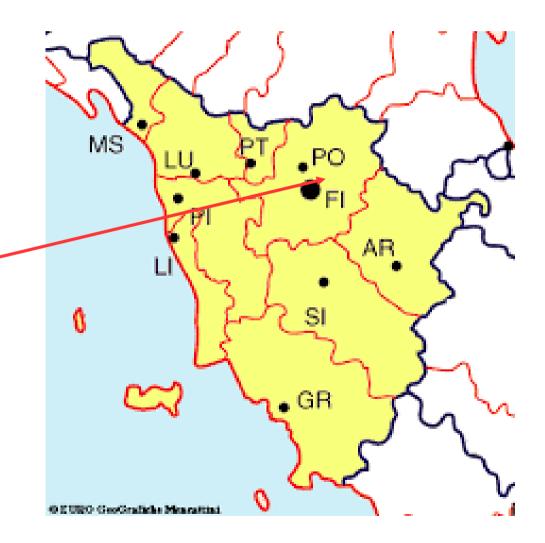
MAIN DISTANCES:

Rome 275 km Milan 320 Km Pisa 100 km Siena 85 Km

AIRPORT DISTANCES:

Florence 20 Km Pisa 90 km Bologna 120Km









THE REGION'S MAIN ATTRACTIONS

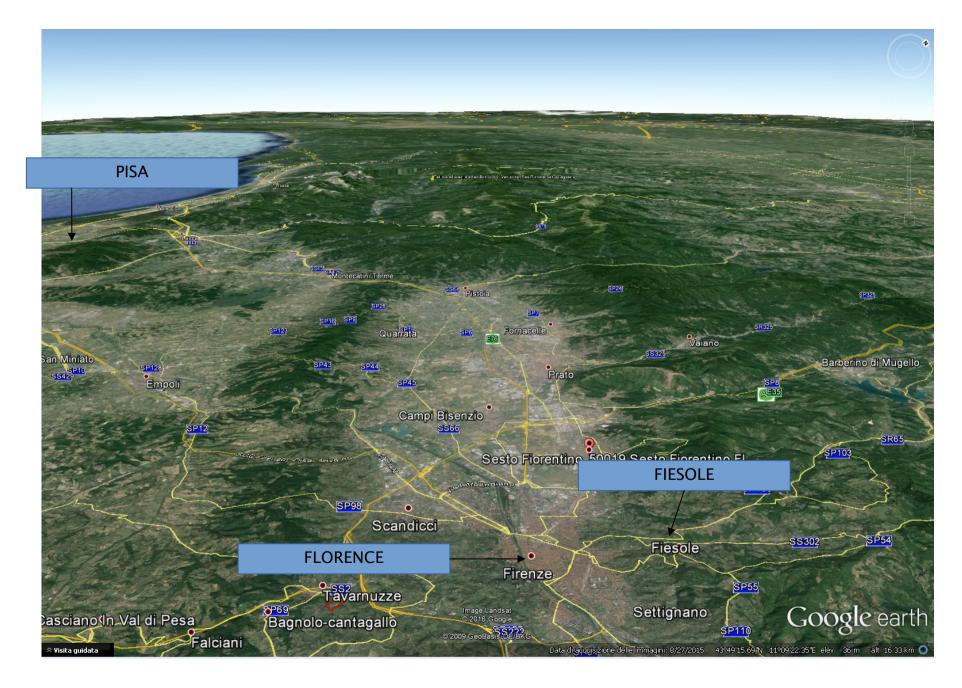






LOCATION









GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PRATO

MAIN FEATURES:

- PROPERTY: ASL Toscana CENTRO (Ex ASL 10 Florence)
- PROPERTY: intended for sale by public auction
- BUILDING: fair condition
- GROSS TOTAL AREA: 3,917 sqm
- APPURTENANT UNCOVERED AREA: n.a.
- INTENDED USE: community facilities for health and social care
- COMPLEX: subject to landscape protection as per Italian Legislative Decree 42/2004



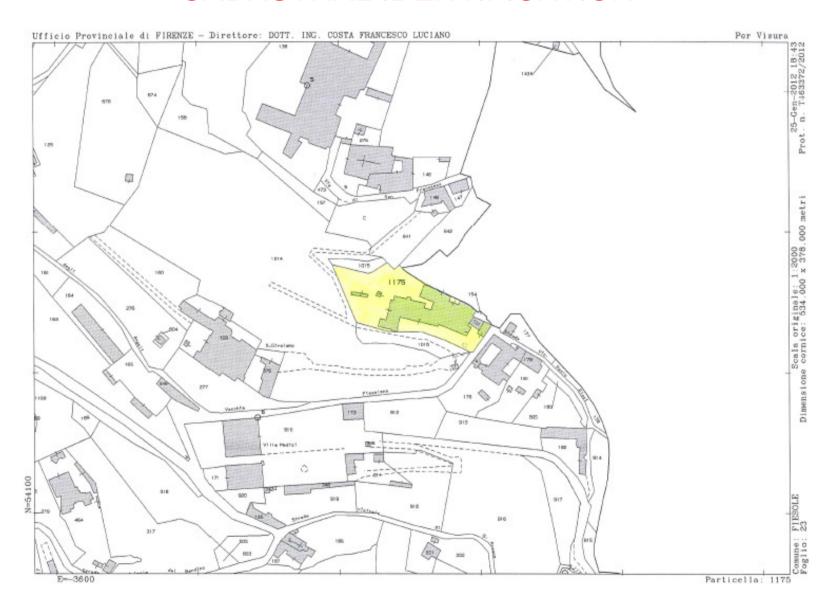








CADASTRAL IDENTIFICATION

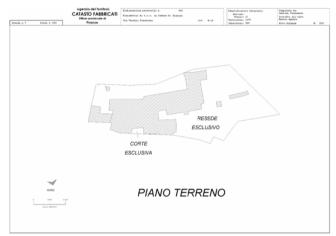


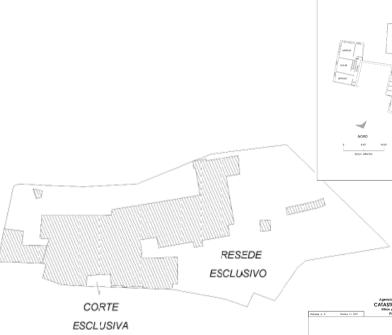




Identificativi Cat Besicani Foglio: 21 Farticella: 1175

PLANIMETRIC REPRESENTATION









PIANO SECONDO

Agenzio del Territorio

CATASTO FABBRICATI
Ufficio provincide di
Ficinzio
Via Yecchia Ficeolana
Via Yecchia Ficeolana



SUMMARY DESCRIPTION



FORMER SANT'ANTONINO HOSPITAL OF FIESOLE ON VIA VECCHIA FIESOLANA, 10 – FIESOLE (FLORENCE)

This property is placed in a convenient location close to the historic centre of Fiesole with panoramic views of Florence and the surrounding countryside. Very complex and structured, it was developed for purely utilitarian reasons that led to a multifaceted building structure. The complex consists of a series of distinct and recognisable buildings.

- The <u>building on Via Vecchia Fiesolana</u>, where there is a marble plaque reading "Villino S. Maria" on the building facade, is developed on four floors above ground and is a typical structure of local historical buildings. The buildings have yellow ochre-coloured lime plaster and are marked by two raised string courses, one at the height of the first floor window sills and the other at the ceiling of the top floor. In the basement floor there are three windows with diamond shaped railings; the floors above the gound are characterised by a series of geometric windows interspersed with raised coamings and sills while on the south side there are only sills without coamings. The geometric order is interrupted by the presence of twin lanced-windows with curved arches, positioned on two fronts towards the south-east corner. The gutter is made of wood and the roof is shaped as a half pavilion with clay tiles and very old shingles.
- The <u>separate building behind</u> the structure mentioned above, has four floors above the ground, as well as a basement strongly characterised by an intervention carried out in the early '70s when the pre-existing building was raised by one floor. This intervention is marked with an evident "member" in reinforced concrete that identifies a series of balconies for the three floors of the existing building and a strongly projecting fascia on the top floor, with pseudo-band openings. The gutter is an additional slightly protruding fascia with some upper elements that almost make up a battlement bay. The windows on the top floor have iron elements, figuratively responsive to the style of the intervention.
- To the left of the before-mentioned building there is a section of the <u>building built composed of four floors above the ground and slightly behind</u> the two side wings, where there is a main entrance to the hospital complex, topped with a thin reinforced concrete shelter.
- To the left of the entrance there is the part of the <u>building created with the expansion</u> planned at the end of the 1950's, arranged on three floors above the ground, with geometrically placed windows and with two terraces (on the first and second floor) placed in a central position compared to the portion built and equipped with "full" guardrail at the centre and iron railings with thin vertical elements on the sides. In the back there are <u>two</u> distinct parts of the building, where the service rooms were located.
- In the south-west part of the complex there is an <u>additional part of the building</u> with only one floor above the ground with reinforced concrete partitions and large windows, where, in the back, there are technical rooms of various use.
- To the north-west there is a part of the <u>building built more recently</u>, leaning against the land behind, consisting of four above ground floors and equipped with large windows with aluminium frames. The gutter is made from reinforced concrete and the roof is flat.
- To the north-east lies <u>another part of the building</u> built before the second world war, placed between the central body and the embankment on the back; this also has a flat roof.
- Finally, detached from the main building to the south-east, built on the embankment to the left of the Via Vecchia Fiesolana entrance, there is a technical building characterised by reinforced concrete walls and a usable flat roof.





Complex "Former Badia di Santa Gonda Farm" Composed by:

- 1. "Podere Le Tagliate"
- 2. "Giardino I"
- 3. "Giardino III"

Municipality of San Miniato (Pisa)





Map of Tuscany with location of San Miniato (Pisa)

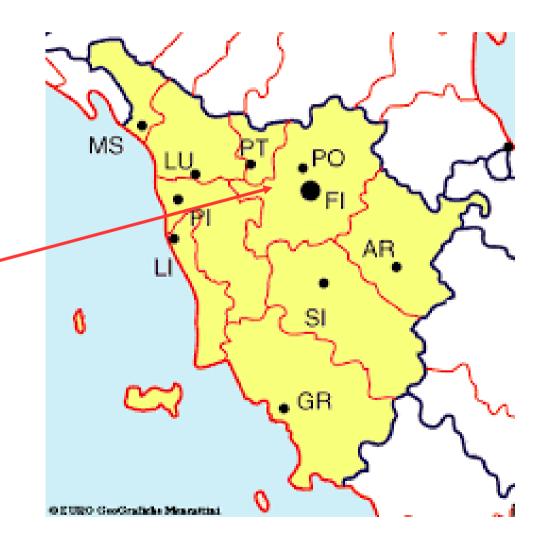
MAIN DISTANCES:

Rome 300 km Milan 330 Km Pisa 35 km Firenze 45 Km

AIRPORT DISTANCES:

Florence 45 Km Pisa 35 km Bologna 145 Km









THE REGION'S MAIN ATTRACTIONS

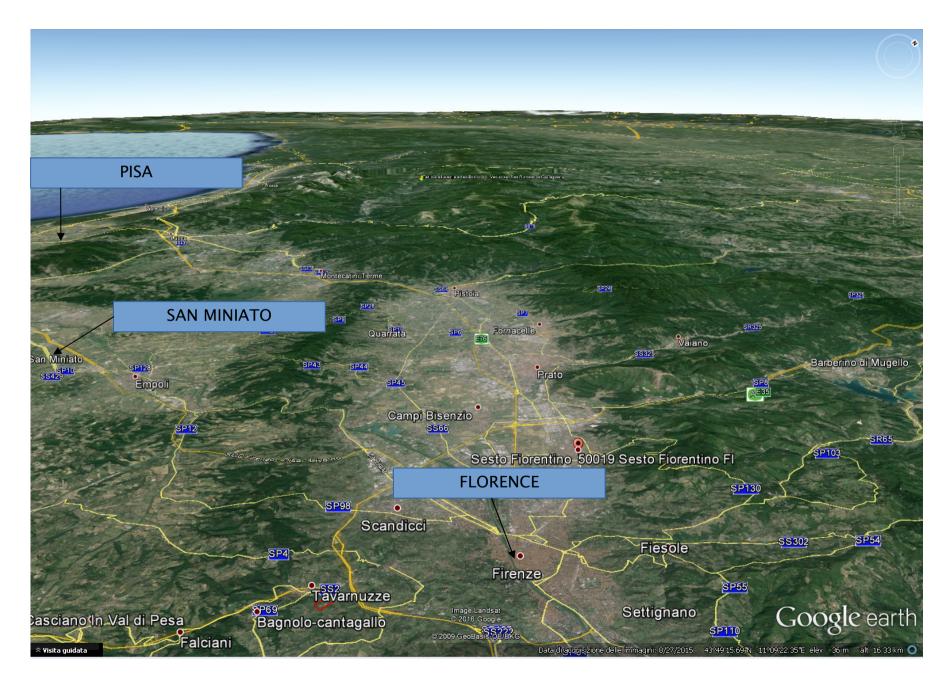






LOCATION









1. "Podere Le Tagliate" Municipality of San Miniato (Pisa)







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN SAN MINIATO "Podere Le Tagliate"

MAIN CHARACTERISTICS:

- PROPERTY: ASL Toscana CENTRO (Ex ASL 11 Empoli)
- PROPERTY intended for sale by public auction
- BUILDING: to be restored
- GROSS TOTAL AREA: 731 sqm
- APPURTENANT UNCOVERED AREA: 105,336 sqm
- INTENDED USE: Rural. New constructions are not allowed.
- PROPOSED INTENDED USE: Residential; tourism and hospitality; sports facilities. Recovery of the existing built-up area is permitted as well as the introduction of territorial index to regulate the construction of new buildings.
- COMPLEX: not subject to landscape protection Italian Legislative Decree 42/2004









ORTHOPHOTOGRAPH "Podere Le Tagliate"







CADASTRAL IDENTIFICATION











SUMMARY DESCRIPTION

FORMER BADIA DI SANTA GONDA FARM ON VIA CASTELLONCHIO PODERE LE TAGLIATE – SAN MINIATO (PISA)

This is a rural complex, called "Le Tagliate", consisting of a main building, with two floors above the ground, an annex building with one floor above ground, and three plots of land for agricultural use. In particular, the complex is divided as follows:

- 1. Le Tagliate A consisting of a main building (335 sqm), accessories (390 sqm) on appurtenant land (2,830 sqm) and an agricultural land that extends for a total cadastral area of 72,047 sqm.
- 2. Le Tagliate B consisting of agricultural land that extends for a total cadastral area of 19,110 sqm.
- 3. Le Tagliate C consisting of agricultural land that extends for a total cadastral area of 15,920 sqm.





2. "Giardino I" Municipality of San Miniato (Pisa)







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN SAN MINIATO "Giardino I"

MAIN CHARACTERISTICS:

- PROPERTY: ASL Toscana CENTRO (Ex ASL 11 Empoli)
- PROPERTY intended for sale by public auction
- BUILDING: in terrible condition
- GROSS TOTAL AREA: 914 sqm
- APPURTENANT UNCOVERED AREA: 84,540 sqm
- INTENDED USE: Rural. New constructions are not permitted.
- PROPOSED INTENDED USE: Residential; tourism and hospitality; sports facilities. Recovery of the existing built-up area is permitted as well as the introduction of territorial index to regulate the construction of new buildings.
- COMPLEX: not subject to landscape protection Italian Legislative Decree 42/2004









ORTHOPHOTOGRAPH "Giardino I"







SUMMARY DESCRIPTION

FORMER BADIA DI SANTA GONDA FARM ON VIA CAVANE GIARDINO I – SAN MINIATO (PISA)

This is a rural complex, named "Garden I", consisting of a main building with three floors above the ground, an annex building with two floors above the ground and two plots of land for agricultural use. In particular, the complex is divided as follows:

- 1. Giardino I A consisting of a main building (450 sqm), accessories (423 sqm) and an open gallery (40 sqm) on appurtenant land (2,580 sqm) as well as agricultural land that extends for a total casastral area of 5000 sqm.
- 2. Giardino I B consisting of agricultural land that extends for a total cadastral area of 76,960 mq.





3. "Giardino III" Municipality of San Miniato (Pisa)







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN SAN MINIATO (PISA) "Giardino III"

MAIN FEATURES:

- PROPERTY: ASL Toscana CENTRO (Ex ASL 11 Empoli)
- PROPERTY intended for sale by public auction
- · BUILDING: to be restored
- GROSS TOTAL AREA: 476 sqm
- APPURTENANT UNCOVERED AREA: 72,126 sqm
- INTENDED USE: Rural. New constructions are not allowed.
- PROPOSED INTENDED USE: Residential; tourism and hospitality; sports facilities. Recovery of the existing built-up area is permitted as well as the introduction of territorial index to regulate the construction of new buildings.
- COMPLEX: not subject to landscape protection Italian Legislative Decree 42/2004

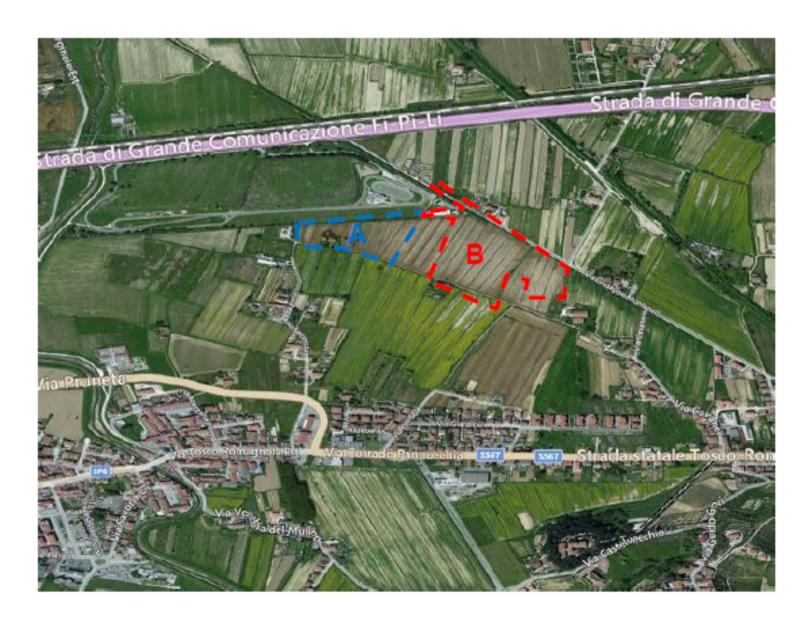








ORTHOPHOTOGRAPH "Giardino III"







CADASTRAL IDENTIFICATION









SUMMARY DESCRIPTION

FORMER BADIA DI SANTA GONDA FARM ON VIA CAVANE GIARDINO III – SAN MINIATO (PISA)

This is a rural complex named "Giardino III", consisting of a main building with 2 floors above the ground, an annex with two floors above the ground, another annex with one floor above the ground and two plots of land for agricultural use. In particular, the complex is divided as follows:

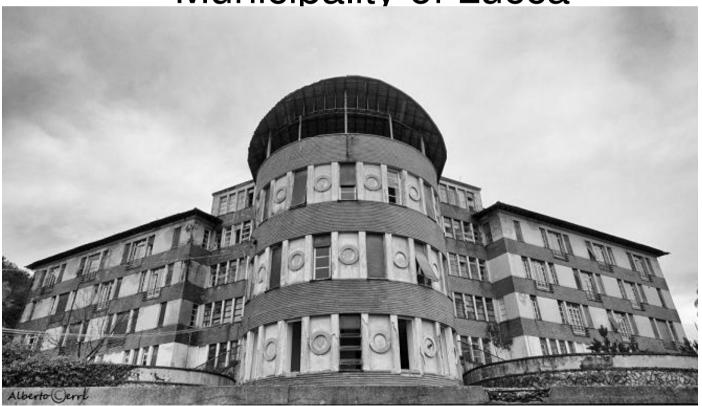
- 1. Giardino III A consisting of a main building and annexes on appurtenant land, as well as agricultural land that extends for a total cadastral area of 18,053 sqm.
- 2. Giardino III B consisting of agricultural land that extends for a total cadastral area of 51,865 sqm.





