

# Parcel identity, shape and boundaries

Parcel scope: Flurstück 16/24, area 627 m², perimeter 104.9 m. The review checked Identity plate, Plot dimensions and shape, Terrain at plot scale using 6 sources listed in the appendix ledger, retrieved on 27 September 2026. The main result for this parcel is: DGM1 measures 44.69–45.92 m within the plot; mean slope 4.4 %. Before committing to the purchase, request Site plan with levels.

| SOURCE                                                                  | METHOD                              | AS AT             | GEOMETRY                                                                                           |
|-------------------------------------------------------------------------|-------------------------------------|-------------------|----------------------------------------------------------------------------------------------------|
| Schleswig-Holstein; © GeoBasis-DE/LVermGeo SH and 4 more (Appendix A.1) | public-data GIS query and screening | 27 September 2026 | Chapter findings summarised; each finding states its spatial relationship on its own evidence page |



FIG. 2.1 – Parcel identity, shape and boundaries

Schleswig-Holstein; © GeoBasis-DE/LVermGeo SH and 4 more (Appendix A.1).

Analyst read

- FINDING: The source position is supported by 5 of 6 responses; one query remains open.
- CONSEQUENCE: For the buyer, this point should be resolved before agreeing price or purchase. Identity plate: The official parcel outline is this chapter's identity geometry.
- NEXT ACTION: ask Cadastre office / land registry for Katasterauszug (cadastral extract) and Grundbuchauszug (land-register extract).

# Questions and evidence on identity, shape and boundaries

Order a current cadastral extract and land-register extract, then check the parcel key, area and boundary against this chapter. Evidence requested: Katasterauszug (cadastral extract) and Grundbuchauszug (land-register extract); Office: Cadastre office / land registry.

| SOURCE                                                                            | METHOD                              | AS AT             | GEOMETRY                                                                                                 |
|-----------------------------------------------------------------------------------|-------------------------------------|-------------------|----------------------------------------------------------------------------------------------------------|
| Schleswig-Holstein; BGR BodenBewegungsdienst<br>Deutschland · federal reuse terms | public-data GIS query and screening | 27 September 2026 | Questions for the competent authorities; they concern the selected parcel and measure nothing themselves |

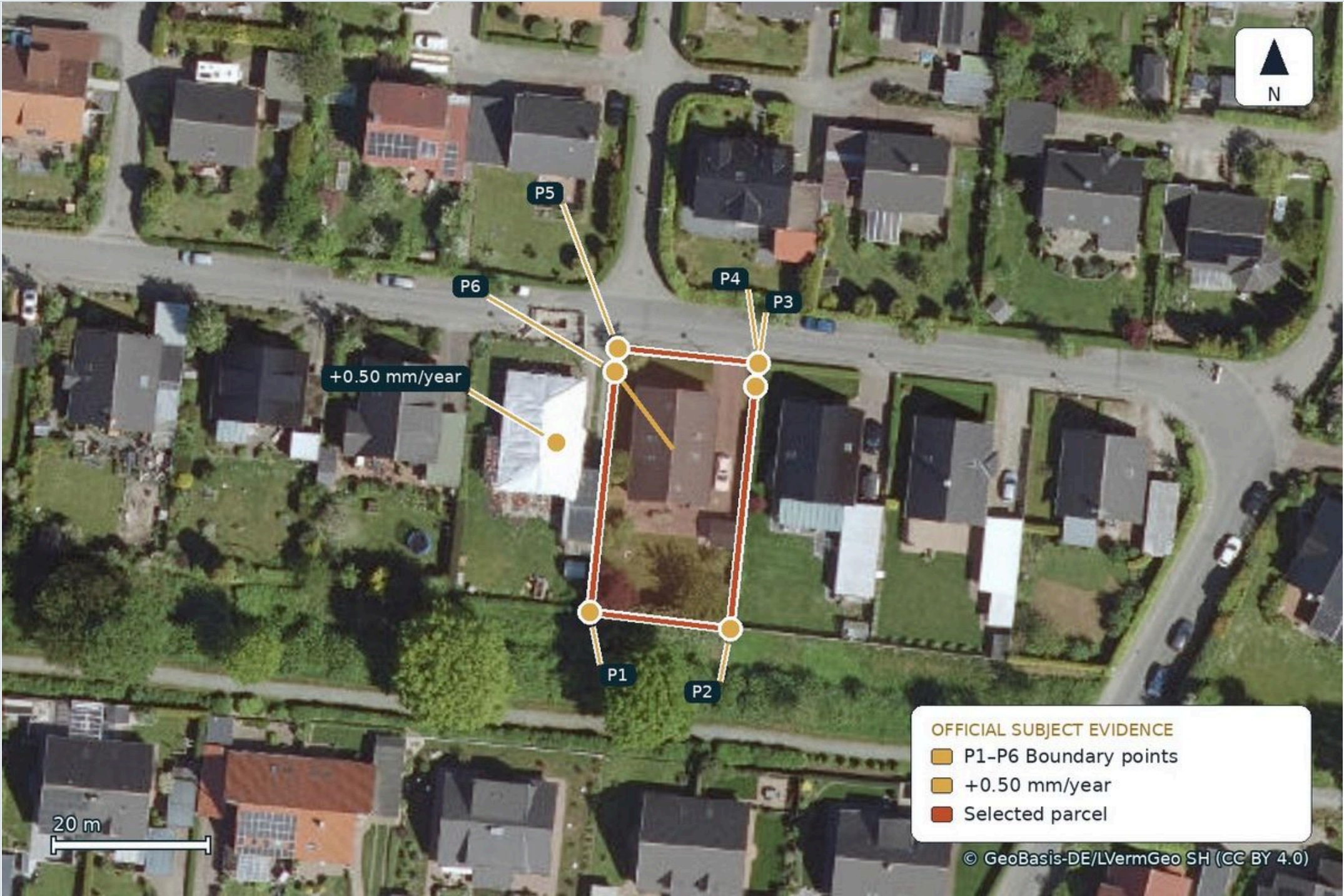


FIG. 2.2 – Questions and evidence on identity, shape and boundaries Schleswig-Holstein; BGR BodenBewegungsdienst Deutschland · federal reuse terms.

## Analyst read

- FINDING: DGM1 measures 44.69–45.92 m within the plot; mean slope 4.4 %; for “Identity plate”, a confirmed response from Cadastre office / land registry is carried into the purchase review; a qualified, conflicting or absent response leaves that finding unresolved.
- CONSEQUENCE: Katasterauszug (cadastral extract) and Grundbuchauszug (land-register extract): Cadastre office / land registry. Authority: Publicly appointed surveyor.

2.3

# Identity plate

The official parcel outline is this chapter's identity geometry.

| SOURCE             | METHOD                                                         | AS AT             | GEOMETRY                                                                            |
|--------------------|----------------------------------------------------------------|-------------------|-------------------------------------------------------------------------------------|
| Schleswig-Holstein | public-data GIS query;<br>municipality added from BKG<br>VG250 | 27 September 2026 | The parcel key, official area<br>and centroid coordinates<br>form the identity set. |



FIG. 2.3 – Identity plate

Schleswig-Holstein.

627

| m<sup>2</sup>

Extract • area

| by the cadastral service

- Analyst read**
- FINDING: Land: Schleswig-Holstein. The parcel key, official area and centroid coordinates form the identity set.
  - NEXT ACTION: Match against the seller's official cadastral extract. Order a current cadastral extract and land-register extract, then check the parcel key, area and boundary against this chapter.