Complex "Former Sanatorium and Assisted Home"

Municipality of Lucca







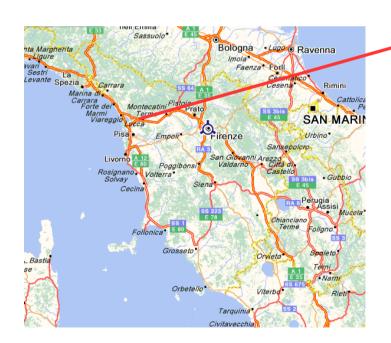
Map of Tuscany with location of Lucca

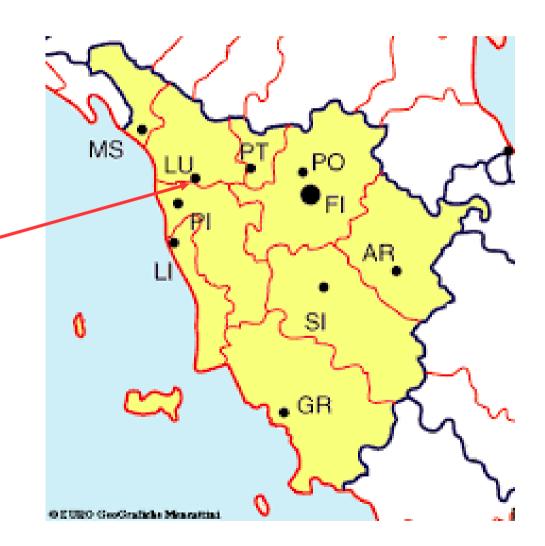
MAIN DISTANCES:

Rome 350 km Milan 280 Km Pisa 20 km Siena 145 Km

AIRPORT DISTANCES:

Florence 60 Km Pisa 20 km Bologna 160 Km



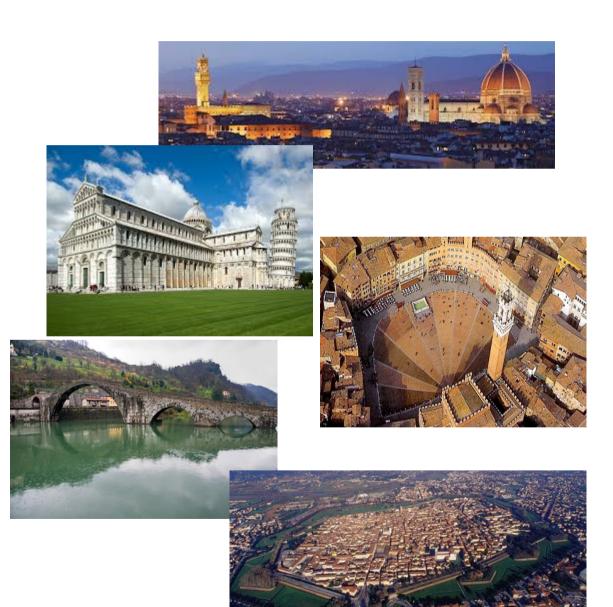






THE REGION'S MAIN ATTRACTIONS

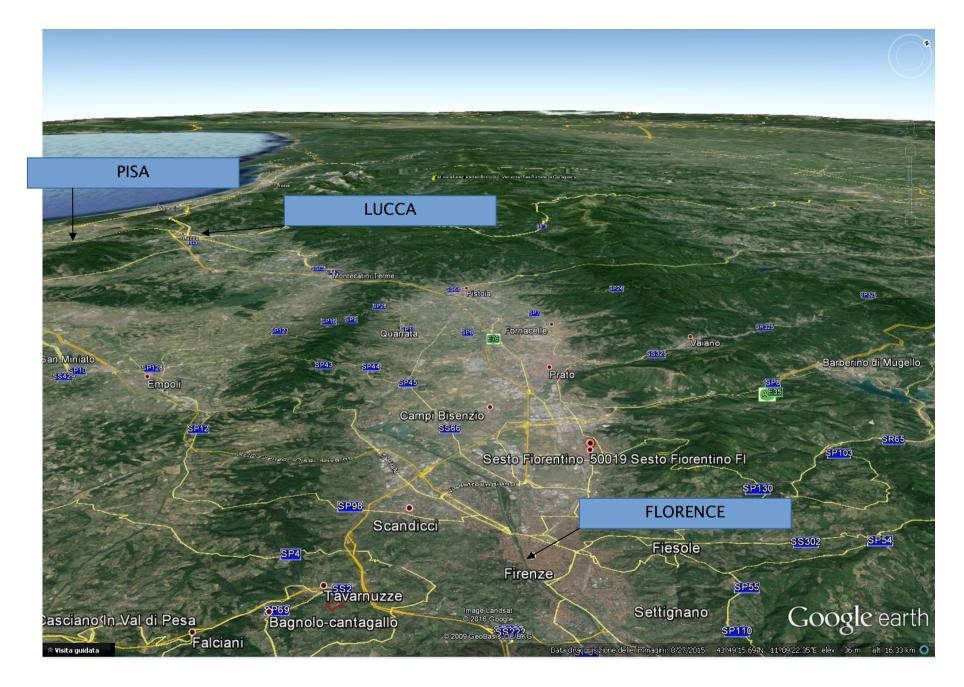






LOCATION









ORTHOPHOTOGRAPH OF THE FORMER SANATORIUM COMPLEX







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LUCCA

MAIN CHARACTERISTICS:

- PROPERTY: ASL Toscana NORDOVEST (Ex ASL 2 Lucca)
- PROPERTY: intended for sale by public auction
- BUILDING: fair condition
- GROSS TOTAL AREA: 4,000-5,000 sqm (mc 17,000)
- APPURTENANT UNCOVERED AREA: 67,800 sqm.
- INTENDED USE: return to implementation plan with request to insert a set of intended uses already accepted by the Municipality and in particular residential and hospitality. Building subject to construction Authorisation in amnesty
- COMPLEX: not bound under Italian Legislative Decree
 42/2004

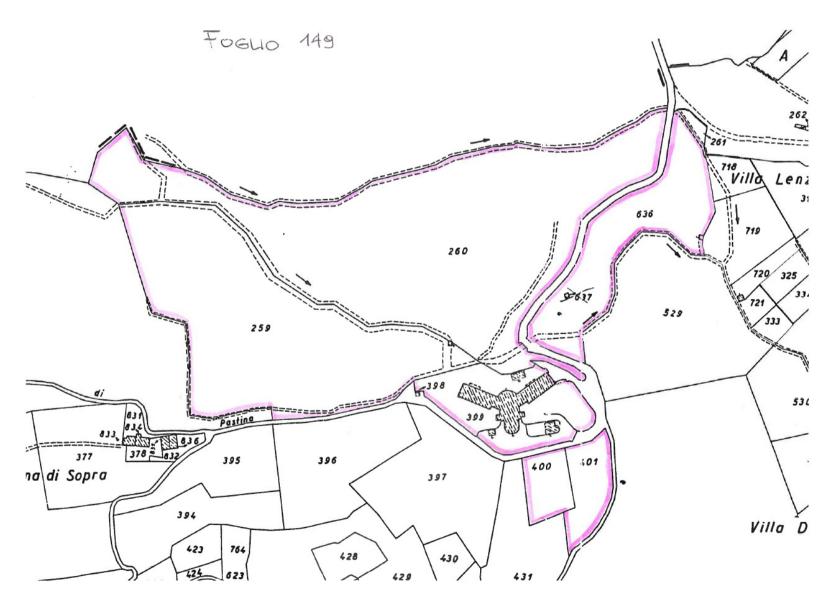








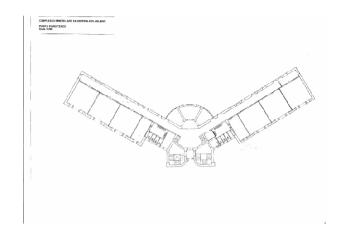
CLASSIFICATION OF THIS PROPERTY

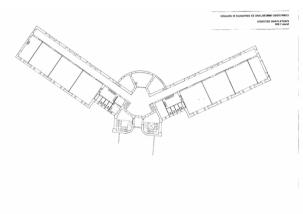


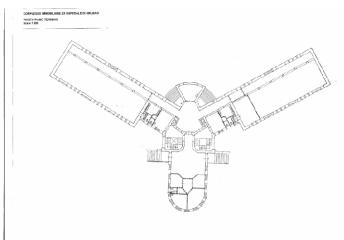


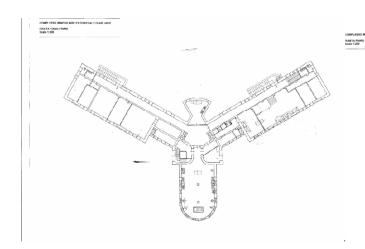


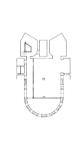
PLANIMETRIC REPRESENTATION



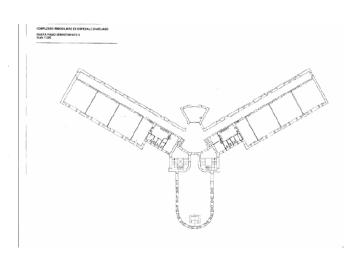
















DESCRIZIONE SINTETICA

FORMER SANATORIUM AND NURSING HOME IN ARLIANO – LUCCA

This is a building already in use as a Provincial Anti-tuberculosis Sanatorium, recently used as a protected health facility, located on a hill in an area of considerable natural interest. The main building, which is spread over three wings in a Y shape, is built on six floors including the basement and is composed as follows:

- Underground floor accessible by an internal staircase, there are some rooms used as warehouse and storage.
- Lower ground floor accessible both via an internal staircase and via an external ramp, there are some rooms used as warehouse, storage, laundry room, kitchen and toilet facilities.
- Ground floor there are rooms already used as switchboard, reception, medical rooms, protected residence rooms, refectory, toilet facilities, corridors, stairwells and an elevator not in accordance with the law.
- First floor there are rooms already used as protected residence, meeting rooms, medical rooms, toilet facilities, corridors and stairwells.
- Second floor there are eight rooms equipped with toilet facilities, corridors, stairwells and a large terrace covered with an iron structure.
- Third floor there are eight rooms equipped with toilet facilities, corridors, and stairwells
- Fourth floor there are some rooms equipped with toilet facilities, corridors, stairwell and uncovered terrace.

The building's main facade is equipped with a building already in use as a concierge arranged on one floor and on the north side there are rooms intended for central heating plants and warehouses. On the land supplied, to the north of the main building, there is a ramshackle shed to use for refurbishment.

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Complex "Executive Centre":

- 1. "Palazzo A" property of the Pisa University Hospital
- 2. "Palazzo B" property of Local Health Authority 5 of Pisa

 Municipality of Pisa





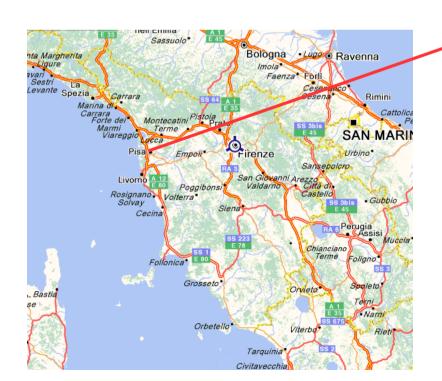


Map of Tuscany with location of Pisa

MAIN DISTANCES: Rome 359 km Milan 295 km Florence 90 km Livorno 9,4 km AIRPORT DISTANCES: Florence 90 km Pisa 19,3 km Bologna 180 km

MAIN MOTORWAYS:

A1 FirenzeNord 90 km A1 Firenze Sud 96,2 km S.G.C. FI-PI-LI 41 km









THE REGION'S MAIN ATTRACTIONS

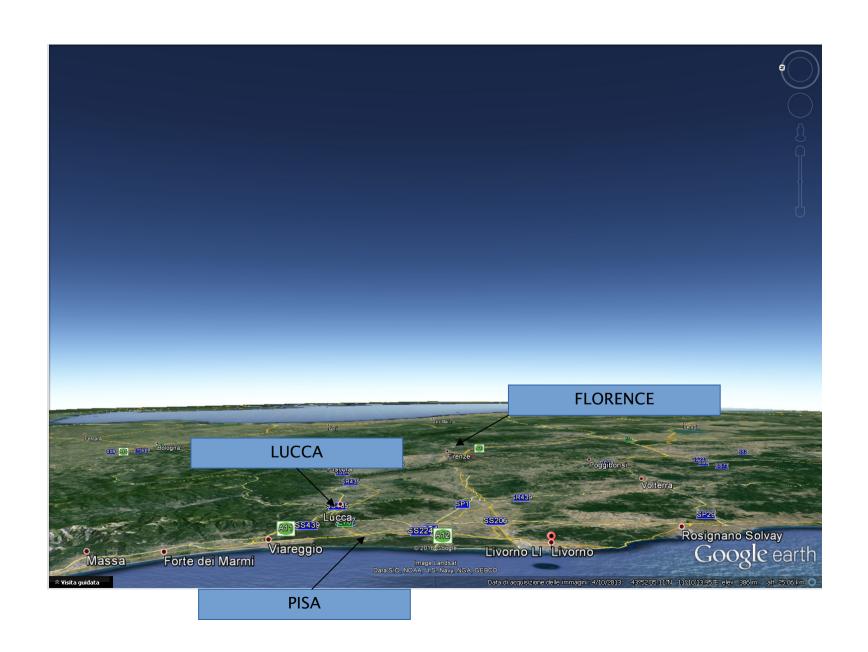








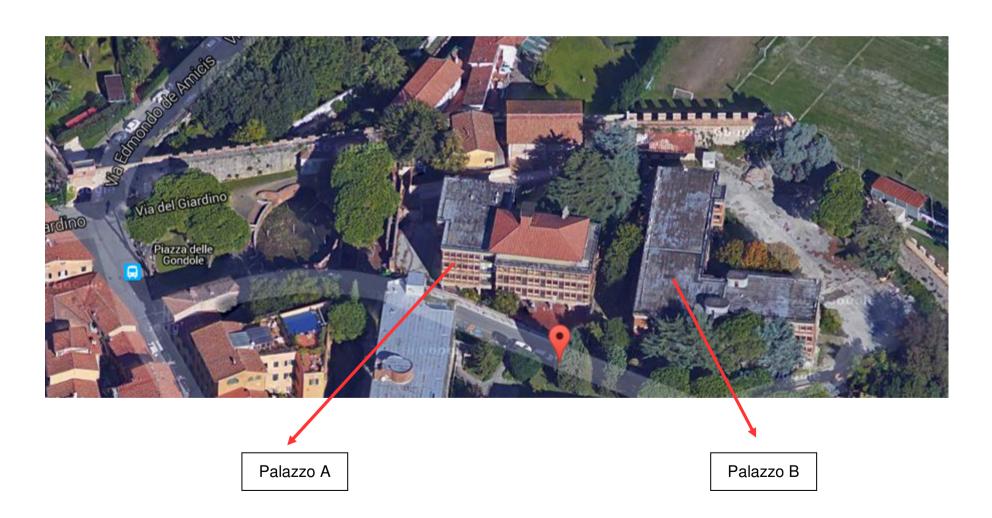
LOCATION







ORTHOPHOTOGRAPH OF "EXECUTIVE CENTRE— PALAZZO A and PALAZZO B"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PISA

MAIN FEATURES Palazzo A:

- PROPERTY: Pisa University Hospital
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in good condition
- GROSS TOTAL AREA: 2,634 msq
- N. FLOORS: 5 storeys above ground and basement
- INTENDED USE: area subject to landscape protection. Residential/executive
- COMPLEX: not bound under Italian Legislative Decree 42/2004

MAIN FEATURES Palazzo B:

- PROPERTY: ASL Toscana NORTH WEST (Ex Asl 5 PISA)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in good condition
- GROSS TOTAL AREA: 3,584 sqm
- N. FLOORS: 4 storeys above the ground
- INTENDED USE: area subject to landscape protection. Residential/executive
- COMPLEX: not bound under Italian Legislative Decree 42/2004

The common area appurtenant to both buildings is equal to 5,635 msq

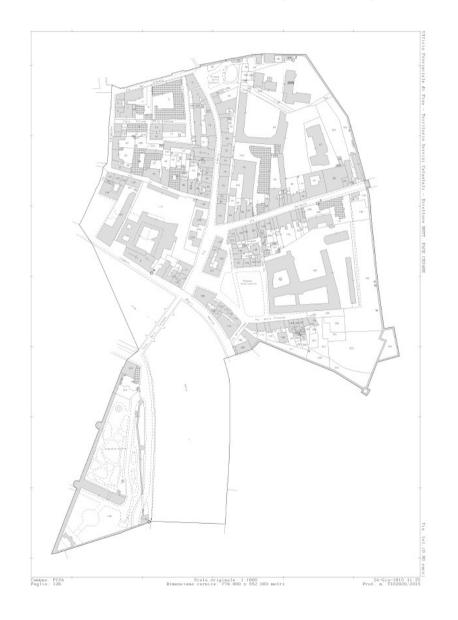


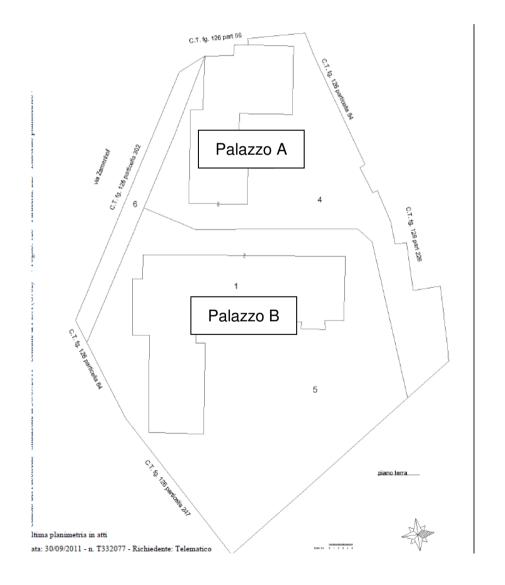






CADASTRAL IDENTIFICATION

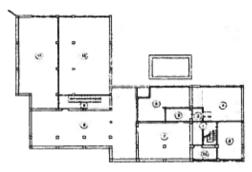




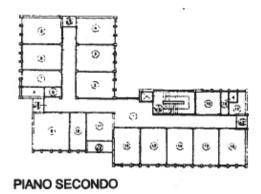




PLANIMETRIC REPRESENTATION - PALAZZO A



PIANO SEMINTERRATO





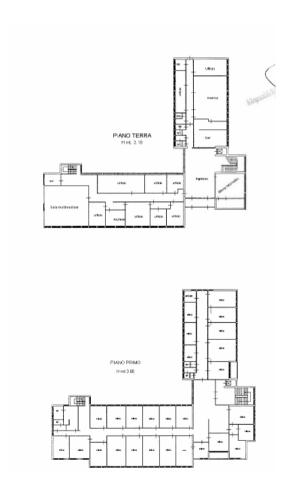








PLANIMETRIC REPRESENTATION-PALAZZO B











SUMMARY DESCRIPTION

Property "Executive Centre- Palazzo A" via Zamenhof Pisa

- •The complex is located in the city walls of the ancient city, in the western side of Pisa, with socioeconomic services and commercial activities. The buildings, close to the Piazza della Gondola, are located adjacent to another building along via Zamenhof which joins the S. Francesco district to the nearby historic centre but also joins the main exit and entrance routes for the city by via De Amicis. Public transport is adequate for the city of Pisa and to neighbouring towns.
- •The complex consists of two buildings geometrically L-shaped, built in the late '60s: "Palazzo A" is property of the Pisa University Hospital and "Palazzo B" is property of the former Local Health Authority 5 of Pisa. The buildings still bear their original characteristics and are in good condition. The supporting structure of the buildings is built in bare reinforced cement with the addition of decorative elements still in reinforced concrete; the window frames are wooden; the roof is flat and can be walked on; the basement seals are coated with white marble slabs.
- •In particular:
- Palazzo A: the building is spread over 4 floors above the ground as well as the attic and basement floor joined by a stairwell and an elevator;
- Palazzo B: the building is spread over 4 floors above the ground and is joined by a main stairwell, a service stairwell and an elevator;





Complex "Former Psychiatric Hospital— Padiglione Tanzi":

Municipality of Volterra (Pisa)







Map of Tuscany with location of Volterra (Pisa)

PRINCIPALI DISTANZE:

Roma 282 km Milano 347 km Firenze 79km

DISTANZE AEROPORTI:

Firenze 100 km Pisa 63 km Bologna 188 km









THE REGION'S MAIN ATTRACTIONS



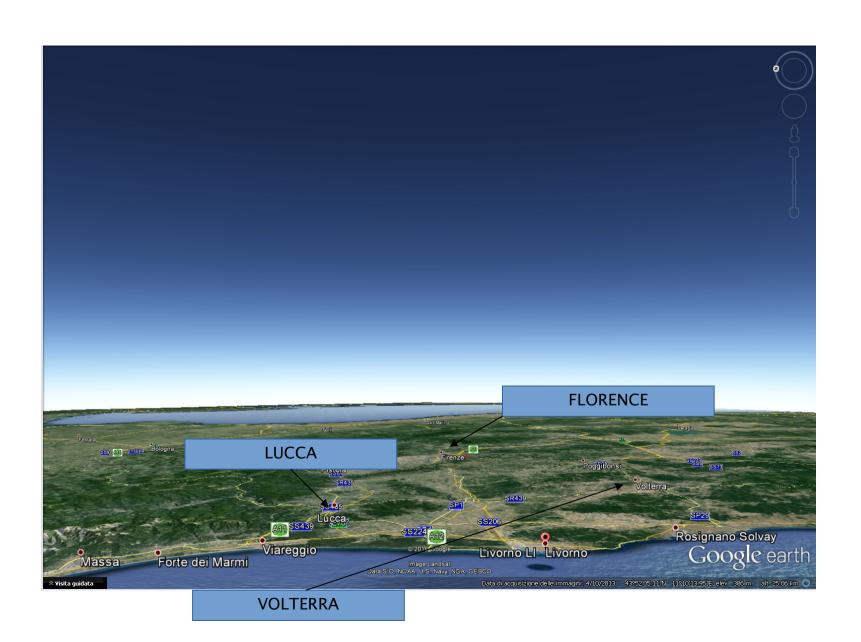








LOCATION







ORTHOPHOTOGRAPH "FORMER PSYCHIATRIC HOSPITAL – PADIGLIONE TANZI"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN VOLTERRA

MAIN FEATURES

- PROPERTY: ASL Toscana NORTH WEST (Ex ASL 5 of Pisa)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in poor condition
- TOTAL GROSS AREA :. 2,357 sqm
- APPURTENANT UNCOVERED AREA: 4,632 sqm
- · N. FLOORS: four floors above the ground
- INTENDED USE: area for services and facilities for public use –similar areas (see nta)
- COMPLEX: not bound under Italian Legislative Decree 42/2004

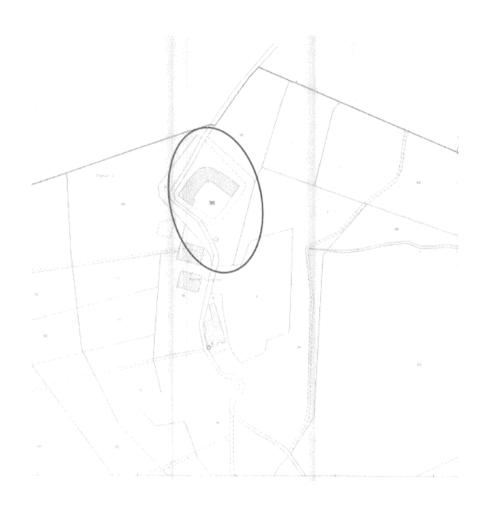








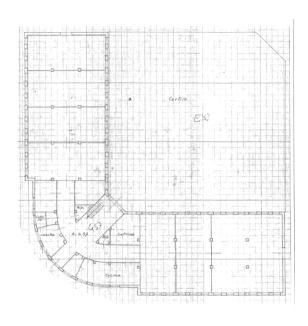
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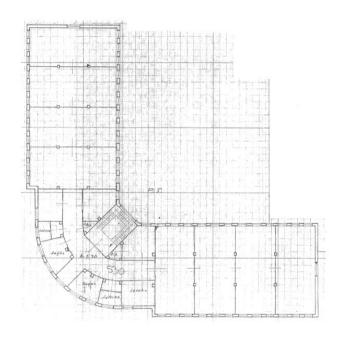




PLANIMETRIC REPRESENTATION







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	N° 4.2	data 07.12.11

	RATI GRAFICI . 175 p. 36 – piano secondo
ALLEGATO	Scala
Nº 13	data 07 10 11





SUMMARY DESCRIPTION

Property "Former Psychiatric Hospital—Padiglione Tanzi" Tignamica, Town of Volterra (Pisa)

- The property is located in a rural area in the south of Volterra, around 4km from the historic centre, and can be reached via the regional road n.68. The area is characterised by the typical appearance of the Tuscan countryside and offers a spectacular view.
- Is a large building, consisting of three floors above the ground and characterised by an arch-shaped layout, equipped with a large surrounding uncovered area. It has a reinforced cement structure, brick infills, reinforced clay floors and the roof is pavilion-type.
- The 3 levels are joined by a monumental stairwell located in the central part where the main entrances to the building are located.





Complex "Former Psychiatric Hospital— Padiglione Morselli":

Municipality of Volterra (Pisa)







Map of Tuscany with location of Volterra (Pisa)

MAIN DISTANCES:

Rome 282 km Milan 347 km Firenze 79km

AIRPORT DISTANCES:

Florence 100 km Pisa 63 km Bologna 188 km









THE REGION'S MAIN ATTRACTIONS

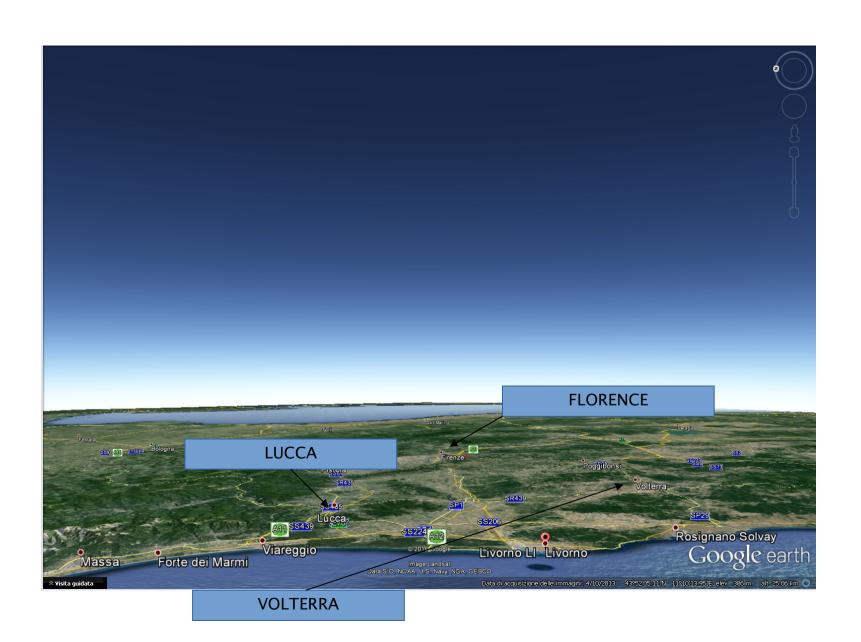








LOCATION





ORTHOPHOTOGRAPH "FORMER PSYCHIATRIC HOSPITAL—" PADIGLIONE MORSELLI"







DESCRIPTION OF INVESTMENT OPPORTUNITIES IN VOLTERRA

MAIN CHARACTERISTICS

- PROPERTY: ASL Toscana NORTH WEST (Ex ASL 5 of Pisa)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: to be restored
- TOTAL GROSS AREA: 2,205 msq.
- APPURTENANT UNCOVERED AREA: 8,615 msq
- N. FLOORS: two floors above the ground
- INTENDED USE: area for services and facilities for public use – similar areas (see nta)
- COMPLEX: not bound under Italian Legislative Decree 42/2004









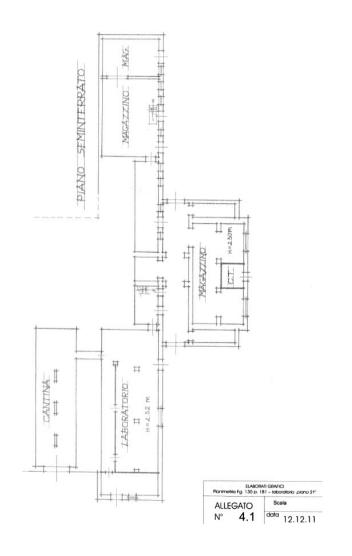
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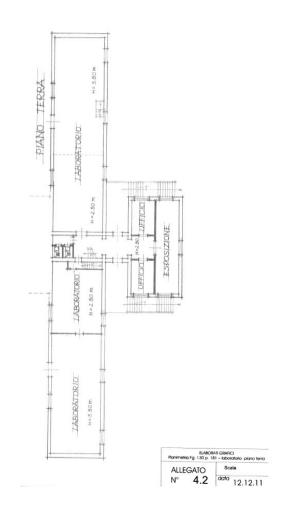


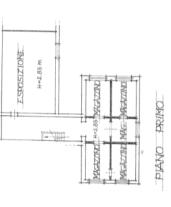




PLANIMETRIC REPRESENTATION



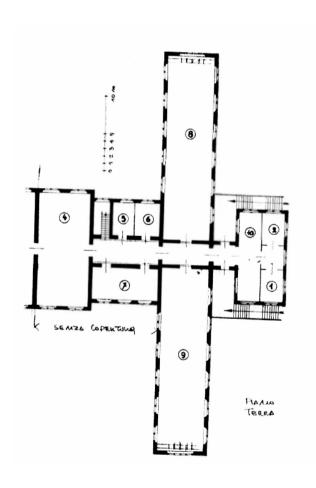


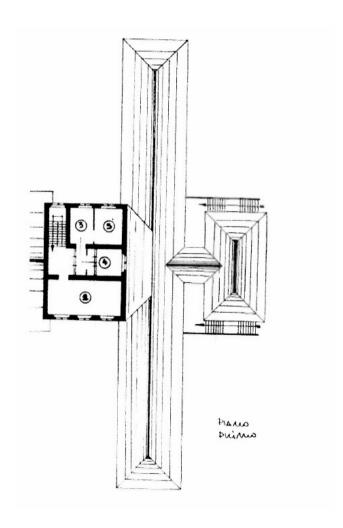


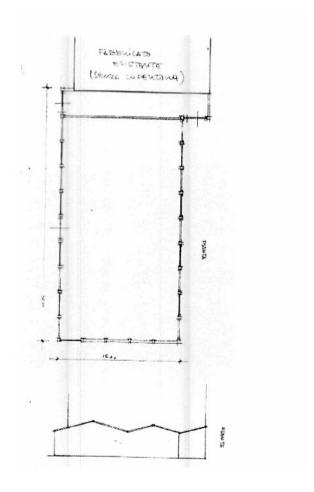




PLANIMETRIC REPRESENATION











SUMMARY DESCRIPTION

Property "Former Psychiatric Hospital—Padiglione Morselli" Caggio, Town of Volterra (Pisa)

- The property is located in a rural area in the south of Volterra, around 3km from the historic centre, and can be reached by the regional road n.68. The area is characterised by the typical appearance of the Tuscan countryside and offers a spectacular view.
- It is a large building, consisting of two parts: the main building on three floors characterised by its particular cross shape; and another building is an artisinal prefabricated artifact with one rectangular floor located to the north of the main building. Both buildings have a large uncovered surrounding area. The main building has a vertical brickwork structure and pavilion type roofs, the facades have very large exterior windows characterised by valuable frames. The second building has reinforced concrete structures and a typically industrial construction style.





Complex "Former Sanatorium – former Registered office"

Municipality of Livorno







Map of Tuscany with location of Livorno

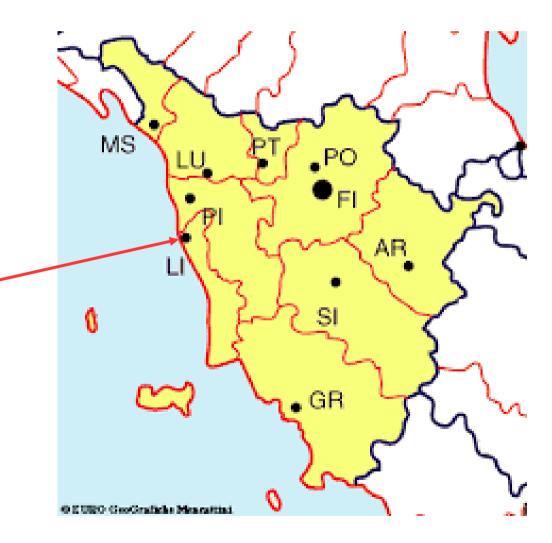
MAIN DISTANCES:

Rome 360 km Milan 300 Km Pisa 25 km Siena 130 Km

AIRPORT DISTANCES:

Florence 90 Km Pisa 25 km Bologna 180 Km









THE REGION'S MAIN ATTRACTIONS

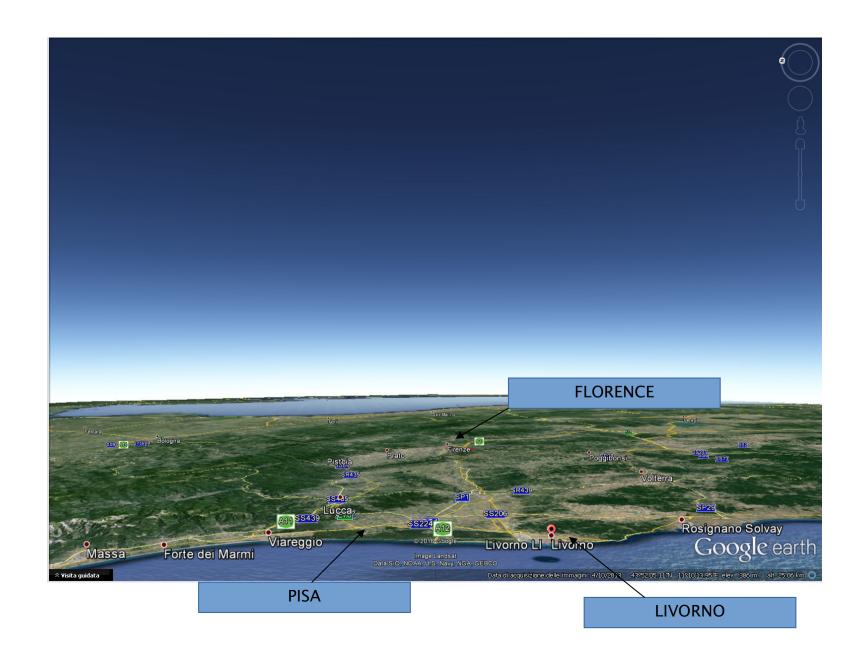








LOCATION







ORTHOPHOTOGRAPH "FORMER SANATORIUM – FORMER REGISTERED OFFICE"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LIVORNO

MAIN FEATURES:

- PROPERTY: ASL Toscana NORDOVEST (Ex ASL 6 Livorno)
- PROPERTY intended for sale by public auction
- BUILDINGS: good condition
- TOTAL GROSS AREA: 7,774 sqm
- APPURTENANT UNCOVERED AREA 168,498 sqm
- INTENDED USE: areas for existing and planned services and public green.
- PROPOSED INTENDED USE: Private services for public use or of general interest; residential.
- Complex bound under Italian Legislative Decree
 42/2004









CLASSIFICATION OF THIS PROPERTY







SUMMARY DESCRIPTION

FORMER SANATORIUM - FORMER REGISTERED OFFICE IN VIA DI MONTEROTONDO 49 – LIVORNO

The property is located in Monte Rotondo, a hill belonging to the complex of Livorno hills within the territory of the town of Livorno. Between the Baroque and Enlightenment Era, numerous holiday residences were built in the countryside of the Livorno hills. Among these is Villa Rodocanacchi, the property subject to analysis and which hosts the office of Livorno Local Health Authority 6.

The area is served by public transport.

The compendium in question consists of seven buildings divided as follows:

- 1. Registered office on three floors above ground and a basement (Villa Rodocanacchi);
- 2. Guest quarters on two floors above ground;
- 3. Derelict caretaker house, building on one floor above ground;
- 4. Building used as a gym/library and an unused part;
- 5. Building on one floor above ground used as utility rooms (in service of building 4), the latter in very bad state of conservation due to poor maintenance;
- 6. Unusable buildings due to the age of construction;
- 7. Building not reviewed due to difficult access as it is located within the forest. The structure of buildings A and B are made from load bearing masonry in mixed stone with floors in brick-cement, the roof of the first is multi-layered surfaced with roof tiles and Italian tiles (coppi); the buildings C/D/E/F are made from loadbearing masonry. Today the premises are mainly used for offices and recreational activities.





Complex "Former District" Municipality of Livorno







Map of Tuscany with location of Livorno

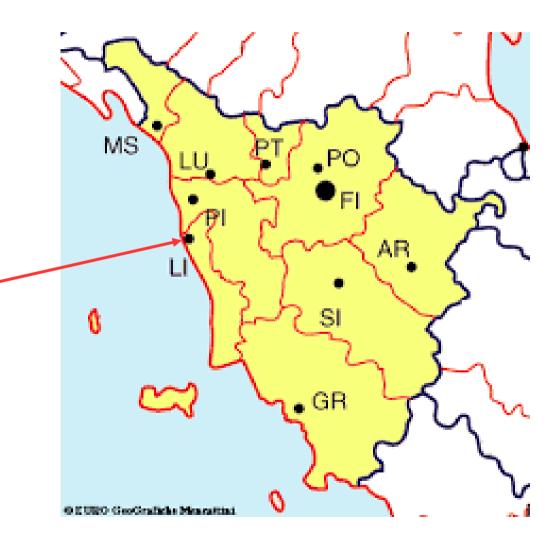
MAIN DISTANCES:

Rome 360 km Milan 300 Km Pisa 25 km Siena 130 Km

AIRPORT DISTANCES

Florence 90 Km Pisa 25 km Bologna 180 Km









THE REGION'S MAIN ATTRACTIONS

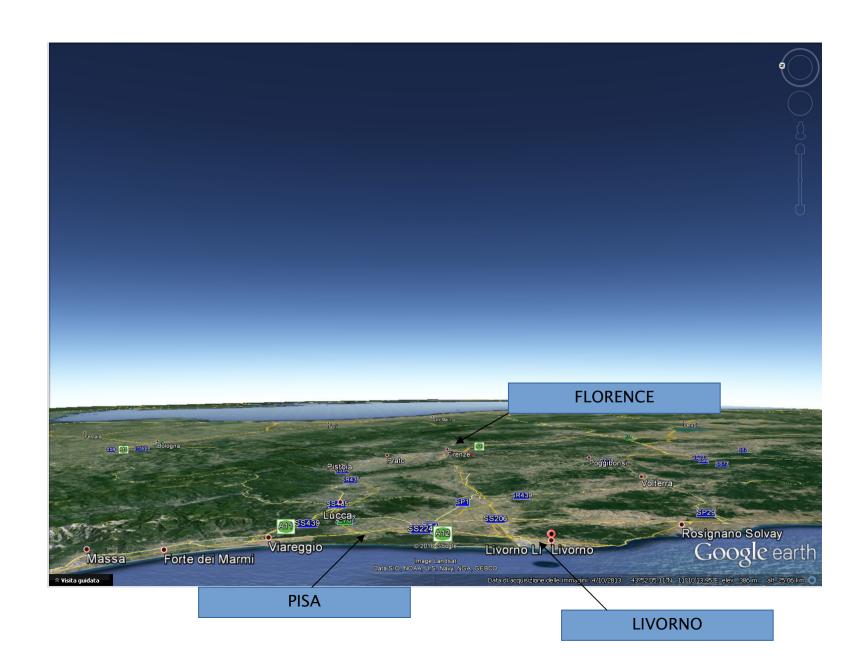








LOCATION







ORTHOPHOTOGRAPH "FORMER DISTRICT"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LIVORNO

MAIN FEATURES:

- PROPERTY: ASL Toscana NORDOVEST (Ex ASL 6 Livorno)
- PROPERTY intended for sale by public auction
- BUILDING: good condition
- TOTAL GROSS AREA: 2,618 sqm
- APPURTENANT UNCOVERED AREA: 99 sqm
- INTENDED USE: Residential and compatible.
- Complex not bound under Italian Legislative Decree 42/2004









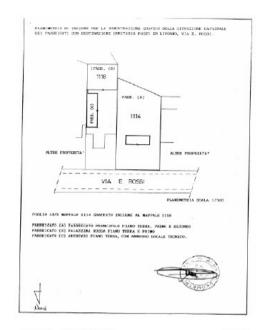
CLASSIFICATION OF THIS PROPERTY

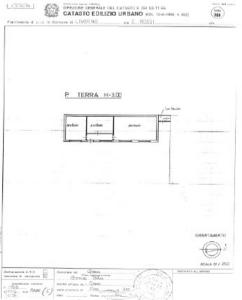


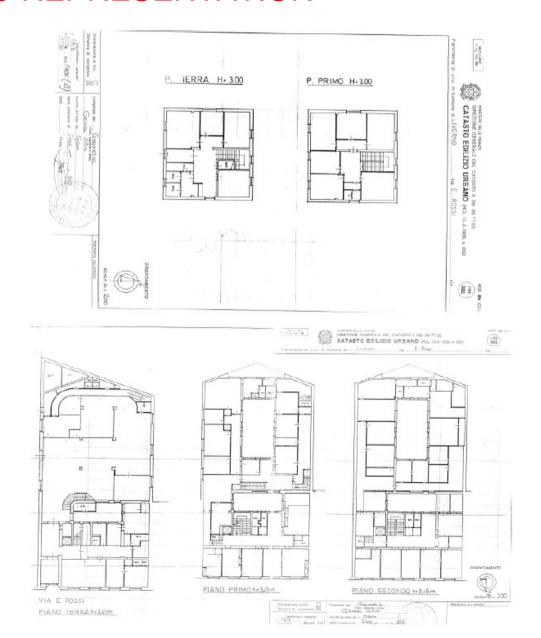




PLANIMETRIC REPRESENTATION











SUMMARY DESCRIPTION

FORMER DISTRICT IN VIA ERNESTO ROSSI – LIVORNO

- The property is located in the historic centre in a valuable location, and very close to Piazza Cavour, Piazza Attias, Corso Amedeo and Piazza della Vittoria reachable by foot. The surroundings are characterised by mainly residential buildings, and there are neighbourhood business on the ground floor facing the road.
- The facility housed Livorno Local Health Authority n. 6 clinics. The structure of the building is in reinforced concrete, the roof is multi-layer surfaced with roof tiles and Italian tiles (coppi), the facades of the ground floor facing the street are lined in stone while the upper floors are lined with tiles. The building is on three floors above ground.