2.1 Parcel identity, shape and boundaries

- ◆ **Identity plate**

— The official parcel outline is this chapter's identity geometry.
- ◆ **DGM1 measures 44.69–45.92 m within the plot**

— mean slope 4.4 %.
- ◆ **Orientation and sun**

— The plot's long axis and solar elevations are computed geometrically. Ask the building authority what may still be built on the neighbouring plots; these solar elevations know neither buildings nor trees. Before committing to the purchase, request Statement on permitted neighbouring development from Building authority.
- ◆ **Plot dimensions and shape**

— Every edge is computed from the official polygon in ETRS89/UTM; the drawn envelope is purely geometric. The building code and plan govern actual placement.
- ◆ **West–east and north–south profile through the plot**

— vertical exaggeration is on the drawing.

Source: Schleswig-Holstein; © GeoBasis-DE/LVermGeo SH and 4 more (Appendix A.1) · As at 27 September 2026

2.2 Questions and evidence on identity, shape and boundaries

- ◆ **Katasterauszug (cadastral extract) and Grundbuchauszug (land-register extract)**

— Cadastre office / land registry · Order a current cadastral extract and land-register extract, then check the parcel key, area and boundary against this chapter.
- ◆ **Site plan with levels**

— Surveyor · Commission a levelled site survey before earthworks or a basement are designed; the 1 m raster does not replace a measurement.
- ◆ **Appendix source ledger**

— The 6 sources behind chapter 02 are listed there one by one.

    | When you query a finding, quote the source and its retrieval date from that list.
- ◆ **ACTION · Boundary record (Grenzniederschrift)**

— Have a publicly appointed surveyor confirm the boundary marks on the ground before you plan against these dimensions.

    | Authority: Publicly appointed surveyor
- ◆ **Drainage concept**

— Civil engineer · drainage design · Ask a civil engineer to judge surface-water run-off along these profiles; a cross-section is topography, not a drainage design.

Source: Schleswig-Holstein; BGR BodenBewegungsdienst Deutschland · federal reuse terms · As at 27 September 2026

2.3 Identity plate

- ◆ **Land**

— Schleswig-Holstein

    | NEXT ACTION — Match against the seller's official cadastral extract
- ◆ **CLEAR · Gemarkung · Flur · Flurstück**

— 1041 · 2 · 16/24
- ◆ **UNRESOLVED · Extract · area**

— Extract date was not returned by the cadastral service · 627 m²

    | CONSEQUENCE — official extract · computed area
- ◆ **CLEAR · Municipality**

— Flensburg
- ◆ **CLEAR · Official parcel key**

— 011041002000160024
- ◆ **CLEAR · ETRS89 / UTM 25832**

— E 531335.248 · N 6070514.011

    | CONSEQUENCE — Area centroid

Source: Schleswig-Holstein · As at 27 September 2026

# Plot dimensions and shape

Every edge is computed from the official polygon in ETRS89/UTM; the drawn envelope is purely geometric. The building code and plan govern actual placement. Rendered corners are not boundary markers found on site.

| SOURCE             | METHOD                                      | AS AT             | GEOMETRY                                                      |
|--------------------|---------------------------------------------|-------------------|---------------------------------------------------------------|
| Schleswig-Holstein | Shape derived from the ALKIS parcel polygon | 27 September 2026 | Official parcel polygon in ETRS89/UTM; not an on-site survey. |

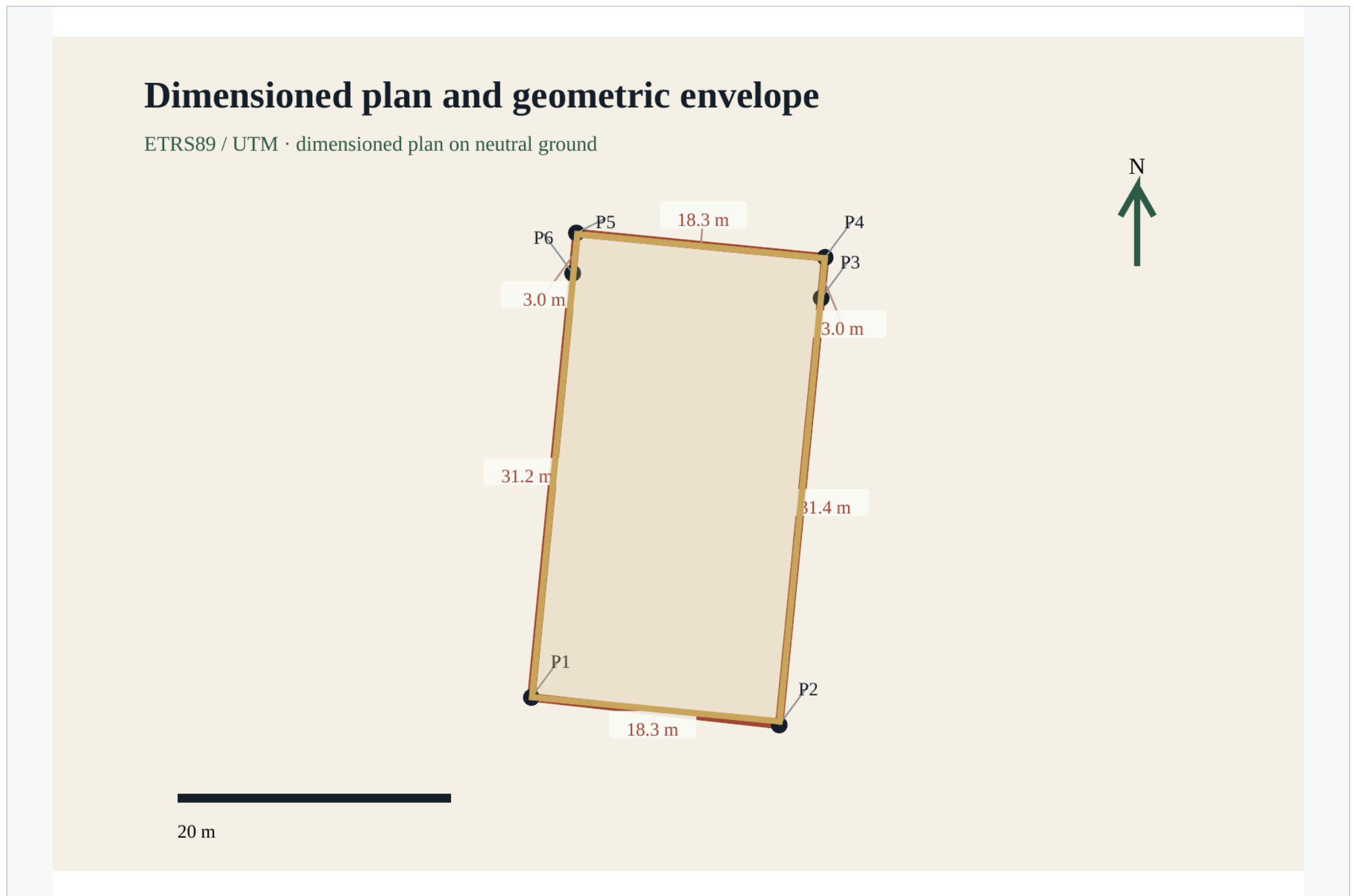


FIG. 2.4 – Plot dimensions and shape

Schleswig-Holstein.

# 18.20

| m

**E1 · P1–P2**  
| 101.2° E

31.36  
| m

## E2 · P2–P3

## Analyst read

- **FINDING:** The 1.88:1 length-to-width ratio and narrowest sampled width of 18.3 m geometrically accommodate a single-family-house footprint; the fitted rectangle measures 34.1 × 18.2 m.
- **CONSEQUENCE:** The possible frontage derived from the visible road context is about 18.3 m wide; geometrically it leaves room for a drive and house access, but it is not legally secured frontage. Before designing a house, confirm setbacks, building lines, access rights and the boundary position with the building authority and a surveyor. P1: E 531324.518 · N 6070498.138.
- **NEXT ACTION:** ask Katasteramt; no class from decimals. Have a publicly appointed surveyor confirm the boundary marks on the ground before you plan against these dimensions.