Complex "Various services and Swimming pool"

Municipality of Livorno







Map of Tuscany with location of Livorno

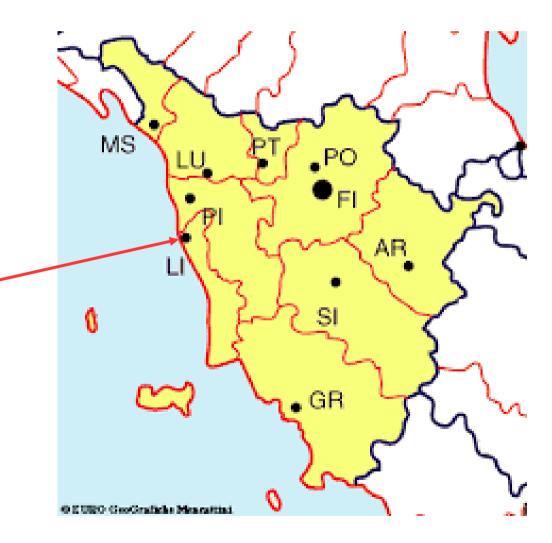
MAIN DISTANCES:

Rome 360 km Milan 300 Km Pisa 25 km Siena 130 Km

AIRPORT DISTANCES:

Florence 90 Km Pisa 25 km Bologna 180 Km









THE REGION'S MAIN ATTRACTIONS









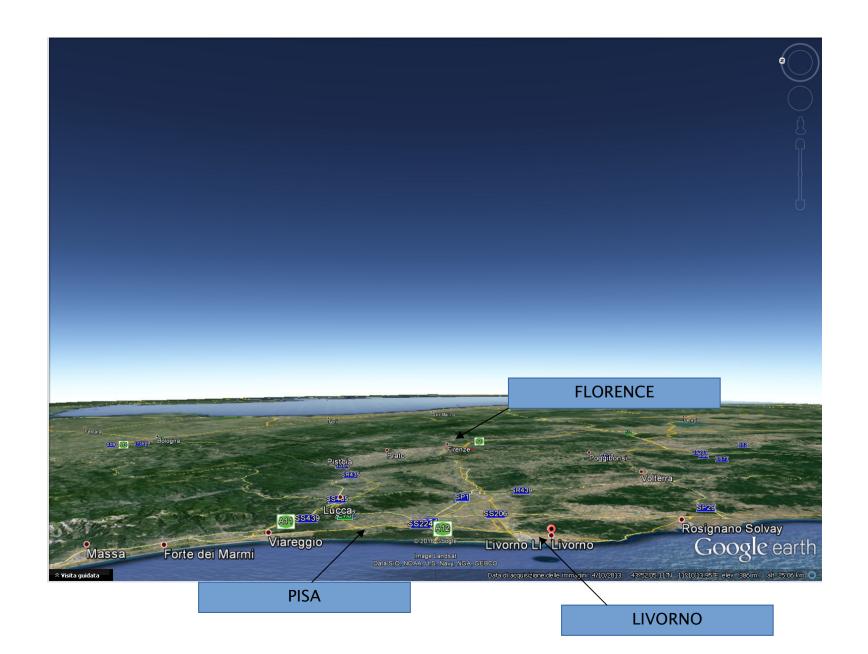
ORTHOPHOTOGRAPH "VARIOUS SERVICES AND SWIMMING POOL"







LOCATION







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LIVORNO

MAIN FEATURES:

- PROPERTY: ASL Toscana NORDOVEST (Ex ASL 6 Livorno)
- PROPERTY intended for sale by public auction
- BUILDING: good condition
- TOTAL GROSS AREA: 2,910 sqm
- APPURTENANT UNCOVERED AREA 16,100 sqm
- INTENDED USE: public service
- PROPOSED INTENDED USE Residential; Tertiary;
 Neighbourhood trade
- Complex not bound under Italian Legislative Decree 42/2004

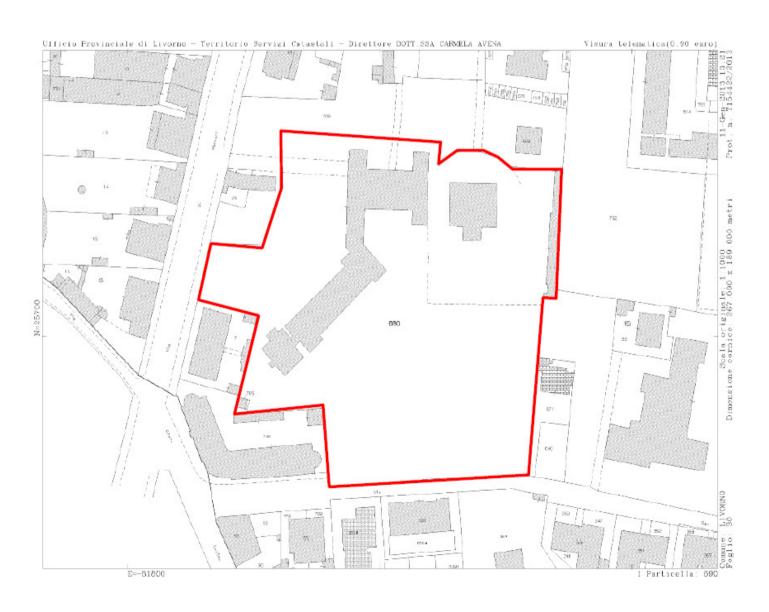








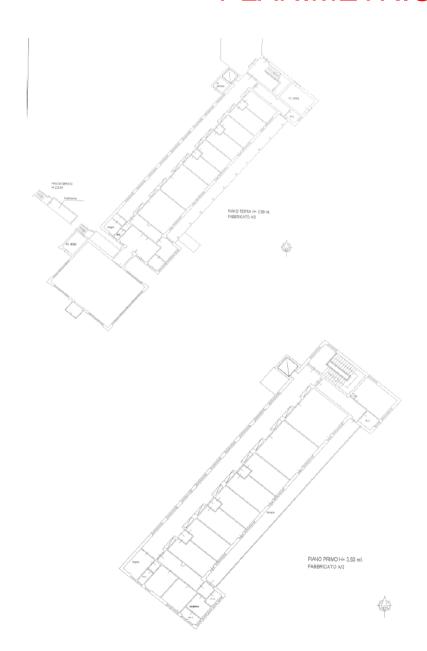
CLASSIFICATION OF THE PROPERTY

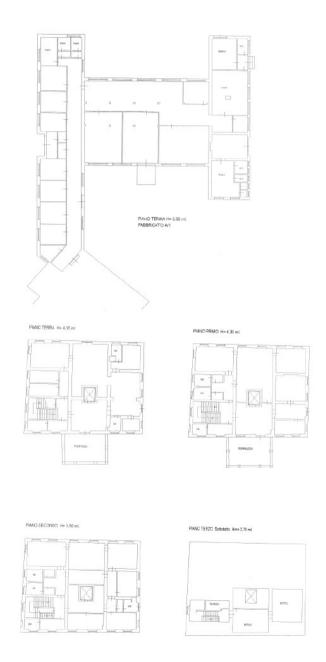






PLANIMETRIC REPRESENTATION









SUMMARY DESCRIPTION

VARIOUS SERVICS AND SWIMMING POOL IN VIA SAN GAETANO 5/7 – LIVORNO

•The property is located in a semi-central position in the Town of Livorno. It has good accessibility thanks to its proximity to the axis of Viale F. Petrarca and Viale Alfieri. The surroundings are characterised by an average quality mainly residential area. In the nearby there are schooling institutes and there are also neighbourhood shops on the ground floor of residential buildings and good availability of parking. Among the most important services, there are the proximity to the Hospital of Livorno (Spedali Riuniti), accessed from via A. Gramsci.

•The facility hosts the Livorno Local Health Authority n.6. The compendium in question consists of three buildings divided as follows: Villa Porcelli – on three floors above ground, the building 2 on Viale Marconi (apartment) on one floor above ground, the latter in bad state of conservation due to abandonment and building 1 (two contingent buildings 1a and 1b) on two floors above ground. The structure of buildings 1 and 2 is in reinforced concrete, the roof of the first is multi-layered and surfaced with roof tiles and Italian tiles (coppi) while the second is flat and surfaced with bituminous sheathing, the facades are layer-plastered and painted; parts of the premises of buildings 1a and 1b are unusable. The building Villa Porcelli is built in mixed loadbearing masonry with a pavilion style roof surfaced with roof tiles and Italian tiles (coppi).





Complex "Administrative Offices" Municipality of Cecina (Livorno)







Map of Tuscany with location of Cecina (Livorno)

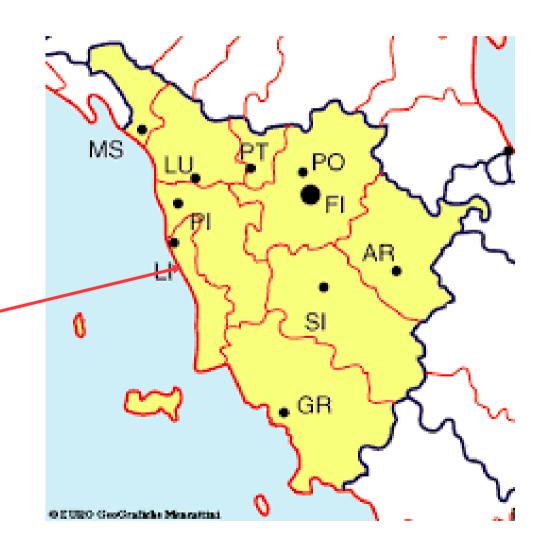
MAIN DISTANCES:

Rome 330 km Milan 330 Km Pisa 55 km Siena 160 Km

AIRPORT DISTANCES:

Florence 110 Km Pisa 55 km Bologna 210 Km









THE REGION'S MAIN ATTRACTIONS

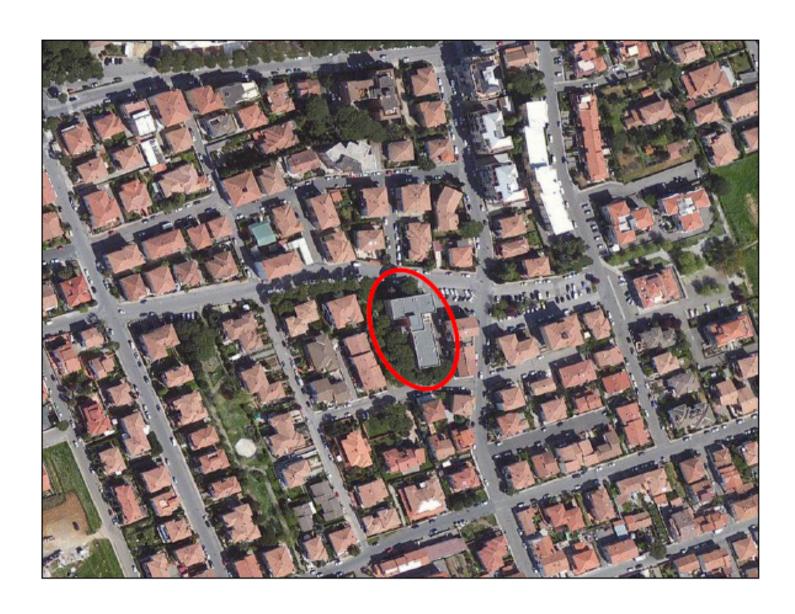








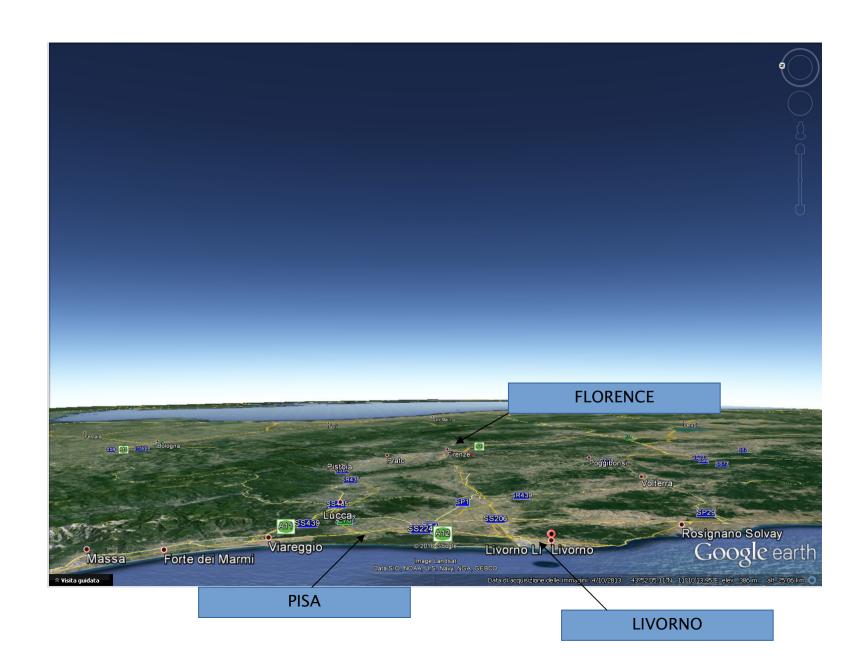
ORTHOPHOTOGRAPH "ADMINISTRATIVE OFFICES"







LOCATION







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN CECINA (LIVORNO)

MAIN FEATURES:

- PROPERTY: ASL Toscana NORDOVEST (Ex ASL 6 Livorno)
- PROPERTY intended for sale by public auction
- BUILDINGS in good condition
- TOTAL GROSS AREA 3,135 sqm
- APPURTENANT UNCOVERED AREA 1,050 sqm
- INTENDED USE : facility of public interest
- PROPOSED INTENDED USE: Residential; Tertiary; Commercial;
 Public service (schooling institute, library)
- Complex not bound under Italian Legislative Decree

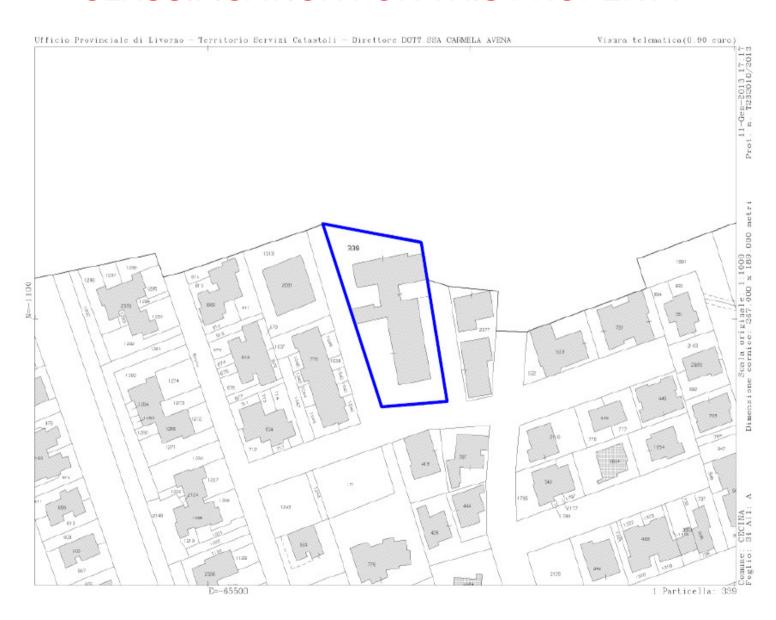








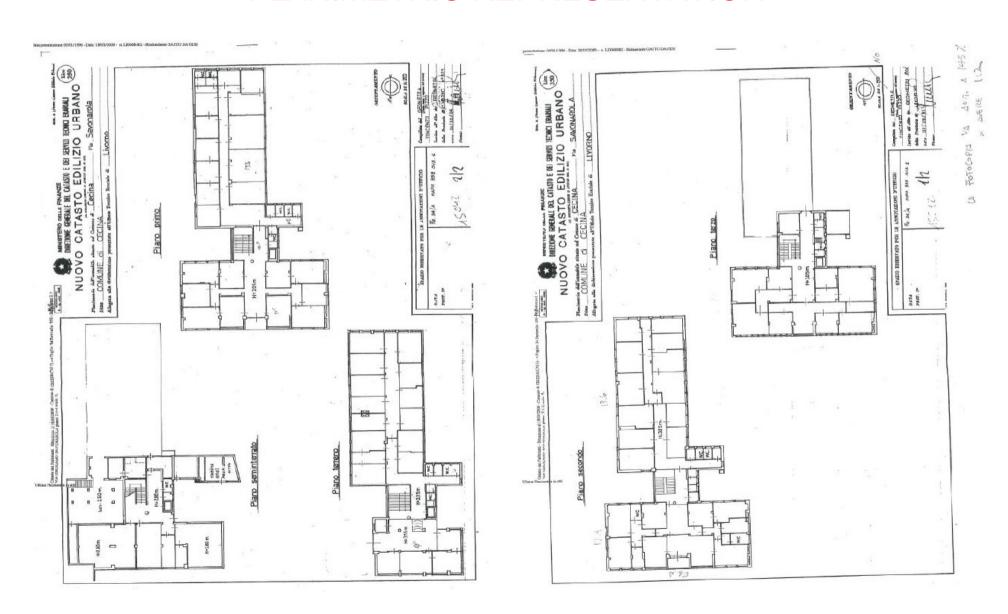
CLASSIFICATION FOR THIS PROPERTY







PLANIMETRIC REPRESENTATION







SUMMARY DESCRIPTION

PROPERTY "ADMINISTRATIVE OFFICES" IN VIA SAVONAROLA 82 – CECINA (LI)

- The property is located in a semi-central position compared to the historic centre of Cecina. It is located within a predominantly residential neighbourhood consisting of structured buildings on 2/3 floors above ground with appurtenant gardens. In the immediate vicinity there are the main personal services and we also point out that there is a sports centre on via Aldo Moro (communal swimming pool, tennis courts, football pitches).
- The building houses Livorno Local Health Authority n.6 services. The structure of the building is in reinforced concrete, the roof is flat and covered with bituminous sheathing, the facades are covered with unclad bricks with exposed edge curbs. The state of conservation is good. The building is structured on four floors above ground.