Identity plate (continued)

|                                                                   |                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>◆<b>CLEAR · WGS84</b></div> <div>— 54.780851, 9.487204</div> | <div>◆<b>Action</b></div> <div>— Request before committing to the purchase: Katasterauszug (cadastral extract) and Grundbuchauszug (land-register extract). Body: Cadastre office / land registry. By: before signing.</div> <div>  CONSEQUENCE — Pause the purchase if: the key, area or boundary differ.</div> |
|-------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Source: Schleswig-Holstein · As at 27 September 2026

2.4 Plot dimensions and shape

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>◆<b>CLEAR · P1</b></div> <div>— E 531324.518 · N 6070498.138</div> <div>  CONSEQUENCE — EPSG:25832 · polygon vertex, not a monument</div> <div>◆<b>CLEAR · P3</b></div> <div>— E 531345.720 · N 6070527.362</div> <div>◆<b>CLEAR · P5</b></div> <div>— E 531327.818 · N 6070532.120</div> <div>◆<b>CLEAR · E1 · P1–P2</b></div> <div>— 18.20 m · 101.2° E</div> <div>  CONSEQUENCE — computed boundary segment</div> <div>◆<b>CLEAR · E3 · P3–P4</b></div> <div>— 2.99 m · 10.5° N</div> <div>  CONSEQUENCE — technical-short-edge flag</div> <div>◆<b>CLEAR · E5 · P5–P6</b></div> <div>— 2.96 m · 190.5° S</div> <div>  CONSEQUENCE — technical-short-edge flag</div> <div>◆<b>CLEAR · Boundary perimeter</b></div> <div>— 104.9 m</div> <div>  CONSEQUENCE — min 3.0 m · max 31.4 m</div> | <div>◆<b>CLEAR · P2</b></div> <div>— E 531342.660 · N 6070496.124</div> <div>◆<b>CLEAR · P4</b></div> <div>— E 531346.010 · N 6070530.341</div> <div>◆<b>CLEAR · P6</b></div> <div>— E 531327.532 · N 6070529.175</div> <div>◆<b>CLEAR · E2 · P2–P3</b></div> <div>— 31.36 m · 10.5° N</div> <div>◆<b>CLEAR · E4 · P4–P5</b></div> <div>— 18.23 m · 280.5° W</div> <div>  CONSEQUENCE — computed boundary segment</div> <div>◆<b>CLEAR · E6 · P6–P1</b></div> <div>— 31.16 m · 190.5° S</div> <div>  CONSEQUENCE — computed boundary segment</div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Source: Schleswig-Holstein · As at 27 September 2026

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>◆<b>Geometry-quality flags</b></div> <div>— 2 edge(s) &lt; 5 m · polygon/official area delta +0.12% · closed ring</div> <div>  CONSEQUENCE — computational checks, not a cadastral accuracy class</div> <div>◆<b>CLEAR · Largest fitted rectangle</b></div> <div>— 34.1 × 18.2 m</div> <div>  CONSEQUENCE — geometry only</div> <div>◆<b>Width at 25/50/75% depth</b></div> <div>— 18.3 m · 18.3 m · 18.3 m</div> <div>  CONSEQUENCE — across 34.4 m plot depth</div> | <div>◆<b>UNRESOLVED · Boundary-point quality</b></div> <div>— not returned with ordinary parcel</div> <div>  NEXT ACTION — ask Katasteramt; no class from decimals</div> <div>◆<b>CLEAR · Narrowest sampled width</b></div> <div>— 18.3 m</div> <div>  CONSEQUENCE — 19 cross-sections; not a survey</div> <div>◆<b>CLEAR · Orientation</b></div> <div>— 10.5°</div> <div>  EVIDENCE: long axis, grid north</div> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Source: Schleswig-Holstein · As at 27 September 2026

2.5

# Terrain at plot scale

DGM1 measures 44.69–45.92 m within the plot; mean slope 4.4 %.

| SOURCE                                       | METHOD                              | AS AT             | GEOMETRY                                                                                                                                                     |
|----------------------------------------------|-------------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| © GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0 | public-data GIS query and screening | 27 September 2026 | The ground falls towards the north and lies at 44.69–45.92 m; the 1.23 m difference frames excavation, access and drainage but replaces no levelling survey. |

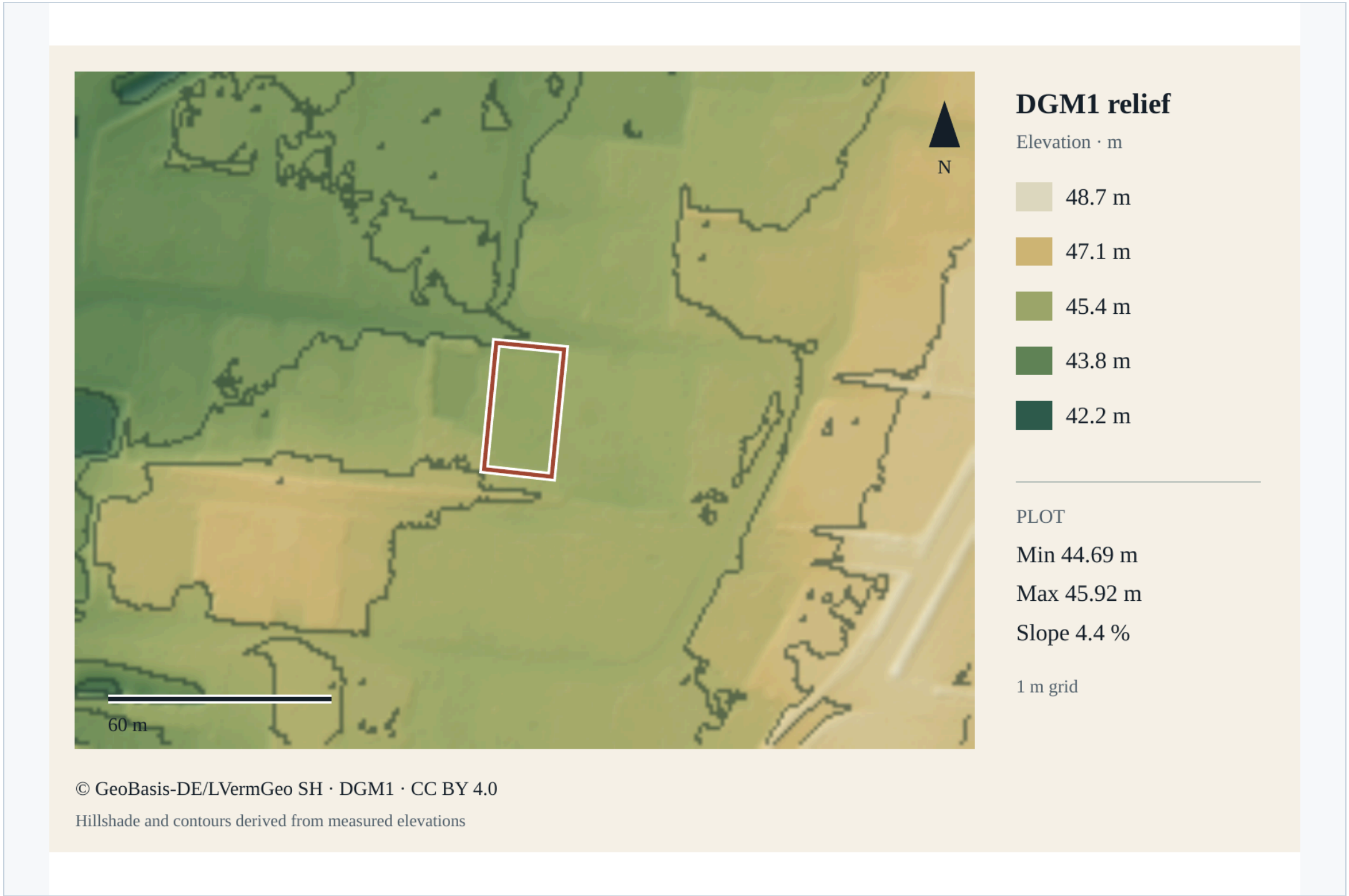


FIG. 2.5 – Terrain at plot scale

© GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0.

4.4

%

Mean slope

Analyst read

- FINDING: Sample: 655 DGM1 grid cells within the parcel.
- NEXT ACTION: Commission a levelled site survey before earthworks or a basement are designed; the 1 m raster does not replace a measurement.

# Two terrain cross-sections

West–east and north–south profile through the plot; vertical exaggeration is on the drawing.

| SOURCE                                       | METHOD                              | AS AT             | GEOMETRY                                                   |
|----------------------------------------------|-------------------------------------|-------------------|------------------------------------------------------------|
| © GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0 | public-data GIS query and screening | 27 September 2026 | Cuts at the official parcel boundary, plus 10 m each side. |

## Long and short cross-sections

vertical exaggeration: normalised separately for each profile

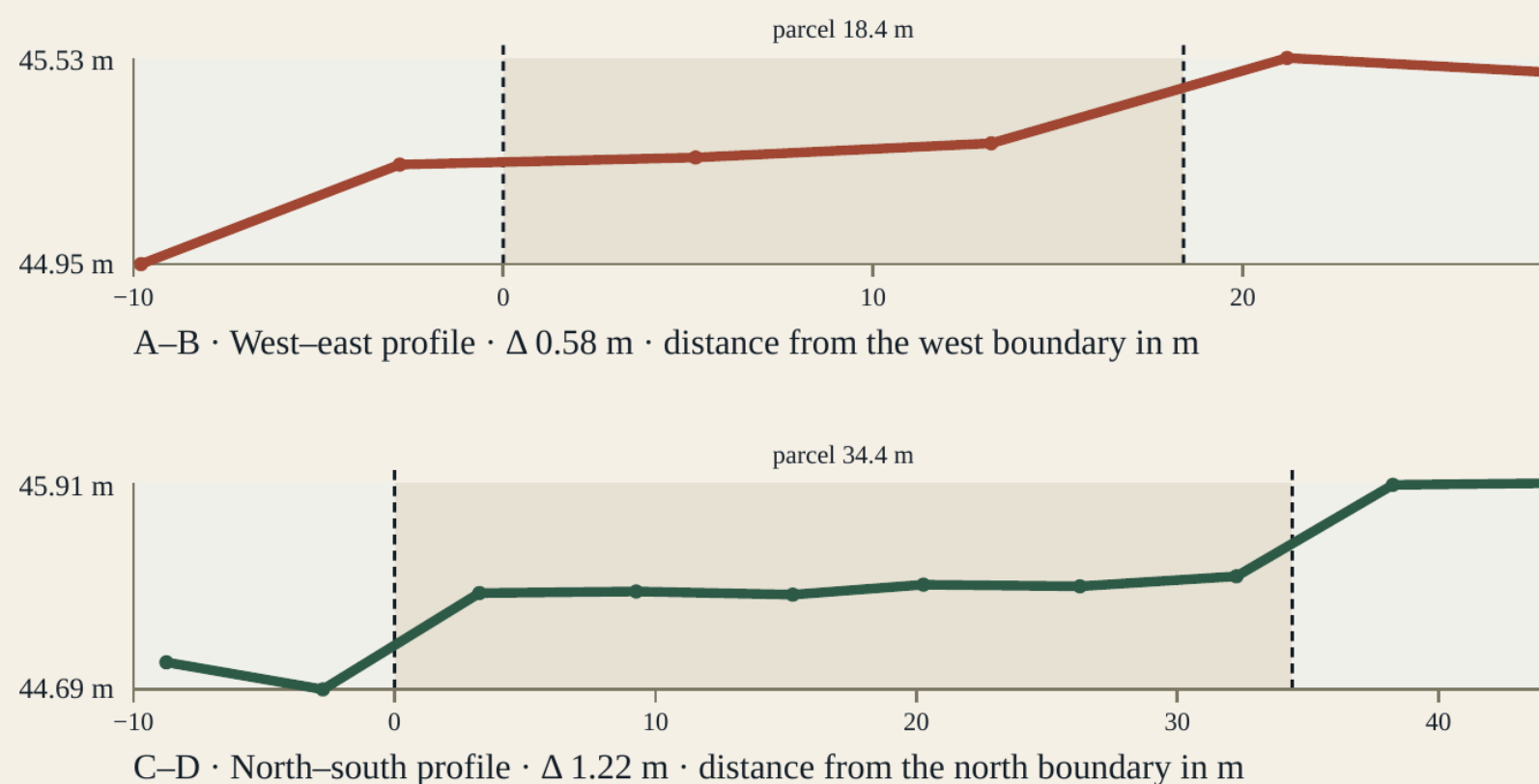


FIG. 2.6 – Two terrain cross-sections

© GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0.

# 44.95

| m

### West–east profile

→ 45.49 m · change  
+0.54 m · low/high  
44.95/45.53 m

# 44.85

| m

### North–south profile

→ 45.91 m · change  
+1.06 m · low/high  
44.69/45.91 m

### Analyst read

- **FINDING:** Sampling: West–east 7.7 m steps, 6 elevations over 38.4 m; north–south 5.8 m steps, 10 elevations over 54.4 m.
- **CONSEQUENCE:** The profiles are topographic readings, not a drainage verdict. Land DGM1 · read 27 September 2026 · cut from west to east, 18.4 m inside the parcel, extended 10 m beyond the boundary on each side.
- **LIMIT:** Raster profiles normalised vertically and separately; not a site survey, drainage design or construction design.
- **NEXT ACTION:** Ask a civil engineer to judge surface-water run-off along these profiles; a cross-section is topography, not a drainage design.

Plot dimensions and shape (continued)

|                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>◆<b>CLEAR · Compactness</b></p> <p>— 0.717</p> <p>  CONSEQUENCE — 1.0 would be a perfectly compact circle</p> <p>◆<b>CLEAR · Aspect ratio</b></p> <p>— 1.88:1</p> <p>  CONSEQUENCE — plot length compared with plot width</p> | <p>◆<b>CLEAR · Possible road-facing side</b></p> <p>— E4 18.3 m</p> <p>  CONSEQUENCE — derived from visible OSM road context; not legally secured frontage</p> <p>◆<b>Action</b></p> <p>— Request before committing to the purchase: Boundary record (Grenzniederschrift). Body: Publicly appointed surveyor. By: before design.</p> <p>  CONSEQUENCE — Pause the purchase if: boundary marks are missing or differ from the map.</p> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Source: Schleswig-Holstein · As at 27 September 2026

2.5 Terrain at plot scale

|                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>◆<b>Sample</b></p> <p>— 655 DGM1 grid cells within the parcel</p> <p>  EVIDENCE: 1 m grid · elevations from measured values</p> <p>◆<b>CLEAR · Mean slope</b></p> <p>— 4.4 %</p> <p>  CONSEQUENCE — Fall direction: towards the north (4°)</p> | <p>◆<b>CLEAR · Low · high · mean</b></p> <p>— 44.69 · 45.92 · 45.30 m</p> <p>  CONSEQUENCE — DHHN2016</p> <p>◆<b>Action</b></p> <p>— Request before committing to the purchase: Site plan with levels. Body: Surveyor. By: before design planning.</p> <p>  CONSEQUENCE — Pause the purchase if: surveyed levels differ by more than 0.5 m.</p> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Source: © GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0 · As at 27 September 2026