Complex

"Portion of former Lucchesi Hospital":

Municipality of Pietrasanta (Lucca)







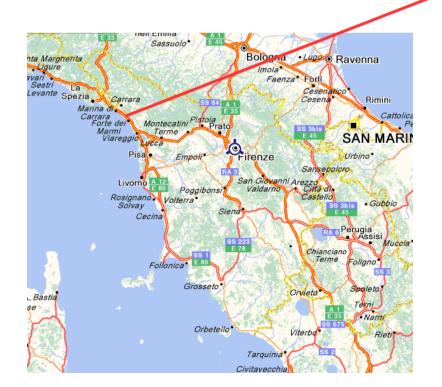
Map of Tuscany with location of Pietrasanta (Lucca)

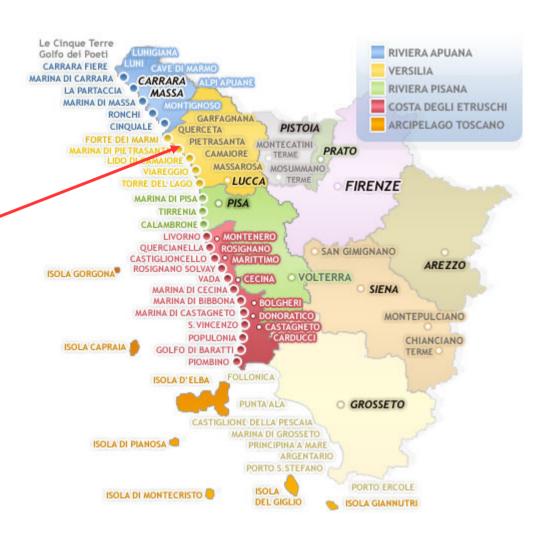
MAIN DISTANCES

Rome 350 km Milan 280 Km Pisa 20 km Siena 145 Km

AIRPORT DISTANCES:

Florence: 60 Km Pisa 20 km Bologna 160 Km









THE REGION'S MAIN ATTRACTIONS

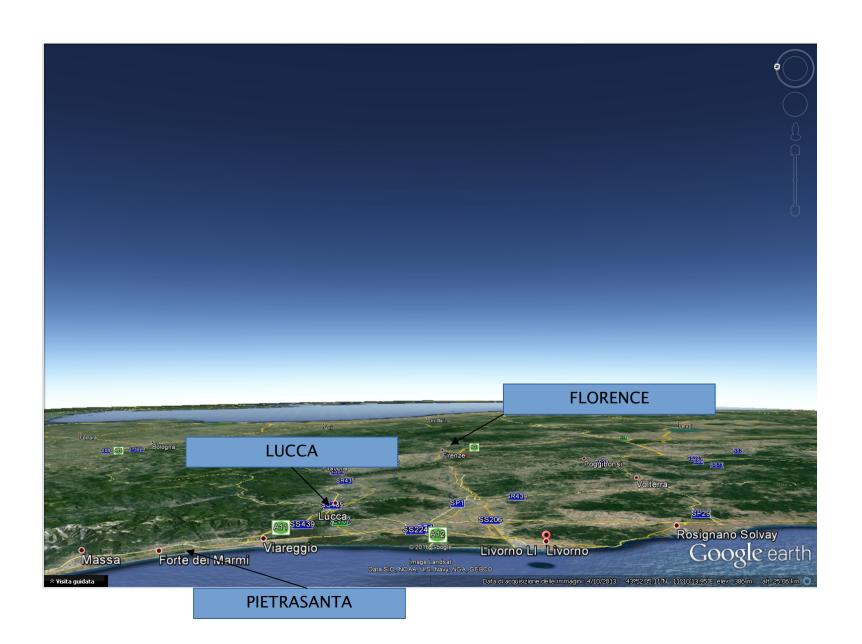






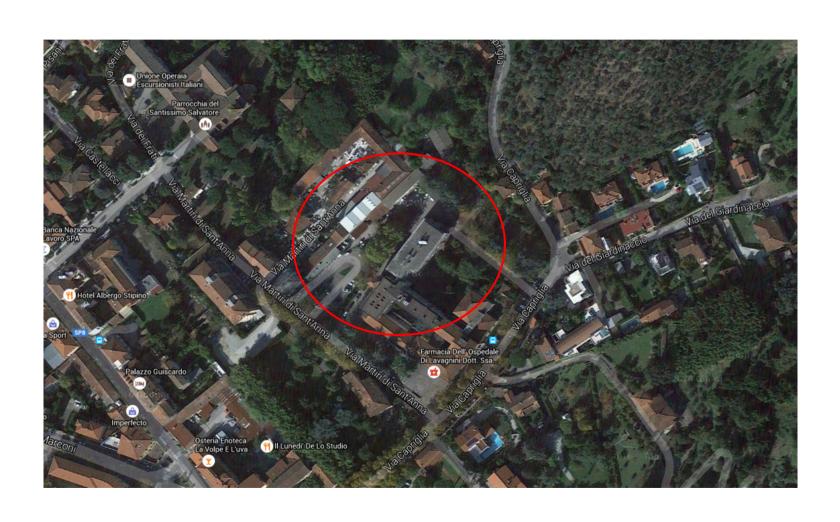


LOCATION





ORTHOPHOTOGRAPH "PORTION OF FORMER LUCCHEST" HOSPITAL"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PIETRASANTA

MAIN FEATURES:

- PROPERTY: ASL Toscana NORD OVEST (Ex ASL 12 di Viareggio)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDINGS: in good condition
- TOTAL GROSS AREA: 1,000 sqm
- APPURTENANT UNCOVERED AREA:
- N. FLOORS: two floors above ground
- INTENDED USE: residential and project for construction of 10 housing units.
- COMPLEX: not bound under Italian Legislative Decree 42/2004

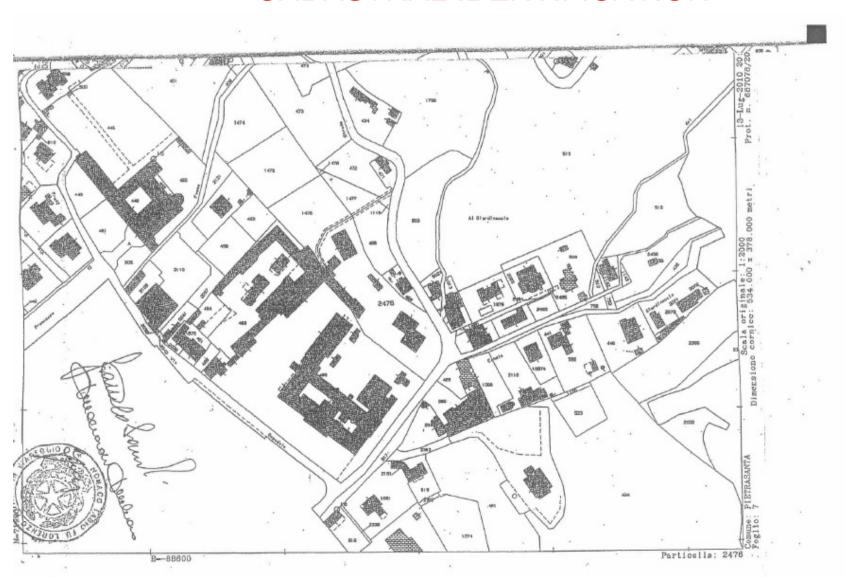








CADASTRAL IDENTIFICATION







SUMMARY DESCRIPTION

Property "Portion of former Lucchesi Hospital" Via Martiri di Sant'Anna, Municipality of Pietrasanta (Lucca)

• Construction of the Pietrasanta hospital began in 1848 as a project by the architect Mariano Falcini, even if the structure only began to operate after the unification of Italy. At the end of the 1950's the hospital was dedicated to Pietro Lucchesi, a surgeon who was the director fom 1904 to 1953, the year of his death. The institute was the object of several testamentary bequests.





Complex "Former Laveno Colony":

Muicipality of Pietrasanta (Lucca)







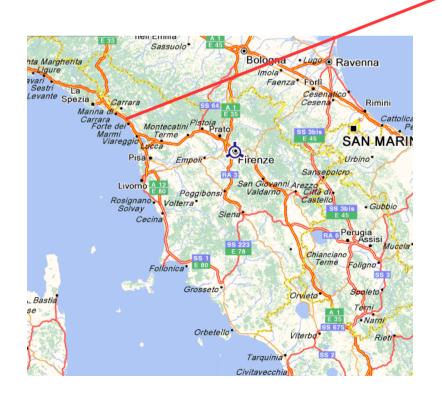
Map of Tuscany with location of Pietrasanta (Lucca)

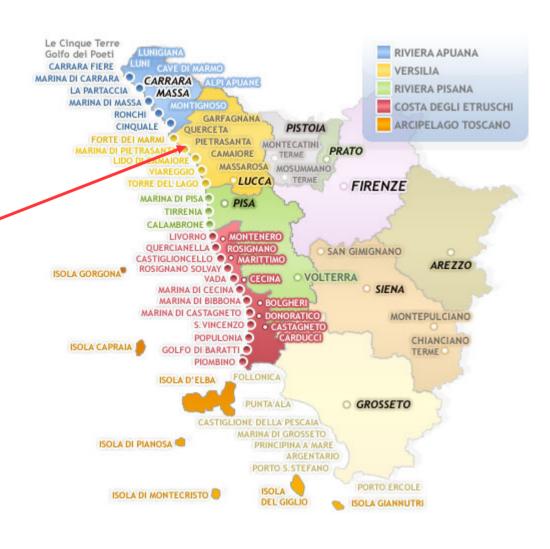
MAIN DISTANCES:

Rome 350 km Milan 280 Km Pisa 20 km Siena 145 Km

AIRPORT DISTANCES:

Florence 60 Km Pisa 20 km Bologna 160 Km









THE REGION'S MAIN ATTRACTIONS

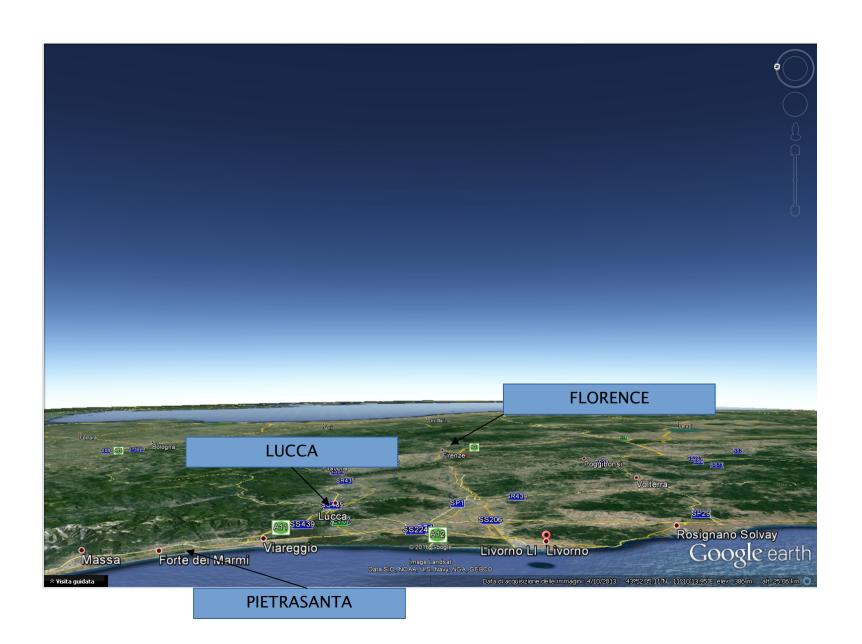








LOCATION



Regione Toscana

ORTHOPHOTOGRAPH "PORTION OF FORMER LAVENO" COLONY"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PIETRASANTA

MAIN FEATURES:

- PROPERTY: ASL Toscana NORD OVEST (Ex ASL 12 di Viareggio)
- PROPERTY INTENDED FOR SALE by public auction
- BUILDING: good condition
- TOTAL GROSS AREA: 1,600 sqm
- APPURTENANT UNCOVERED AREA: 5,952 sqm
- N. FLOORS: three floors above ground
- INTENDED USE: destination mixed hospitality and RTA with building restructuring project as well as expansion
- COMPLEX: not bound under Italian Legislative Decree 42/2004

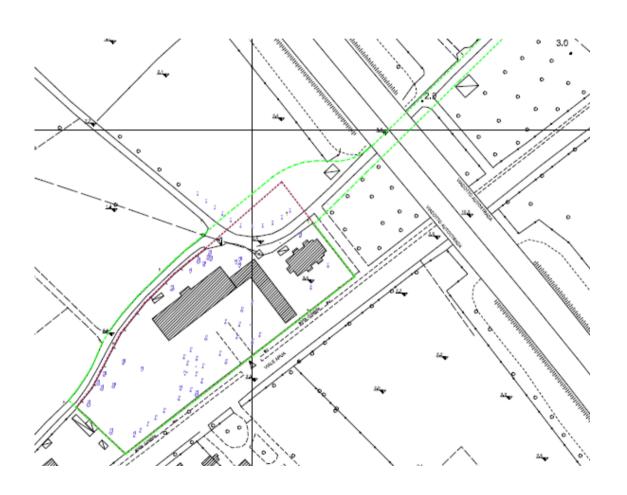








CADASTRAL IDENTIFICATION







SUMMARY DESCRIPTION

Property "Former Laveno Colony" Viale Apua, Municipality of Pietrasanta (Lucca)

- The buildings in this property consist of a main building with three floors joined to a second building with one floor placed perpendicularly (former refectory), a secondary building (former infirmary) and a building used as toilets to the back of the main buildings. The first building (former Laveno colony) is formed by a basement covered in 18x29 cm ceramic tiles and an upper layer on two floors finished with plaster with a marked entrance on the main façade. It is a building with mixed structure consisting of loadbearing walls in solid brick masonry on the ground floor, hollow mortar brick masonry in the perimeter walls of the first floor and a reinforced concrete structure in the central spine. The roof is pavilion style surfaced with Marseillais tiles.
- The symmetrical partition of the facade is emphasised by the plinth covered by the ground floor and by the large
 entrance surmounted by a double loggia and large decorations. The entrance is in fact slightly set back and is
 surmounted by two terraces whose railings are decorated with panels in high relief by the artist Antonia Campi depicting
 marine scenes. The same decorations frame the entrance giving a sense of monumentality to the entire façade.
- The former refectory building consists of an L-shaped body in adherence with the main building. It is on one floor with large windows that overlook the park. The reinforced concrete structure, with a flat roof, is covered on the outside by the same ceramic tiles as the main building, while the inside is painted with lime milk. At the contact point with the Colony there is a clear disconnection in décor, suggesting it was built after the main building.
- The buildings' appurtenant area is characterised by a park that extends between viale Apua and the main façade of the Laveno Colony, the garden is crossed by a path aligned with the main entrance that connects the building with viale Apua. The land, characterised by a layer of vegetation cover and tall trees of various species (see table on trees), is delimited by a fence made up of posts and net on three sides except the main side that is made up of a plaster wall surmounted by pillars that are also plastered and topped with an iron mesh railing.





Complex "Villa Chianini" Municipality of Arezzo







Map of Tuscany with location of Arezzo

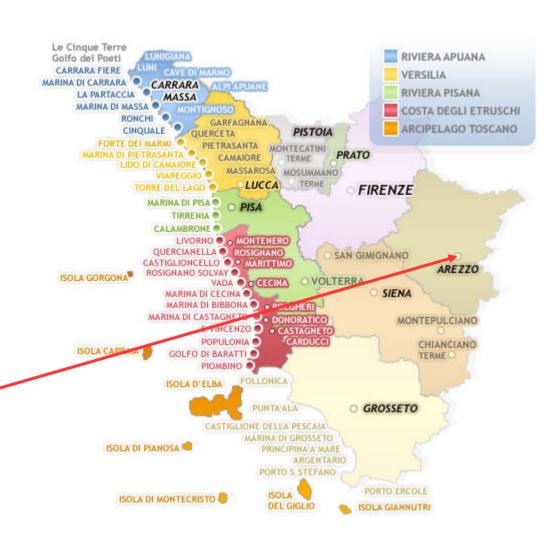
MAIN DISTANCES:

Rome 220 km Milan 375 km Firenze 79 km

AIRPORT DISTANCES:

Florence 89 Km Pisa 156 km Bologna 176 Km









THE REGION'S MAIN ATTRACTIONS





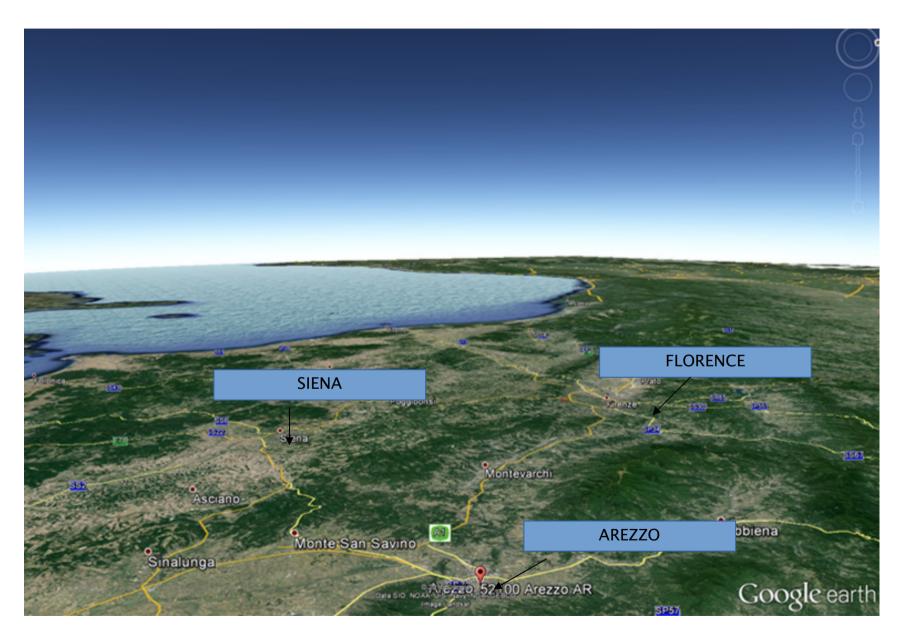






LOCATION

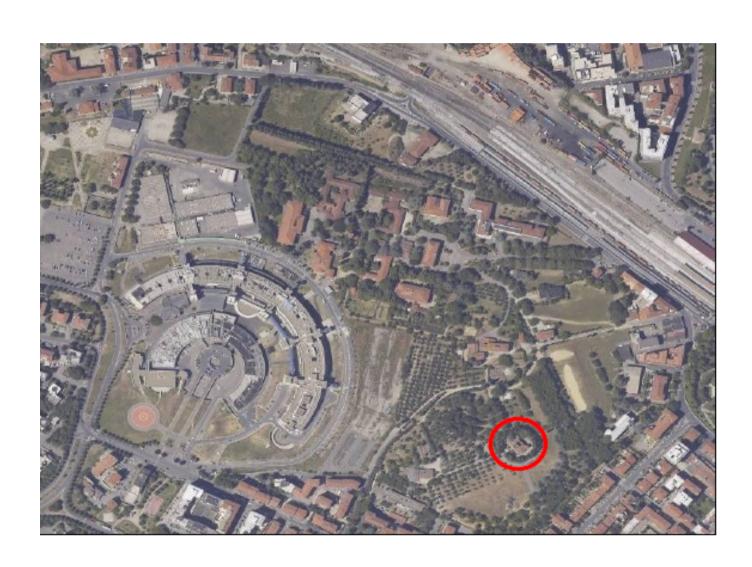








ORTHOPHOTOGRAPH "VILLA CHIANINI"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN AREZZO

MAIN FEATURES:

- PROPERTY: ASL Toscana SUD EST (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: good condition
- TOTAL GROSS AREA: 951 sqm
- APPURTENANT UNCOVERED AREAS:
- N. FLOORS: three floors above ground and basement
- INTENDED USE: residential, typical artisan and service area, neighbourhood trade, private managerial, tourism and hospitality, public or of public interest.
- COMPLEX: the property falls within the area of the Parco del Pionta which is recognised as cultural interest under Italian Legislative Decree 42/2004. The building is served by the Superintendance of Cultural Heritage and Landscape and is located in an area of archaeological interest.