2.6 Two terrain cross-sections

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| <p>◆<b>West–east profile</b></p> <p>— 44.95 m → 45.49 m · change +0.54 m · low/high 44.95/45.53 m · relief 0.58 m</p> <p>  CONSEQUENCE — Land DGM1 · read 27 September 2026 · cut from west to east, 18.4 m inside the parcel, extended 10 m beyond the boundary on each side; raster profile, not a site survey.</p> <p>◆<b>Sampling</b></p> <p>— West–east 7.7 m steps, 6 elevations over 38.4 m; north–south 5.8 m steps, 10 elevations over 54.4 m.</p> <p>  CONSEQUENCE — Grid row and column nearest the parcel centroid (at most 3.8 m off it), clipped at the official boundary and extended 10 m on each side; heights read from the 1 m DGM at the points of a 32 × 32 grid over the map window, not interpolated.</p> <p>◆<b>Evidence limit</b></p> <p>— Raster profiles normalised vertically and separately; not a site survey, drainage design or construction design.</p> <p>  CONSEQUENCE — The profiles are topographic readings, not a drainage verdict.</p> | <p>◆<b>North–south profile</b></p> <p>— 44.85 m → 45.91 m · change +1.06 m · low/high 44.69/45.91 m · relief 1.22 m</p> <p>  CONSEQUENCE — Cut from north to south, 34.4 m inside the parcel, extended 10 m beyond the boundary on each side.</p> <p>◆<b>Display limitation</b></p> <p>— Each profile is vertically normalised separately; drawn steepness must therefore not be compared between profiles.</p> <p>  CONSEQUENCE — raster profiles through the parcel; not a surveyed gradient or drainage assessment.</p> <p>◆<b>Action</b></p> <p>— Request before committing to the purchase: Drainage concept. Body: Civil engineer · drainage design. By: before the building application.</p> <p>  CONSEQUENCE — Pause the purchase if: the ground falls towards the intended building area.</p> |
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Source: © GeoBasis-DE/LVermGeo SH · DGM1 · CC BY 4.0 · As at 27 September 2026

# Orientation and sun

The plot's long axis and solar elevations are computed geometrically.

| SOURCE                                                     | METHOD                                                                                                 | AS AT             | GEOMETRY                                                             |
|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-------------------|----------------------------------------------------------------------|
| ALKIS parcel polygon · in-house solar-position calculation | Minimum bounding rectangle in ETRS89 / UTM; solar elevation from latitude, declination and hour angle. | 27 September 2026 | Long axis of the official parcel polygon and latitude of its centre. |

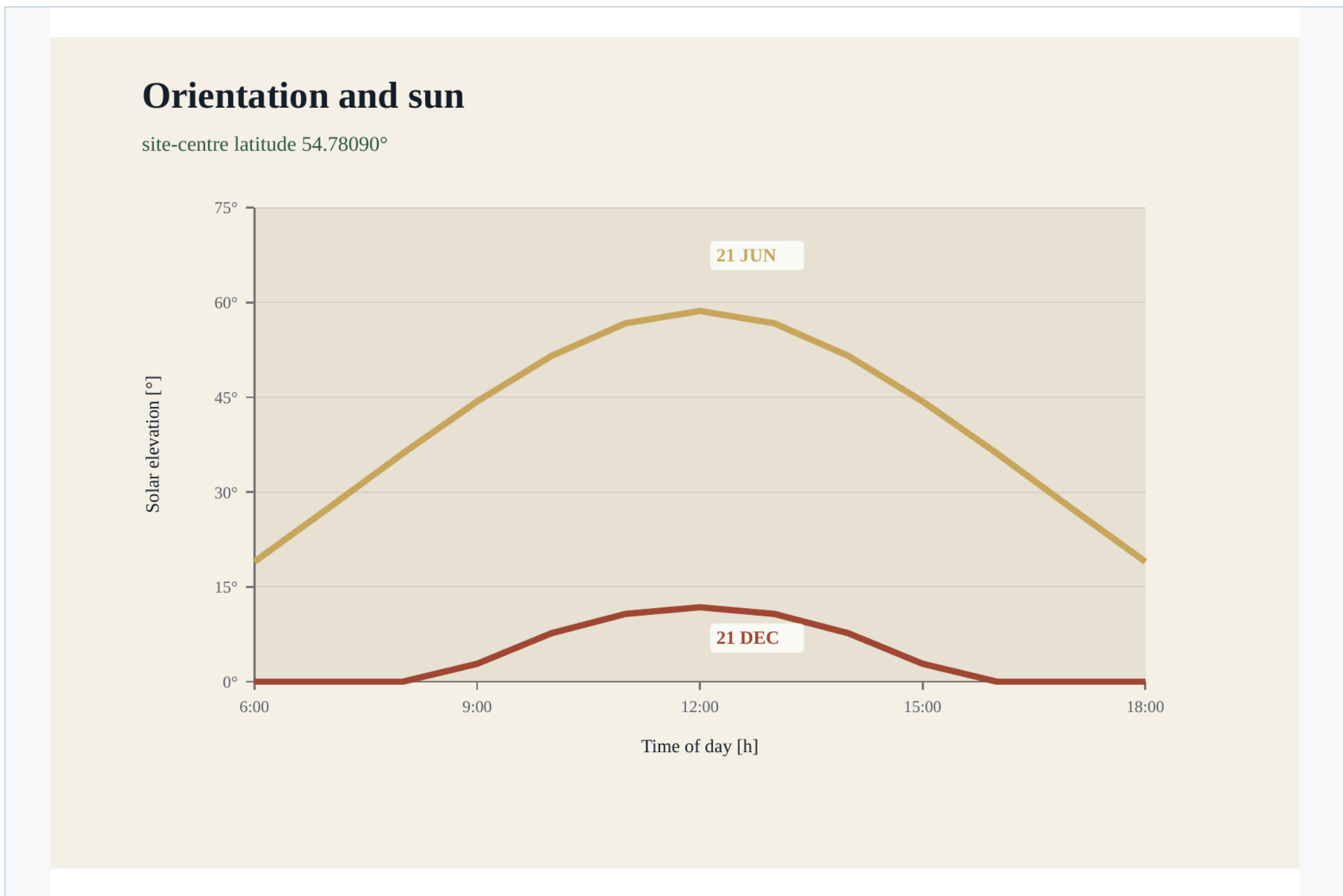


FIG. 2.7 – Orientation and sun

ALKIS parcel polygon · in-house solar-position calculation.

## Analyst read

- FINDING: Long axis: 10.5° / 190.5° · N–S.
- CONSEQUENCE: Long axis 10°; winter-noon solar elevation 11.8°. Source: ALKIS parcel polygon · calculated 27 September 2026 · relation: minimum bounding rectangle in ETRS89 / UTM · limitation: not a site survey.
- LIMIT: Not a site survey or shading analysis; terrain, buildings, vegetation and atmospheric refraction are excluded.
- NEXT ACTION: Ask the building authority what may still be built on the neighbouring plots; these solar elevations know neither buildings nor trees.

# Is the ground moving?

An InSAR scatterer is a radar reflector on a structure or hard surface, not a measurement of soil beneath an unbuilt part of the plot and not a foundation assessment.

| SOURCE                                                        | METHOD                            | AS AT             | GEOMETRY                                                                    |
|---------------------------------------------------------------|-----------------------------------|-------------------|-----------------------------------------------------------------------------|
| BGR BodenBewegungsdienst<br>Deutschland · federal reuse terms | Sentinel-1 InSAR · point<br>query | 27 September 2026 | scatterers within 50 m of the<br>parcel boundary; nearest<br>from around it |

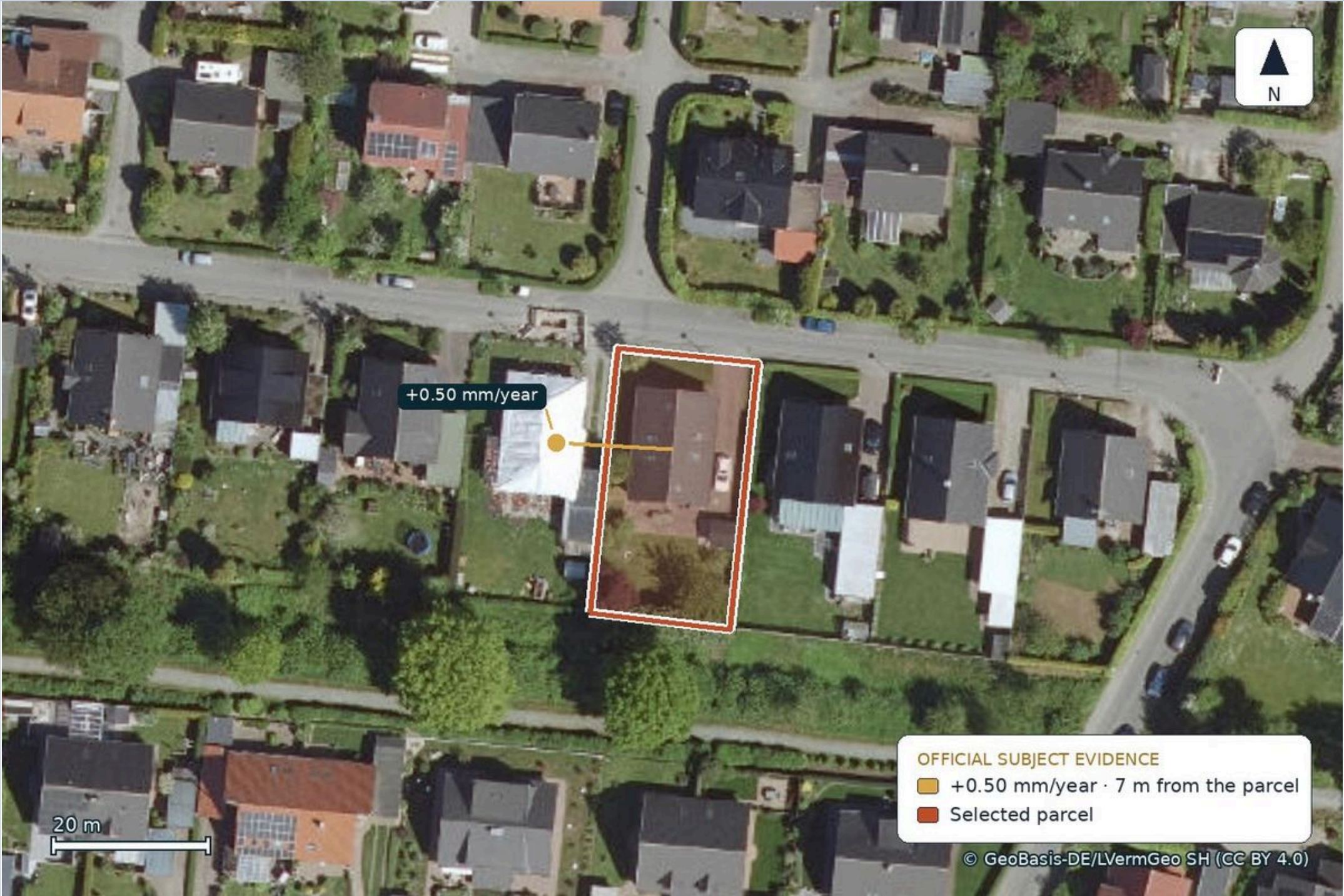


FIG. 2.8 – Is the ground moving?

BGR BodenBewegungsdienst Deutschland · federal reuse terms.

+0.50

| mm/year

Mean vertical  
velocity

6.6

| m

Scatterer 1  
| +0.50 mm/year

Analyst read

- FINDING: Scatterers on or near the parcel: 1.
- CONSEQUENCE: 1 BBD scatterer falls on or within 50 m of the official parcel boundary; its vertical velocity is +0.50 mm/year. Distance to official boundary ≤50 m.
- LIMIT: Radar reflector, not a soil measurement on an unbuilt plot area or a foundation assessment.
- NEXT ACTION: Have a geotechnical engineer read the ground-movement record for this plot before foundations are designed.

2.9

# The plot in time

This report has no historical orthophoto series connected for Schleswig-Holstein; former use is therefore not established.

| SOURCE                                                                         | METHOD                              | AS AT                                 | GEOMETRY                                           |
|--------------------------------------------------------------------------------|-------------------------------------|---------------------------------------|----------------------------------------------------|
| Schleswig-Holstein State Office for Surveying and Geoinformation (LVermGeo SH) | public-data GIS query and screening | unknown · not connected for this Land | historical image series in a parcel-centred extent |