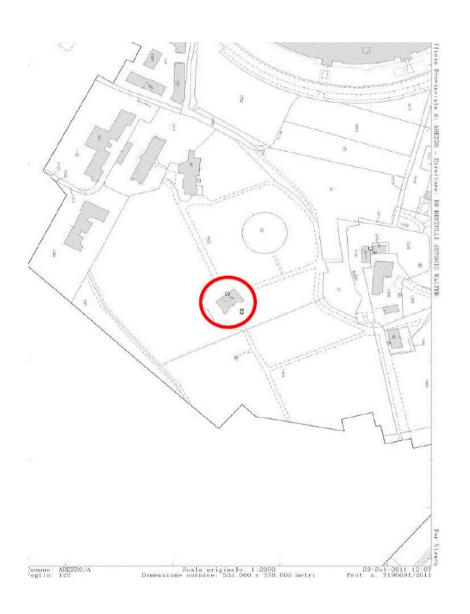








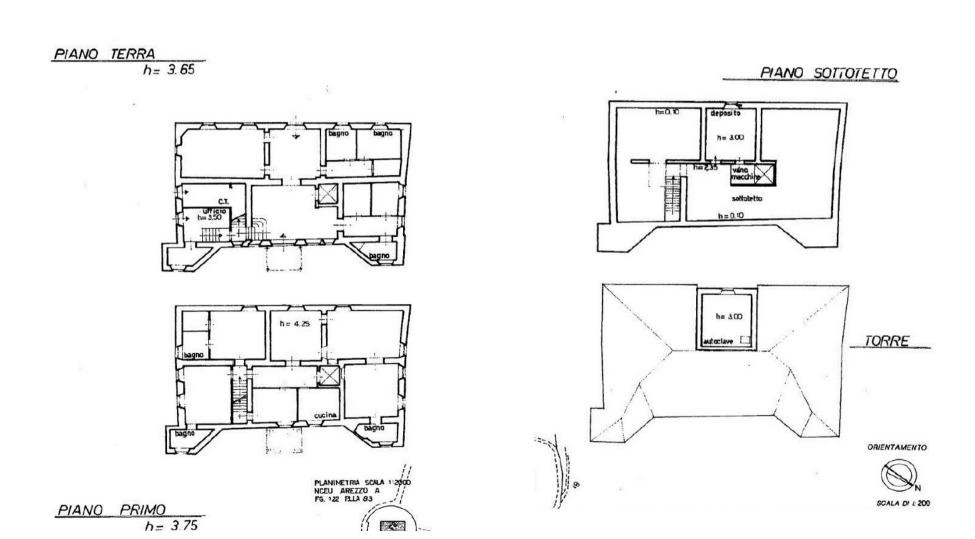
CADASTRAL IDENTIFICATION







PLANIMETRIC REPRESENTATION







SUMMARY DESCRIPTION

Property "Villa Chianini" Via Masaccio 33, Arezzo

- The town of Arezzo has a population of around 99,000 inhabitants distributed over a fairly large and varied municipal area, situated on the border with many other small towns. The local economy is based on tourism, agriculture and an industrial vocation mainly linked to processing of precious metals, with many shops that specialise in this activity. The main road infrastructure is the A1 motorway that runs near the city centre, which is joined to other important state roads for connections to Florence, Siena, Cesena and Perugia.
- The property in question consists of a building named Villa Chianini which is a part of the building complex of the Former Neuro-Psychiatric Hospital of Arezzo, within the Parco del Pionta. It is a vast area arranged as a park, next to the railway track and the hospital area.
- The property in question is located more to the edges of the area, compared to the partially abandoned buildings that are concentrated in the park area near the hospital structure, at the top of a small hill and directly accessible by a road that connects to via Masaccio.
- The building with Leopoldina origins is set over four levels: basement, ground floor, first floor and attic. The structure is in loadbearing masonry with pitched roofs with wooden structure and surfaced with roof tiles and Italian tiles (coppi). The building fronts are plastered and painted and generally in good condition. Even the building interior is in good maintenance condition, with spaces adapted to the needs of the activities that take place there. The floors are mainly terracotta and exposed wood.





Complex "Former RSA"

Municipality of Castiglion Fiorentino (Arezzo)







Map of Tuscany with location of Castiglion Fiorentino (Arezzo)

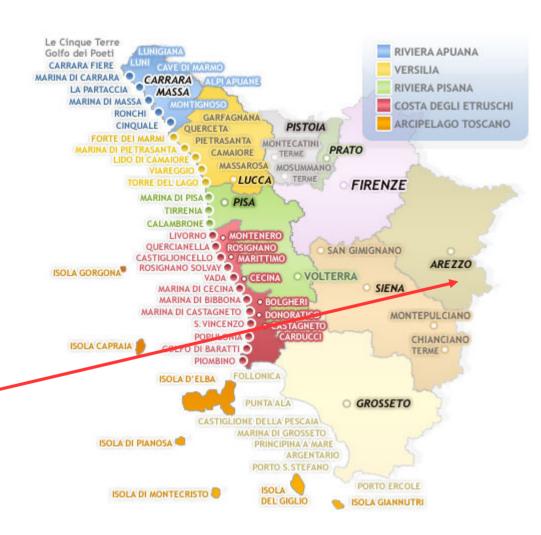
MAIN DISTANCES:

Rome 220 km Milan 375 km Florence 79 km

AIRPORT DISTANCES:

Florence 89 Km Pisa 156 km Bologna 176 Km









THE REGION'S MAIN ATTRACTIONS

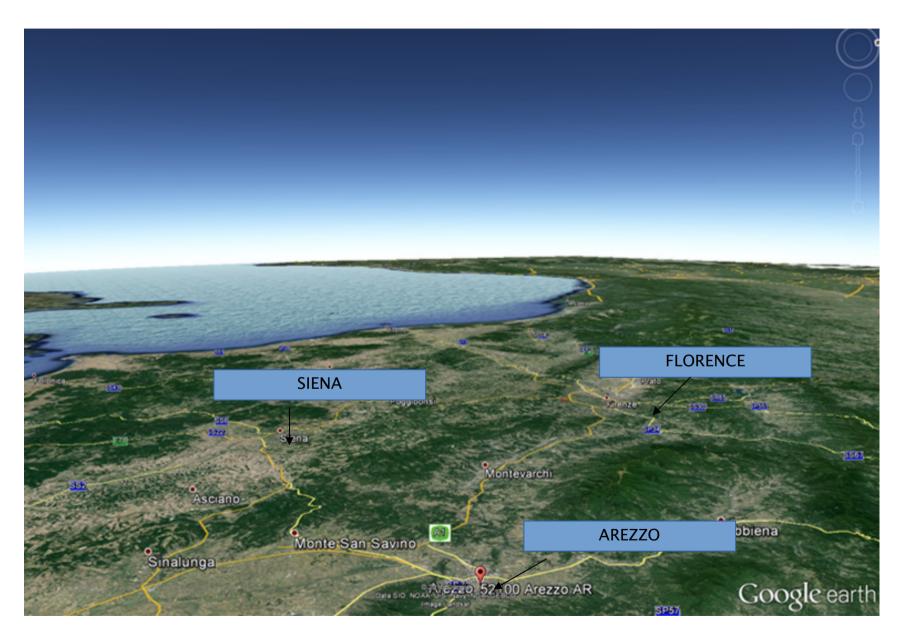






LOCATION









ORTHOPHOTOGRAPH "Former RSA"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN CASTIGLION FIORENTINO (AREZZO)

MAIN CHARACTERISTICS:

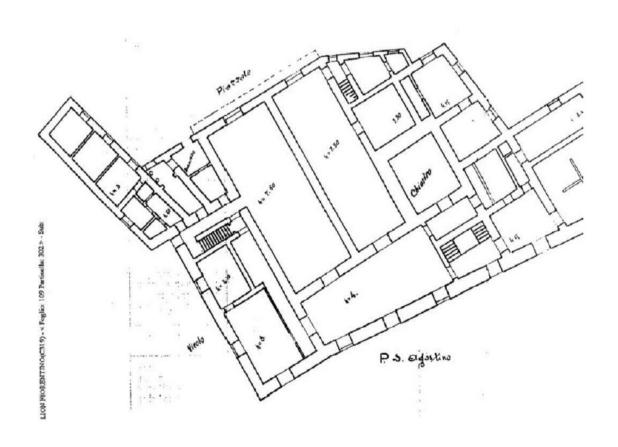
- PROPERTY: ASL Toscana SUD EST (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in poor condition
- TOTAL GROSS AREA: 4,349 sqm
- APPURTENANT UNCOVERED AREA: ———
- · N. FLOORS: three floors above ground
- INTENDED USE: tourism and hospitality, residential, directional, educational
- COMPLEX: Historicised archaeological heritage of Relevant Typology Value







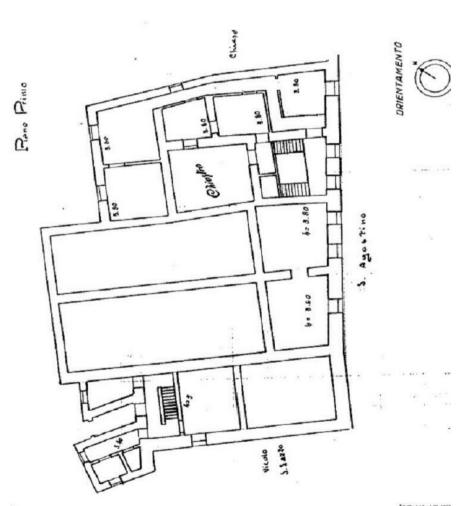
PLANIMETRIC REPRESENTATION OF THE MAIN BUILDING

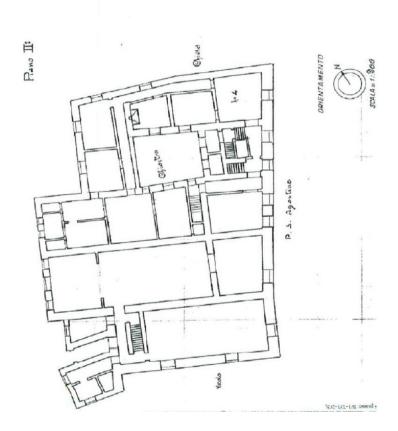






PLANIMETRIC REPRESENTATION



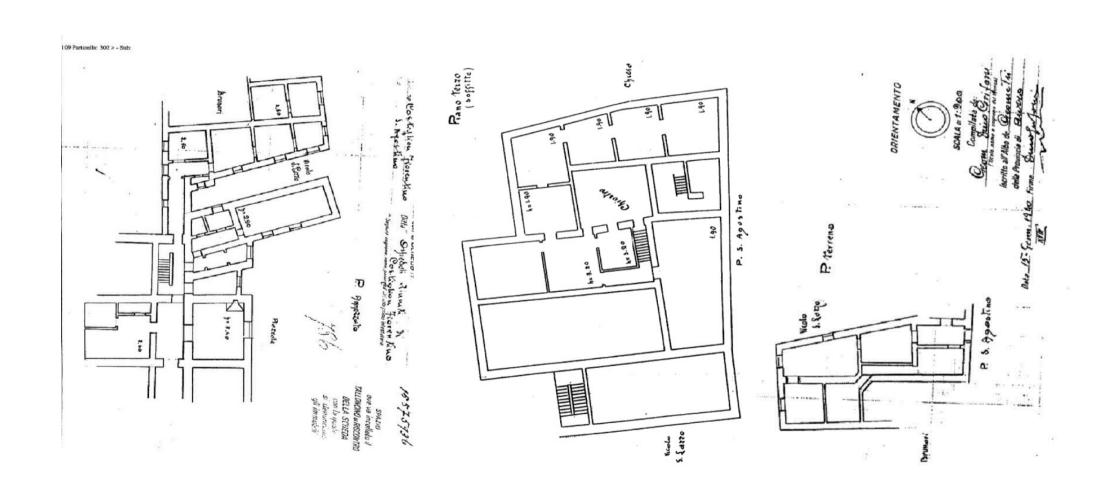


- Comuno di CASTIGLION FIORENTINO(C319) - < Foglio: 109 Particella: 302 > - Sub: no: $S\Lambda$ - Γ /1- Λ 2,





PLANIMETRIC REPRESENTATION







SUMMARY DESCRIPTION

Property "Former RSA" Piazza Sant'Agostino 14, Castiglion Fiorentino, Arezzo

- The town of Castiglion Fiorentino is located in a hilly area at around 17km south-west of Arezzo, the provincial capital. The municipality borders with the towns of Arezzo to the north, Cortona to the east and south, Foiano della Chiano to the south-west and Marciano della Chiana to the west. Still today the driving sector of the local economy is the agricultural sector as the Val di Chiana has fertile land but the livestock sector is also very developed. As regards however the industrial manufacturing sector, in the municipal area there are mainly footwear, wood and food companies. In recent years there has been great development in the hospitality sector with the creation of many holiday farms.
- The building complex is situated in the historic centre of Castiglion Fiorentino in Piazza S.Agostino and has a panoramic view over Val di Chiana. It is a medieval era structure, probably dating back to the thirteenth century, consisting of two buildings connected to each other, or: 1) the former Hospital that is set overall on three floors above ground and two underground floors relative to piazza Sant'Agostino; 2) a building for residential use set over four floors. Finally, there is a part of the building on the ground floor joined to the former Hospital, once used as a chapel.
- These are buildings with structures in loadbearing masonry and floors generally in wood or brick vaults, that over the years have been subject to several restructuring interventions. The latest restructuring of the Hospital dates back to the end of the 1980s. Today the buildings are unused and are in moderate maintenance conditions. The main building is structurally in better maintenance conditions.
- The main body of the Hospital is set over a total of five levels, in some cases staggered between themselves due to the presence of stairs and internal connections at different heights. The basement floor can also be accessed through the exclusive outdoor courtyard overlooking the rear on the valley side. The ground floor is characterised by the presence of double level rooms of particular value, with frescoed walls. The third floor houses the attics.
- The residential part is set over four floors, including two underground floors. The ground floor and the first floor once housed the clinics. The first underground floor, with open sides over vicolo San Lazzo was however for residential use.





Complex "Tinzinosa Farm Unit" Municipality of Poppi (Arezzo)







Map of Tuscany with location of Poppi (Arezzo)

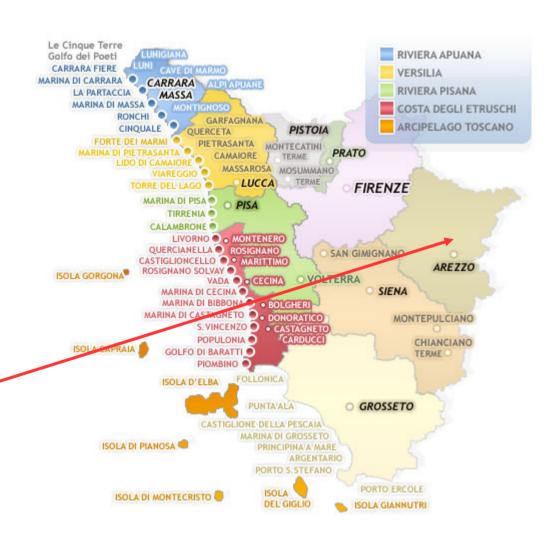
MAIN DISTANCES:

Rome 220 km Milan 375 km Florence 79 km

AIRPORT DISTANCES:

Florence 89 Km Pisa 156 km Bologna 176 Km









THE REGION'S MAIN ATTRACTIONS



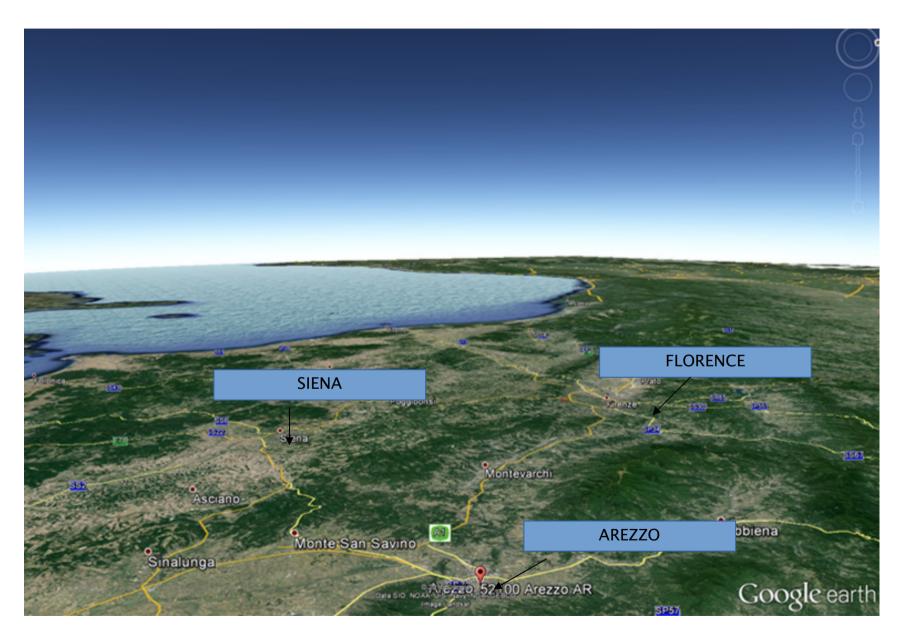






LOCATION









ORTHOPHOTOGRAPH "TINZINOSA FARM UNIT"









GENERAL DESCRIPTION OF INVESTMENT OPPURTINITIES IN POPPI (AREZZO)

MAIN CHARACTERISTICS:

- PROPERTY: ASL Toscana SUD EST (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in poor condition
- TOTAL GROSS AREA: 1,740 sqm
- APPURTENANT UNCOVERED AREA: 31,780 sqm
- · N. FLOORS: three floors above ground
- INTENDED USE: residential and compatible with the historic fabric envisaged by article 27 nta
- COMPLEX: Historicised archaeological heritage of Relevant Typology Value.

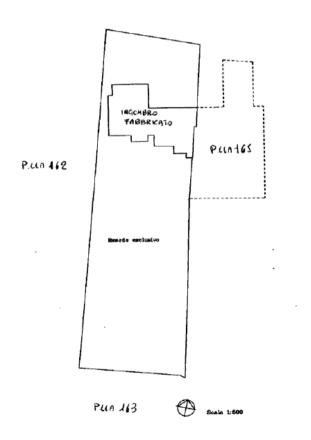


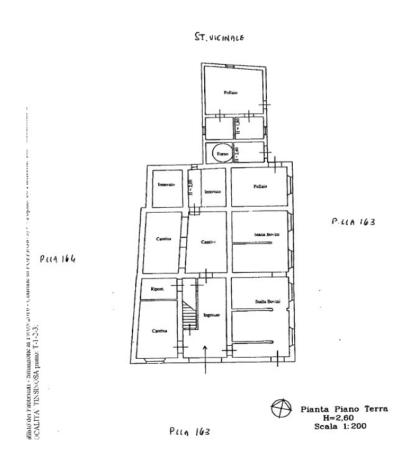






OVERALL PLANIMETRIC REPRESENTATION

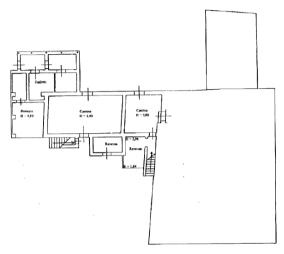




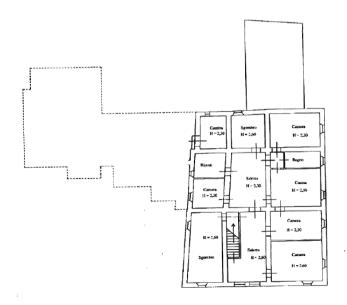


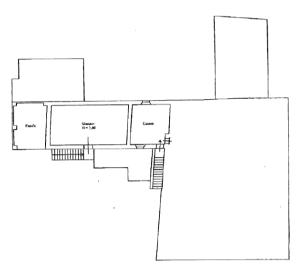


PLANIMETRIC REPRESENTATION

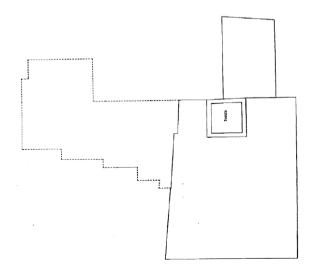








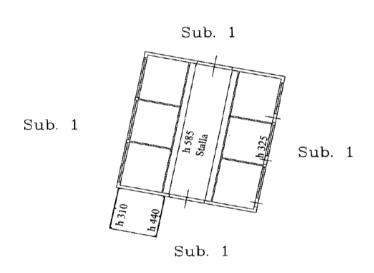
Pianta Piano secondo Scala 1:200





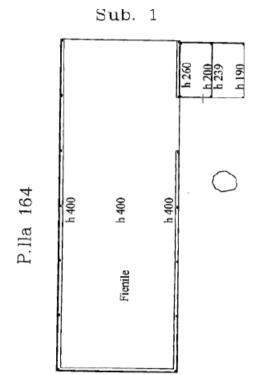


PLANIMETRIC REPRESENTATION OF THE APPURTENANT BUILDING





Pianta Piano Terra scala 1:200



Sub. 1





SUMMARY DESCRIPTION

Property "Tinzinosa Farm Unit" Poppi, Via Magrete, Arezzo

- The Tinzinosa area is a rural zone, around 1km away from the centre and services, which can be reached on foot. In its immediate surroundings there are Golf courses as well as an area for residential expansion of the town of Poppi. The historical centre of Poppi is a valuable historic village. The centre is served by bus and by the train station (Ponte a Poppi). In 1990 the Casentino Forests National park was established.
- The two farm units of Fontanile and Tinzinosa consist of a single rural settlement built in bare stone structured into several joined buildings and therefore they lend themselves to joint treatment.
- On the inside they have poor finishes and mediocre maintenance conditions, but have a certain charm for the structure of the stone rooms. The floors are in terracotta or marble tiles, wooden ceilings, stone stairs and a roof with wooden structure and Italian tiles (coppi). Linked to the property there are some more recent buildings (warehouse, stable...) specific to agricultural and livestock activities which are partially disused.
- The overall size of the developed farm buildings, gross of masonry, is around 1,150 sqm as well as almost 600 sqm of covered area for buildings linked to agricultural and livestock activities.
- Some farmland is also part of the property, partially intended for arable use, partly intended for vineyard use, for a total size of around 3 Ha.





complex "Casagosto Farm Unit" Municipality of Poppi (AR)







Map of Tuscany with location of Poppi (Arezzo)

MAIN DISTANCES:

Rome 220 km Milan 375 km Florence 79 km

AIRPORT DISTANCES:

Florence 89 Km Pisa 156 km Bologna 176Km









THE REGION'S MAIN ATTRACTIONS

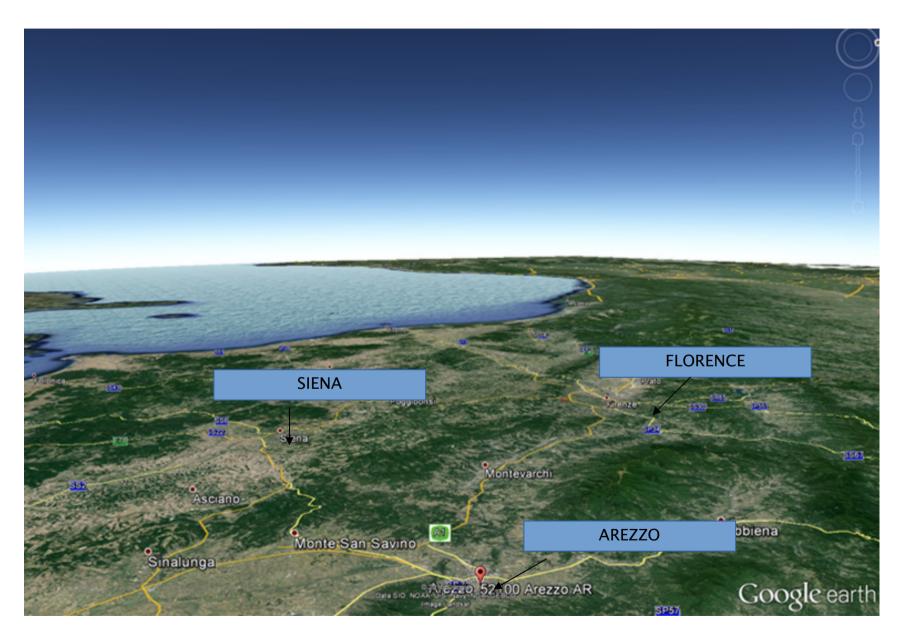






LOCATION

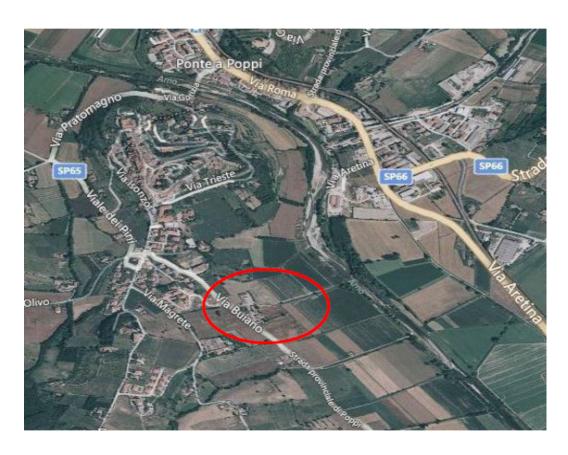


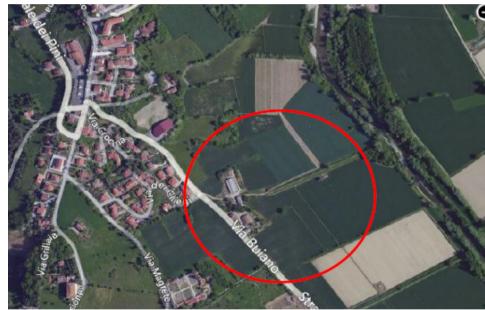






ORTHOPHOTOGRAOH "CASAGOSTO FARM UNIT"









GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN POPPI (AREZZO)

MAIN FEATURES:

- PROPERTY: ASL Toscana SUD EST (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in good condition
- TOTAL GROSS AREA: 2,116 sqm
- APPURTENANT UNCOVERED AREA: 205.564 sqm
- N. FLOORS: 4 floors above the ground and a basement floor
- INTENDED USE: residential, typical artisinal and service area, neighbourhood trade, private managerial, tourism and hospitality, public or of public interest
- COMPLEX: the property falls within an area subject to landscape protection (Italian Law.1497/1939 and Italian Law.431/1985); the property is bound under Italian Legislative Decree 490/99



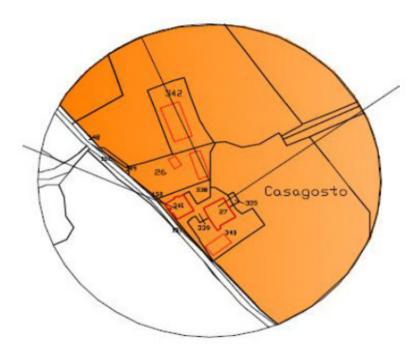






CADASTRAL IDENTIFICATION









SUMMARY DESCRIPTION

Property "Casagosto Farm Unit" Poppi, Via dei ciliegi, Arezzo

- The Casagosto property consists of an agricultural area immediately adjacent to the residential area of the
 village of Poppi. The property has easy access to municipal services and is well linked by local roads. The
 historic centre of Poppi is a valuable historic village. The centre is served by buses and the train station (Ponte
 a Poppi). In 1990 the Casentino Forests National Park was founded. We point out the 9-hole golf course
 nearby.
- The complex consists of a main historic building in stone, an historic warehouse and a series of more recent buildings for agriculture use (stables, shed, barn, warehouse) that are partially disused and could provide an appreciable volume index in case of conversion. The main historic building, built before the 1900s and intended for residential use, is a single farmhouse built with local stones, with wood floors, finishes in terracotta and roofing in wooden beams and Italian tiles (coppi). Inside it is arranged into two dwellings and utility rooms one of whic is needs to be restored while the other has been restructured with rustic finishes. To be mentioned also the historic warehouse buildings (built before the 1900s), in local stone with pitched roofs and.
- The complex also has a wide agricultural cultivated area that develops part on a slope and part on a plain.
- There are also two sheds that are not registered on the land registry.





Complex "Former RSA and CSS"

Municipality of Lucignano (Arezzo)







Map of Tuscany with location of Lucignano (Arezzo)

MAIN DISTANCES:

Rome 220 km Milan 375 km Florence 79 km

AIRPORT DISTANCES:

Florence 89 Km Pisa 156 km Bologna 176 Km









THE REGION'S MAIN ATTRACTIONS





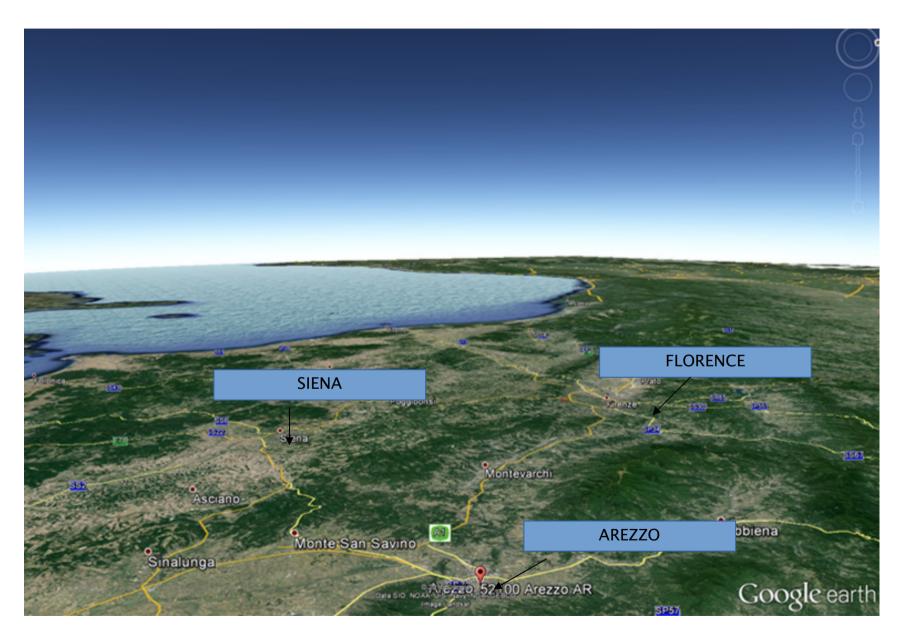






LOCATION

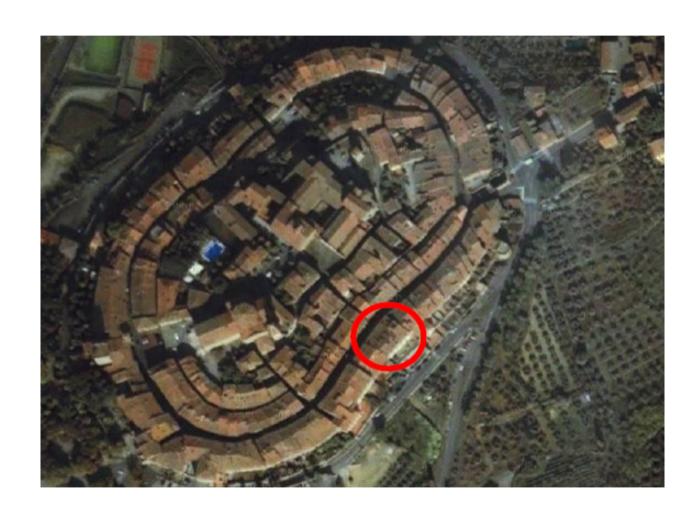








ORTHOPHOTOGRAPH COMPLEX "Former RSA and CSS"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN LUCIGNANO (AREZZO)

MAIN FEATURES:

- PROPERTY: ASL Toscana Sud Est (Ex ASL 8 Arezzo)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: good condition
- TOTAL GROSS AREA: 2,116 sqm
- APPURTENANT UNCOVERED AREA:
- . N. FLOORS: four floors above ground and basement floor
- INTENDED USE: residential, typical artisanal and service area, neighbourhood trade, private managerial, tourism and hospitality, public or of public interest
- COMPLEX: the property falls within an area subject to landscape protection (Italian Law.1497/1939 and Italian Law.431/1985); the property is bound under Italian Legislative Decree 490/99

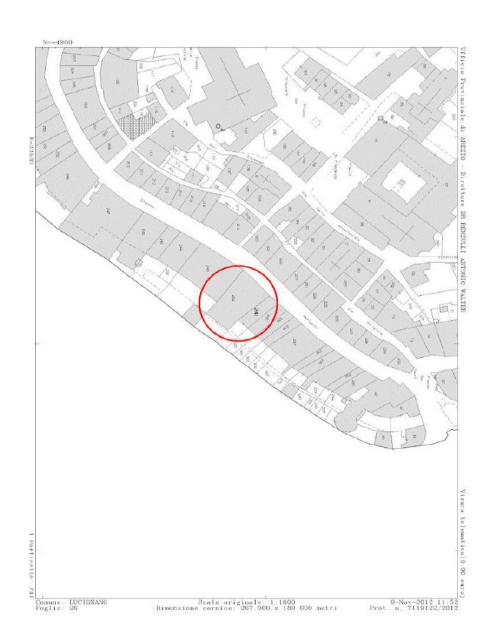


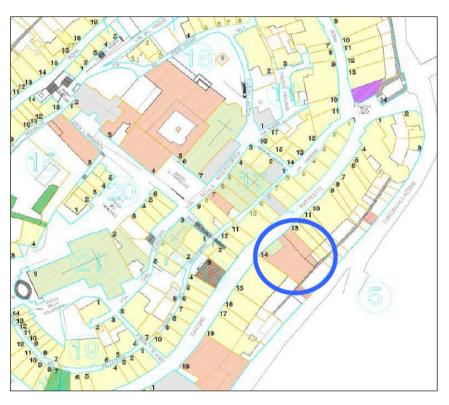






CADASTRAL IDENTIFICATION



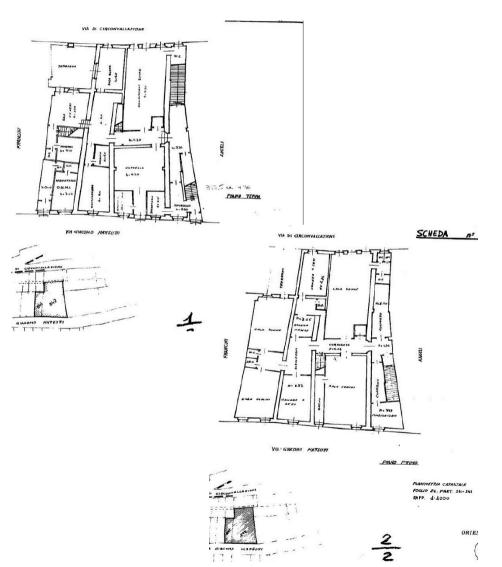


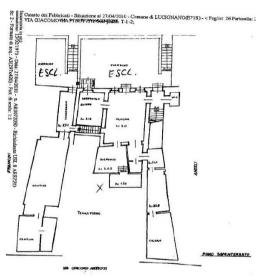


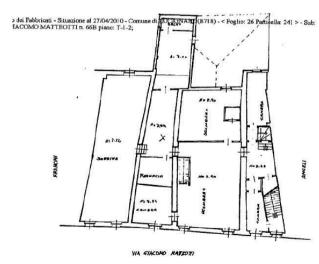




PLANIMETRIC REPRESENTATION











SUMMARY DESCRIPTION

Property "Former RSA and CSS" in Lucignano, Via Matteotti 66B, Arezzo

- The town of Lucignano currently has around 3,600 inhabitants distributed over a hilly area that is developed to the southwest of Arezza, the capital of the province that is about 28 km from the medieval centre. The municipality, in the heart of Val di Chiana, is delimited by the towns of Monte San Savino to the north, Marciano della Chiana and Foiano della Chiana to the east, Sinalunga to the south and Rapolano Terme to the west (the latter two municipalities are in the province of Siena). The town of Lucignano can be divided into two distinct areas: the central area that is wooded and largely hilly, which is suited to oil and wine production; the surrounding areas which are flat, with abundant cereal crops (especially wheat, barley, maize, sunflower) and display flowers. The ancient settlement of Lucignano on the other hand stands on a hill of around 400 m above sea level.
- The geographic location has always characterised Lucignano as a crossroads between the cities of Arezzo, Siena and Perugia. Even today the city holds a certain strategic importance and is the destination for tourists attracted by the value of the historic centre. The property in question is in fact directly in the historic centre on via Matteotti.
- The property is a structure dating to the medieval era that is set over a total of four floors and a basement floor. Over the
 years the building has been subject to numerous restructuring interventions. The last restructuring dates back to 1990 and
 the inside and outside maintenance conditions can be defined as generally good.
- The structure is in loadbearing masonry with mainly wooden ceilings. The roof is pitched and surfaced with brick tiles.
 Inside, the floors are mainly terracotta. On the ground floor there is a small chapel which is still consecrated and in use, and can be directly accessed by via Matteotti. The rear of the building faces towards the valley with a panoramic view over the surrounding hills.





Complex "Castello Regio"

Municipality of Massa Marittima (Grosseto)







Map of Tuscany with location of Massa Marittima (Grosseto)

MAIN DISTANCES:

Rome 230 km Milan 405 km Florence 111 km

AIRPORT DISTANCES:

Florence 150 Km Pisa 155 km Bologna 237 Km Rome 172 km









THE REGION'S MAIN ATTRACTIONS

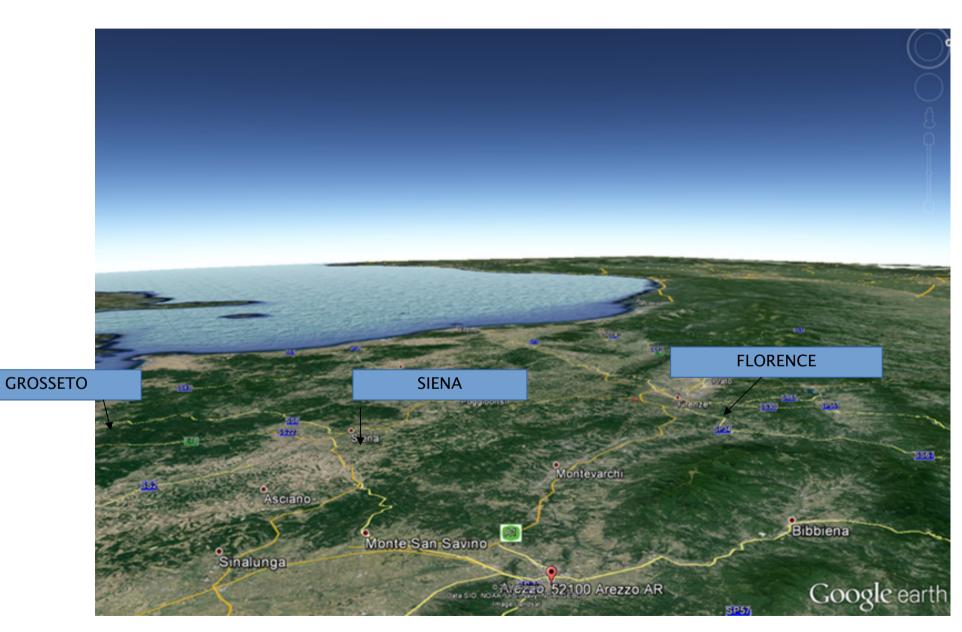






LOCATION









ORTHOPHOTOGRAPH "CASTELLO REGIO"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN MASSA MARITTIMA (GROSSETO)

MAIN FEATURES:

- PROPERTY: ASL Toscana SUD EST (Ex ASL 9 Grosseto)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: poor condition
- TOTAL GROSS AREA: 6,101 msq
- APPURTENANT UNCOVERED AREA: 7,601 msq
- N. FLOORS: ground floor, first floor, second floor
- INTENDED USE: decomissioned hospital tourism and hospitality area, commercial, directional, public or of public interest – subject to recovery plan
- COMPLEX: the property falls within an area subject to landscape protection (Italian Law.1497/1939 and Italian Law.431/1985); the property is bound under Italian Legislative Decree 490/99