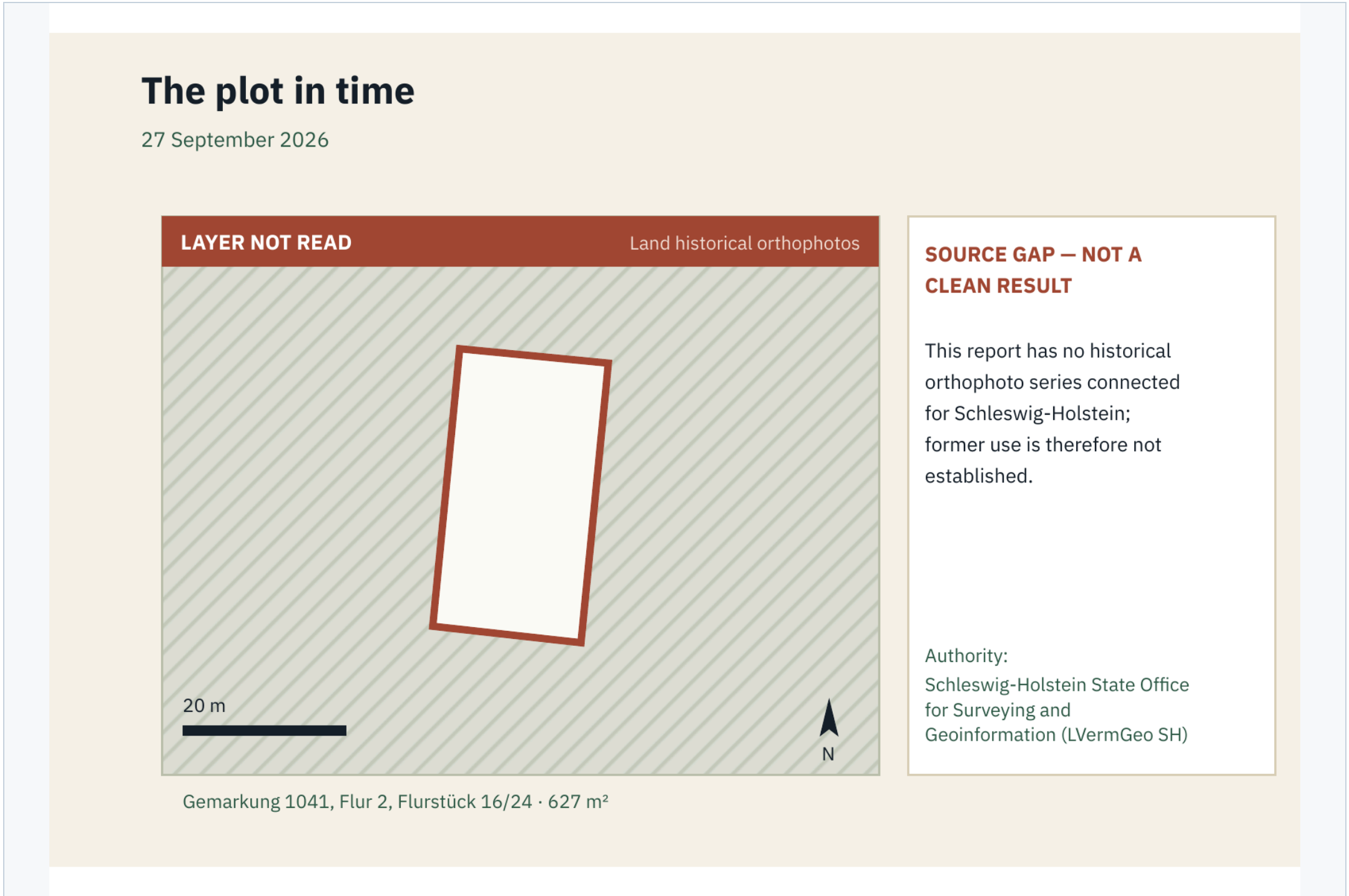


FIG. 2.9 – The plot in time Schleswig-Holstein State Office for Surveying and Geoinformation (LVermGeo SH).

### Analyst read

- FINDING: This source is not connected for this Land; nothing was queried.
- CONSEQUENCE: The Land's aerial-survey archive, on written request.
- NEXT ACTION: Request a dated historical image extract from Schleswig-Holstein State Office for Surveying and Geoinformation (LVermGeo SH). Request a dated historical image extract from Schleswig-Holstein State Office for Surveying and Geoinformation (LVermGeo SH); until then former use remains open. Ask the lower soil-protection authority whether the earlier use visible on these images left an entry in the contaminated-land register.

2.7 Orientation and sun

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>◆<b>CLEAR · Long axis</b><br/>— 10.5° / 190.5° · N–S<br/>  CONSEQUENCE — Source: ALKIS parcel polygon · calculated 27 September 2026 · relation: minimum bounding rectangle in ETRS89 / UTM · limitation: not a site survey.</div> <div>◆<b>CLEAR · Summer · noon and afternoon</b><br/>— 12:00 58.7° · 15:00 44.4°<br/>  CONSEQUENCE — June solstice · solar time 12:00 and 15:00</div> <div>◆<b>CLEAR · Winter · noon and afternoon</b><br/>— 12:00 11.8° · 15:00 2.8°<br/>  CONSEQUENCE — December solstice · solar time 12:00 and 15:00</div> <div>◆<b>Evidence limit</b><br/>— Not a site survey or shading analysis; terrain, buildings, vegetation and atmospheric refraction are excluded.<br/>  CONSEQUENCE — Long axis 10°; winter-noon solar elevation 11.8°. Local shading remains to be checked against the design.</div> | <div>◆<b>CLEAR · Summer · morning</b><br/>— 09:00 44.4°<br/>  CONSEQUENCE — Source: in-house solar-position calculation · calculated 27 September 2026 · relation: parcel-centre latitude · limitation: solar time, not civil time; excluding horizon, terrain, buildings, trees and refraction. June solstice, declination +23.44° · solar time 09:00</div> <div>◆<b>CLEAR · Winter · morning</b><br/>— 09:00 2.8°<br/>  CONSEQUENCE — December solstice, declination –23.44° · solar time 09:00</div> <div>◆<b>Design limitation</b><br/>— The parcel axis is not a roof orientation; shading must be checked against the design.<br/>  CONSEQUENCE — a geometry result, not a roof design</div> <div>◆<b>Action</b><br/>— Request before committing to the purchase: Statement on permitted neighbouring development. Body: Building authority. By: before purchase.<br/>  CONSEQUENCE — Pause the purchase if: taller development is permitted to the south.</div> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Source: ALKIS parcel polygon · in-house solar-position calculation · As at 27 September 2026

2.8 Is the ground moving?

|                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>◆<b>CLEAR · Scatterers on or near the parcel</b><br/>— 1<br/>  CONSEQUENCE — distance to official boundary ≤50 m</div> <div>◆<b>CLEAR · Extremes</b><br/>— min +0.50 · max +0.50 mm/year<br/>  CONSEQUENCE — minimum · maximum</div> <div>◆<b>CLEAR · Scatterer 1</b><br/>— 6.6 m · +0.50 mm/year<br/>  CONSEQUENCE — near the plot · BBD-ID 01UXIRJUKf</div> | <div>◆<b>CLEAR · Mean vertical velocity</b><br/>— +0.50 mm/year<br/>  CONSEQUENCE — negative = subsidence · positive = uplift · not stated by the queried layer; published in BBD documentation</div> <div>◆<b>Dataset edition · query</b><br/>— BBD edition 0625 · query 27 September 2026<br/>  CONSEQUENCE — BBD vertical-motion layer</div> <div>◆<b>Action</b><br/>— Request before committing to the purchase: Geotechnical report. Body: Geotechnical engineer. By: before foundation design.<br/>  CONSEQUENCE — Pause the purchase if: scatterers show sustained subsidence.</div> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Source: BGR BodenBewegungsdienst Deutschland · federal reuse terms · As at 27 September 2026

2.9 The plot in time

|                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <div>◆<b>ACTION · Historical series</b><br/>— not connected for Schleswig-Holstein, not queried<br/>  NEXT ACTION — the Land's aerial-survey archive, on written request</div> | <div>◆<b>Review frame</b><br/>— 27 September 2026 · historical image series in a parcel-centred extent<br/>  CONSEQUENCE — Schleswig-Holstein State Office for Surveying and Geoinformation (LVerGeo SH) · Orthophotos do not date a permit, prove legal status or show subsurface conditions.</div> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Source: Schleswig-Holstein State Office for Surveying and Geoinformation (LVerGeo SH) · As at unknown · not connected for this Land

# Adjoining parcels

For each adjoining parcel the report holds the parcel key and the shared boundary length; owner data are not public.

| SOURCE             | METHOD                              | AS AT             | GEOMETRY                                      |
|--------------------|-------------------------------------|-------------------|-----------------------------------------------|
| Schleswig-Holstein | public-data GIS query and screening | 27 September 2026 | shared edge with the official parcel boundary |

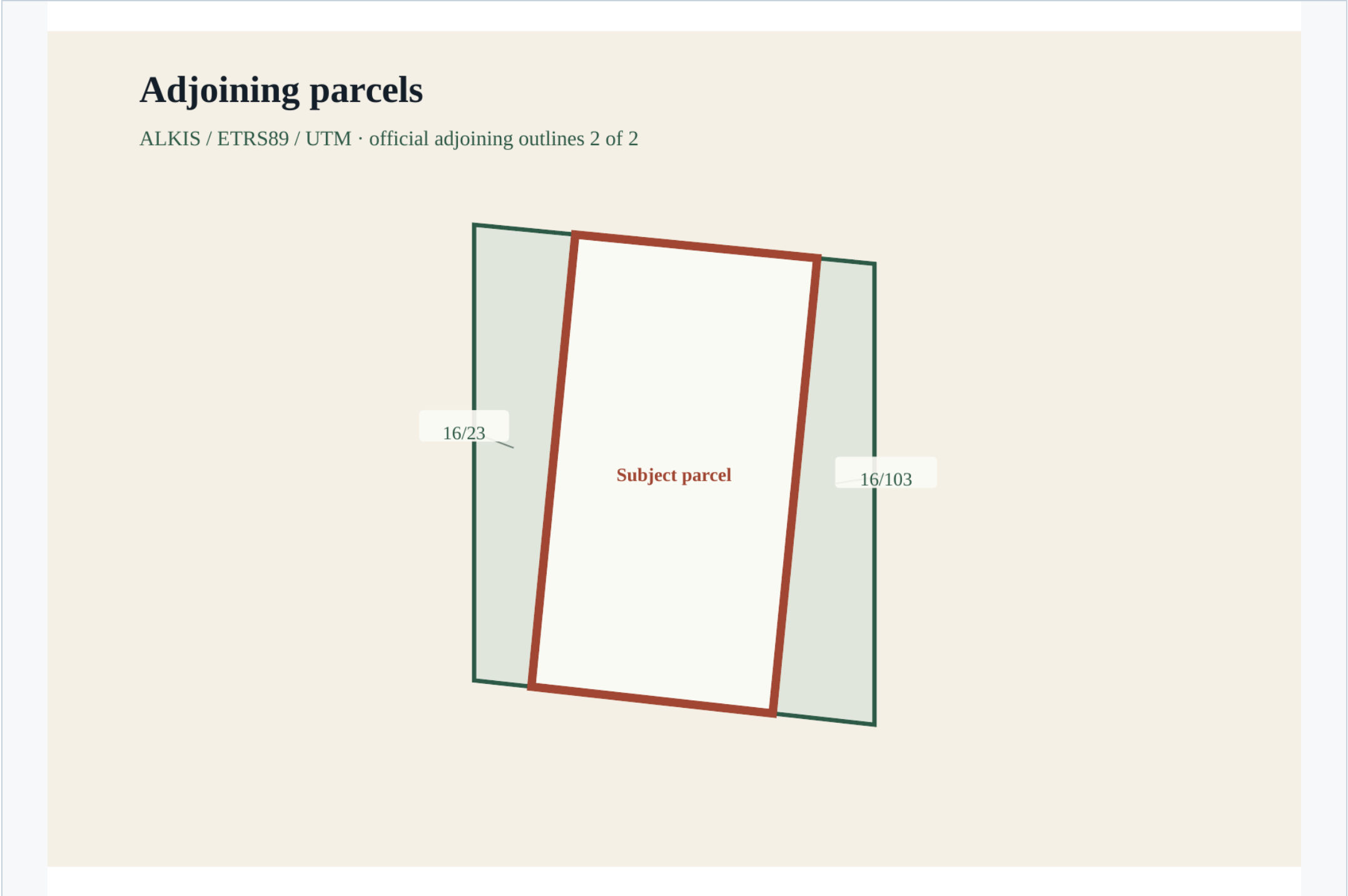


FIG. 2.10 – Adjoining parcels Schleswig-Holstein.

**Analyst read**

- FINDING: 011041002000160103: Shared boundary 34.4 m · E.
- CONSEQUENCE: 2 adjoining parcels were supplied with official outlines and labelled; no owner data. Schleswig-Holstein · 27 September 2026 · shared edge with the official parcel boundary · owner data are not public.
- LIMIT: Owner data are not public; not a boundary determination on site.
- NEXT ACTION: Read the land register for rights and easements that the neighbouring parcels hold over this one.

# Physical road and access context

OpenStreetMap geometry shows physical road context only. It does not prove public dedication, a right of way, or legally secured access.

| SOURCE                                                   | METHOD                                    | AS AT             | GEOMETRY                                         |
|----------------------------------------------------------|-------------------------------------------|-------------------|--------------------------------------------------|
| OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) | OSM extract · apparent frontage pre-check | 22 September 2026 | from the parcel boundary to OSM road centrelines |



FIG. 2.11 – Physical road and access context OpenStreetMap contributors, Geofabrik extract (ODbL 1.0).

3.1  
| m

Struvelücke  
| N · residential street

14.7  
| m

path (OSM)

## Analyst read

- FINDING: For the purchase decision: Settle access with the highway authority before any deposit. 22 September 2026 · asphalt.
- CONSEQUENCE: PHYSICAL CONTEXT ONLY; not proof of legally secured access, dedication, easement or buildability.
- NEXT ACTION: check the mapped features on site and record what you see in writing.

2.9 The plot in time (continued)

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>◆<b>UNRESOLVED · Open question</b></p> <p>— This report has no Land historical orthophoto series connected for Schleswig-Holstein; nothing was queried. Current imagery cannot establish former use, and before purchase a dated historical image extract must be requested from Schleswig-Holstein State Office for Surveying and Geoinformation (LVerGeo SH). Orthophotos do not date a permit, prove legal status or show subsurface conditions.</p> <p>      NEXT ACTION — Request a dated historical image extract from Schleswig-Holstein State Office for Surveying and Geoinformation (LVerGeo SH); until then former use remains open.</p> <p>Source: Schleswig-Holstein State Office for Surveying and Geoinformation (LVerGeo SH) · As at unknown · not connected for this Land</p> | <p>◆<b>Action</b></p> <p>— Request before committing to the purchase: Contaminated-land register statement. Body: Lower soil-protection authority. By: before purchase.</p> <p>      CONSEQUENCE — Pause the purchase if: a suspected case is registered.</p> |
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2.10 Adjoining parcels

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
| <p>◆<b>CLEAR · 011041002000160103</b></p> <p>— Shared boundary 34.4 m · E</p> <p>      CONSEQUENCE — Schleswig-Holstein · 27 September 2026 · shared edge with the official parcel boundary · owner data are not public; not a boundary determination on site</p> <p>◆<b>Action</b></p> <p>— Request before committing to the purchase: Grundbuchauszug, Abteilung II (land-register extract, section II). Body: Land registry · notary. By: before signing.</p> <p>      CONSEQUENCE — Pause the purchase if: rights of way, utility or overbuild rights are registered.</p> <p>Source: Schleswig-Holstein · As at 27 September 2026</p> | <p>◆<b>CLEAR · 011041002000160023</b></p> <p>— Shared boundary 34.1 m · W</p> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|

2.11 Physical road and access context

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>◆<b>Struvelücke</b></p> <p>— 3.1 m · N · residential street</p> <p>      CONSEQUENCE — 22 September 2026 · asphalt</p> <p>◆<b>CLEAR · path (OSM)</b></p> <p>— 14.7 m · S · path</p> <p>◆<b>service road (OSM)</b></p> <p>— 50.1 m · SE · service road</p> <p>◆<b>Struvekoppel</b></p> <p>— 62.1 m · NE · living street</p> <p>◆<b>CLEAR · Apparent frontage length</b></p> <p>— 18.3 m</p> <p>      CONSEQUENCE — parcel edges parallel and ≤14 m from OSM centreline</p> <p>◆<b>Evidence limit</b></p> <p>— PHYSICAL CONTEXT ONLY — not proof of legally secured access, dedication, easement or buildability.</p> <p>      CONSEQUENCE — Settle access with the highway authority before any deposit.</p> <p>Source: OpenStreetMap contributors, Geofabrik extract (ODbL 1.0) · As at 22 September 2026</p> | <p>◆<b>Struehof</b></p> <p>— 3.1 m · N · living street</p> <p>      CONSEQUENCE — 22 September 2026 · surface not recorded</p> <p>◆<b>Struehof</b></p> <p>— 35.2 m · N · living street</p> <p>◆<b>Struekoppel</b></p> <p>— 59.9 m · E · living street</p> <p>◆<b>service road (OSM)</b></p> <p>— 62.3 m · E · service road</p> <p>◆<b>ACTION · Route discontinuity</b></p> <p>— no &gt;14 m gap visible in the nearest-centreline screen</p> <p>      NEXT ACTION — map screen, not a dedication/right-of-way check</p> <p>◆<b>Action</b></p> <p>— Request before committing to the purchase: Erschließungsbestätigung (access confirmation) · Auszug aus dem Baulastenverzeichnis. Body: Building authority · road authority. By: before purchase.</p> <p>      CONSEQUENCE — Pause the purchase if: access crosses third-party land.</p> |
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