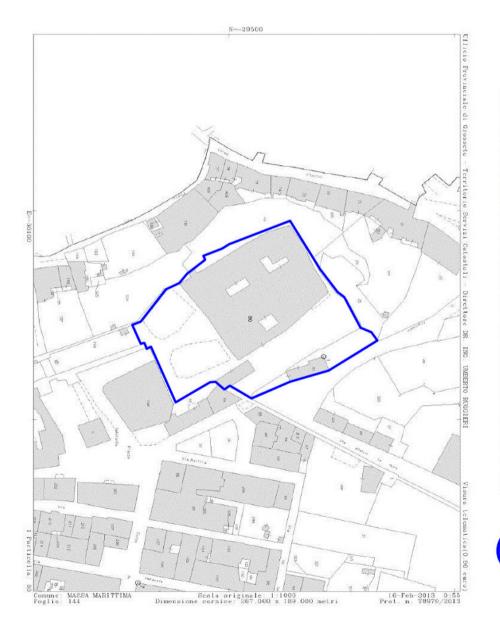


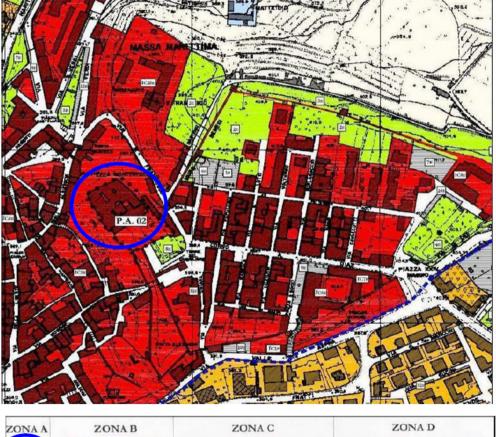






CADASTRAL IDENTIFICATION





D1





SUMMARY DESCRIPTION

Property "Castello Regio" Massa Marittima, Piazza Becucci 1, Grosseto

- Massa Marittima is an Italian town of around 8,483 inhabitants in the province of Grosseto in Tuscany. It is the main centre for the area of the Metalliferous Hills of Grosseto.
- The property is located on the highest hill of the city of Massa Marittima in the area between Cittavecchia and Cittanova,
 near the ancient walls. The urban surroundings are characterised by the presence of buildings with important historic and
 monumental value and historic buildings mainly intended for residential use. There are no buildings exclusively intended
 for tertiary use and therefore offices are generally located in buildings of mixed use.
- Commercial activities are located on the ground floor of the buildings, especially along the pedestrain roads that start from Piazza Garibaldi and wind up to join Cittanova. Massa Marittima has good accessibility in terms of road links: it is around 15km away from the S.S.n°1Aurelia, which in turn joins the A12 Motorway near Rosignano Marittimo. The province capital Grosseto is around 60km away, while the town of Follonica and the sea are 20km away.
- This property was originally the Castello di Monte Regio, of which no traces remain, which has been known since the medieval times and was replaced in 1744 by the Sant'Andrea hospital and was subsequently expanded and remodelled several times. In recent years the complex has housed the rest home Istituto G. Falusi. The complex, that is currently unused and awaiting a new intended use, consists of a main building with what was once a rear garden and two secondary buildings. The main building is set over three floors: ground, first and second. The ground floor housed some Local Health Authority n.9 services (Pharmaceutical Service and Social Health District), and other R.S.A. The first floor (mezzanine) and the second floor housed other spaces reserved for R.S.A. The second building, accessible via the main square, is a small building set over three floors, where there were service rooms, utility rooms and storage rooms. The third building, directly accessible by via San Francesco, was used as a day care centre and then discontinued. It is a building set on only one floor. The buildings' structures are in loadbearing masonry and generally have pitched roofs with wooden structure and a surface of brick tiles.





complex "Il Calambrone" Municipality of Pisa







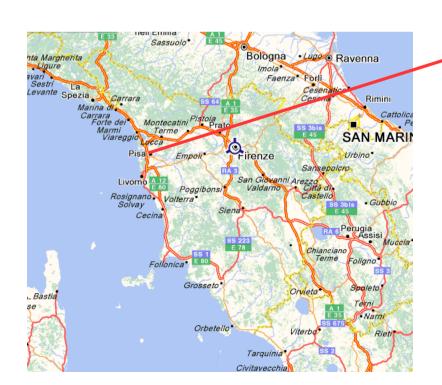
Map of Tuscany with location of Calambrone (Pisa)

MAIN DISTANCES: AIRPORT Rome 359 km DISTANCES:

Milan 295 km Florence 90 km Livorno 9,4 km Florence 90 km Pisa 19,3 km Bologna 180 km

MAIN MOTORWAYS:

A1 FirenzeNord 90 km A1 Firenze Sud 96,2 km S.G.C. FI-PI-LI 41 km









THE REGION'S MAIN ATTRACTIONS









ORTHOPHOTOGRAPH "FORMER CALAMBRONE HOSPITAL"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN CALAMBRONE (PISA)

MAIN FEATURES:

- PROPERTY: AOU Pisa (Pisa University Hospital)
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: in good condition
- TOTAL GROSS AREA: 1,820 msq
- APPURTENANT UNCOVERED AREA: 5,086.2 msq
- N. FLOORS: 3 floors, as well as basement/underground floors intended for parking and ancillary rooms
- INTENDED USE: decomissioned hospital building restructuring area, health and assistance services COMPLEX: not protected









CADASTRAL IDENTIFICATION









SUMMARY DESCRIPTION

Property "Il Calambrone", Calambrone (Pisa), Viale del Tirreno

- The complex consists of the former Hospital named "Il Calambrone" located along the Pisa coast. The former health facility is around 20km away from the centre of the city of Pisa, right in the south area of Tirrenia, a seaside tourist resort.
- The Calambrone building was largely built in the 1930's as a set of large building complexes intended to be used as public and corporate summer camps and was developed after the war, including through the establishment of health facilities.
- The Presidio, "Istituto Cure Marine di Tirrenia V. Putti", built in the 1960s and transformed, following acquisition of USL Pisa assets, into its current hospital use in the '70s, is located in an area near to the sea and has a decidedly linear and austere architectural configuration in which there are no particularly valuable decorative elements.
- The building, built entirely in reinforced concrete, consists of three interconnected main blocks.
- In the second half of the 1900s, with the slow disposal of colonies, the area, which was sparsely populated, faced an overall decline, but from the start of the 2000s urban choices brought new development to the area.
- Its proximity to the mouth of the Scolmatore and Calambrone rivers and with the industrial area of Stagno and the port of Livorno, while causing a state of deterioration to the overall environmental quality, were not an obstacle for the settlement in a touristic way. This is however currently in full development, as documented by the massive property private renovations that, privately, are affecting the local ancient marine colonies.





Complex "Palazzo dei Trovatelli" Municipality of Pisa







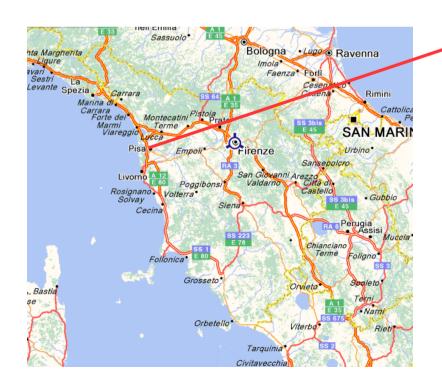
Map of Tuscany with location of Pisa

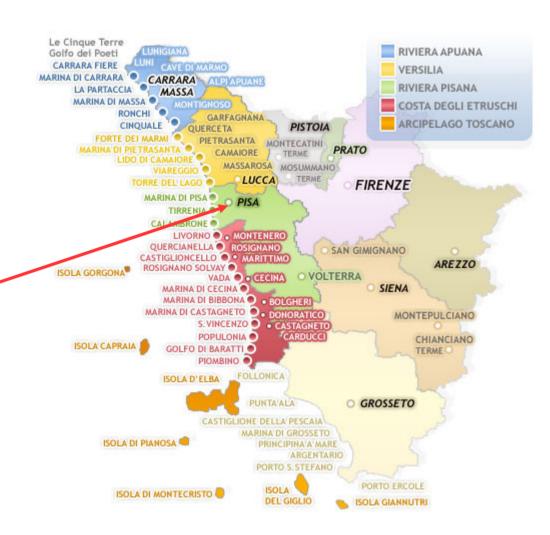
MAIN DISTANCES: AIRPORT Rome 359 km DISTANCES:

Milan 295 km Florence 90 km Livorno 9,4 km **DISTANCES:** Florence 90 km Pisa 19,3 km Bologna 180 km

MAIN MOTORWAYS:

A1 Firenze Nord 90 km A1 Firenze Sud 96,2 km S.G.C. FI-PI-LI 41 km









THE REGION'S MAIN ATTRACTIONS

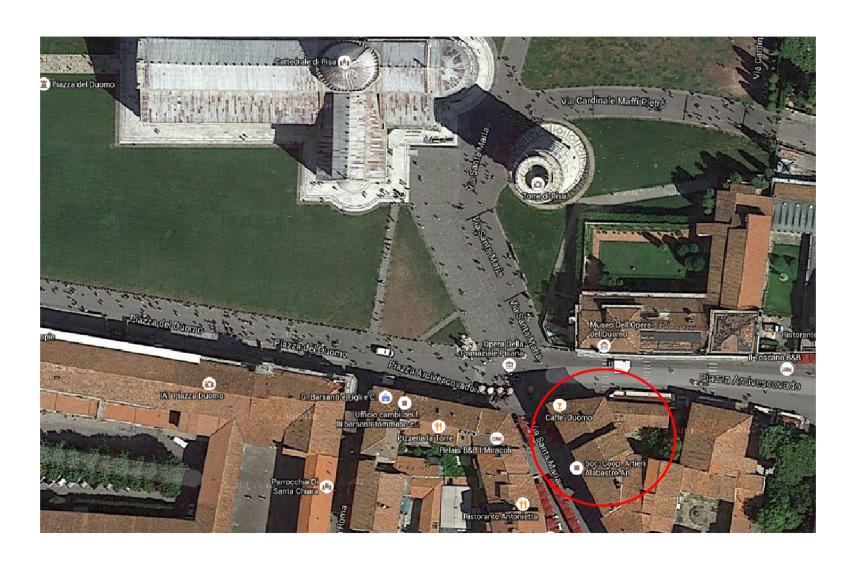








ORTHOPHOTOGRAPH "PALAZZO DEI TROVATELLI"







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN PISA

MAIN FEATURES

- PROPERTY: AOU Pisana
- PROPERTY INTENDED FOR SALE: by public auction
- BUILDING: good condition
- TOTAL GROSS AREA: 5,997 sqm
- APPURTENANT UNCOVERED AREA: 1,512 sqm
- N. FLOORS: 3 floors above ground
- INTENDED USE: local facilities, urban facilities, neighbourhood facilities, private services of public interest, commercial and artisanal activities, private offices and services, tourism and hospitality facilities, residence, green area, public and private parking and roads.
- COMPLEX: subject to direct constraint of the Superintendant pursuant to Italian Legislative Decree 42/2004 (ex 1089/39)



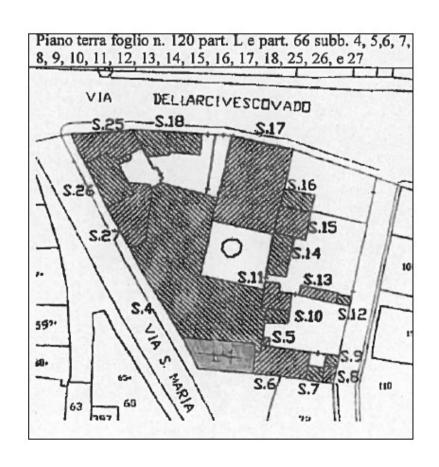


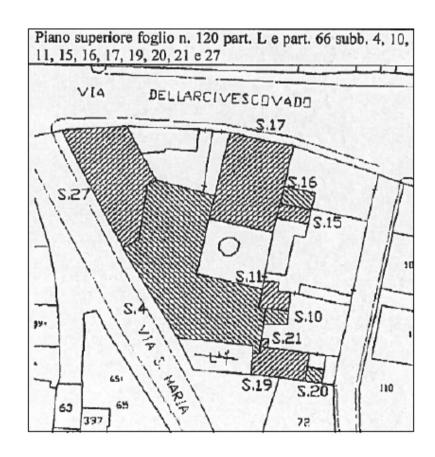






CADASTRAL IDENTIFICATION









SUMMARY DESCRIPTION

Property "Palazzo dei Trovatelli", Via S. Maria, Pisa

The building complex located in the Municipality and City of Pisa, Via Santa Maria, Piazza dell' Arcivescovado, with views of the Piazza del Duomo, consists of several buildings of different heights and built in different eras; complete with outdoor areas to the north and east, internal courtyard, located in a central position of the complex.

In the complex there are several external entrances, given the complexity and the irregular shape of the complex; there are however three main stairwells, one of which, or more precisely the one that insists on the subordinate number 27, takes you up to the roof terrace floor, the highest point of the entire complex. The building complex is of historical and artistic interest such as evidence of the evolution of the welfare and hospital facility in Pisa, as well as the articulated architectural complex, morphologically relevant in the fabric of the historic centre, both for the architectural value as well as for its leading position within the piazza del Duomo itself, as well as for the variety of architectural and decorative elements that have survived to document the transformations carried out over the centuries, from the fourteenth to the nineteenth century.

The building complex is presented in an articulated way and consists of various buildings of various types connected to each other, and are divided as follows:

- 1. Main buildings: 1) Balie building; 2) Trovatelli Hospital; 3) Refuge House for the poor; 4) Church of St. George of the Germans.
- 2. Minor buildings:
- 3. Buildings to be demolished (incongruous with the context)
- 4. Appurtenant outdoor areas.

There are four main construction periods that we can refer to from periods from the fourteenth to the eighteenth century. The main entrance is characterised by a sandstone doorway, with a curved arch finely decorated with coats of arms.









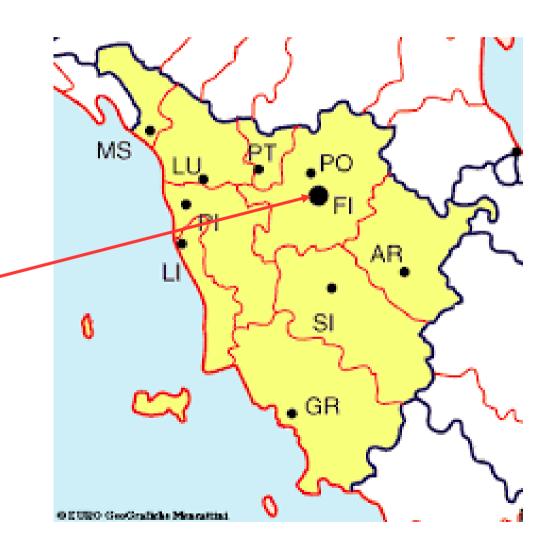


MAP OF TUSCANY WITH LOCATION OF FLORENCE

MAIN DISTANCES: Rome 290 km Milan 310 Km Pisa 80 km Siena 50 Km AIRPORT DISTANCES: Florence 8 Km Pisa 80 km Bologna 100 Km

MAIN MOTORWAYS: A1 FirenzeNord 10Km A1 Firenze Sud 9 km S.G.C. FI-PI-LI 10Km MAIN STATIONS: Florence central 4Km









THE REGION'S MAIN ATTRACTIONS







LOCATION

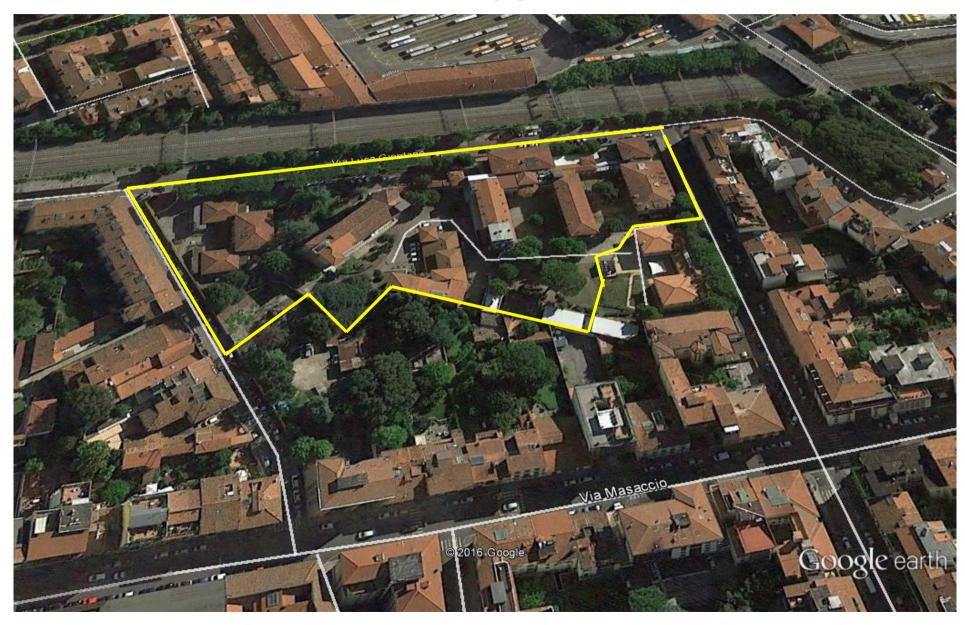








EX MEYER COMPLEX







GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN FLORENCE

MAIN FEATURES:

- Meyer University Hospital Property
- Building intended for sale by public auction
- Building to be restored
- Covered surface area 2.500 sqm.
- Appurtenant uncovered surface area 13.000 sqm.
- Intended use Residential including businesses
- Area subject to protection as per Italian Legislative Decree 42/2004

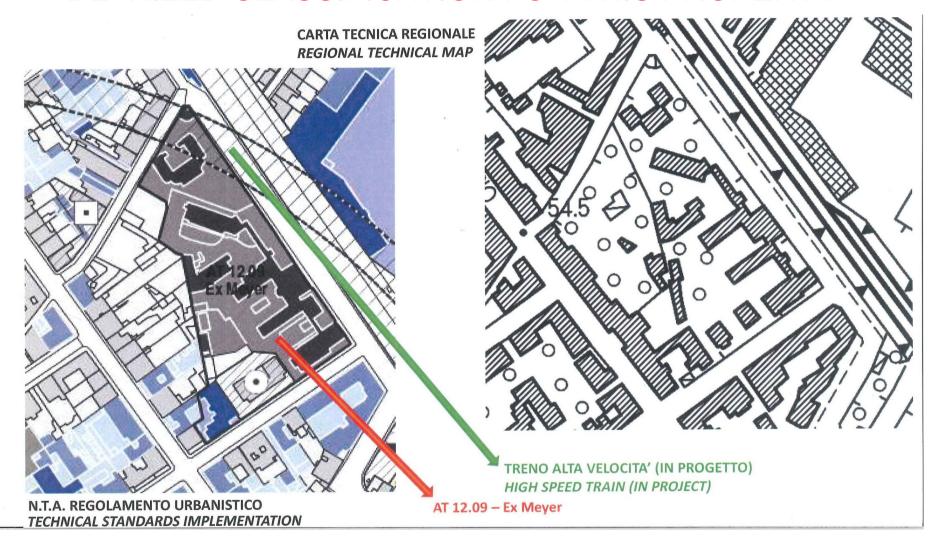








DETAILED CLASSIFICATION FOR THIS PROPERTY





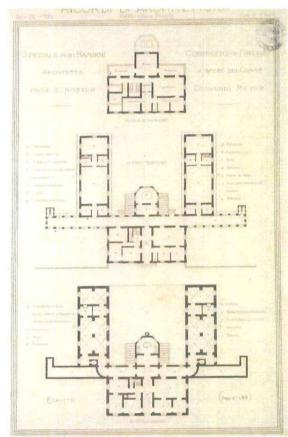


PLANIMETRIC REPRESENTATION



PROSPETTO FACCIATA FRONT PROSPECTUS





PLANIMETRIE FLOOR PLANS





HISTORICAL OVERVIEW

When it was established in 1884 it was called the "Anna Meyer Pediatric Hospital" in memory of the wife of its founder, the Russian *Commendatore* and *Marquis*, Mr. Giovanni Meyer. His wife, who died at a young age, expressed her desire for the creation of a facility for poor recovering children and it was in her memory that her husband founded the hospital in 1884 and opened it in 1891 in via Luca Giordano.

On the night of the 14 of December 2007 the hospital, originally located in via Luca Giordano, was transferred to the new and more modern location of Viale Pieraccini on the hills of Careggi.