

Bar code:6685994 Logo of the National Agency for Cadastre and Land Registration (ANCP)	LAND REGISTER EXTRACT FOR INFORMATION Cadastre and Land Registration Office CLUJ Cadastre and Land Registration Bureau Cluj-Napoca	No.	54455
		Date	31
		Month	03
		Year	2017

A. Part I. PROPERTY DESCRIPTION

LAND within the built-up area

Old Land Register No.: 69805

Address: Municipality Cluj-Napoca, Cluj County

Topographical no.: 5521/2.5523/2

Crt. No.	Cadastral No.	Area* (sq.m.)	Observations / References
A1	278302	53,457	LAND – “FEROVIARILOR” PARK

Constructions

Crt. No.	Cadastral No.	Address	Observations / References
A1.1	278302-C1	Municipality Cluj-Napoca, Cluj County	Surface built on the ground: 210 sqm: Warehouse building, built in 1930, on concrete foundations, brick masonry, wood roofing with tile cover, consisting of: 1 vestibule, 1 hall, 1 store room, 6 offices, 2 WC. The construction does not have an elevator and no energy performance certificate.

B. Part II. Owners and documents

Entries relating to ownership and other real rights		References
2033 / 20/04/1991		
Document no. 416 of 10/05/1989 issued by CLUJ PEOPLE'S COUNCIL;		
B1	Tabulation of OWNERSHIP, acquired by Law, current share 1/1	A1
	1) THE ROMANIAN STATE in operative administration	
	2) REGIONALA CF CLUJ (Romanian Railways – Cluj Regional Branch)	
	Observations: (resulting from the conversion of the Land Register (CF) 69805)	
19097 / 04/02/2016		
Administrative document no. 27825 of 22/01/2016 issued by Cluj-Napoca Municipality – Directorate of Local Taxes and Duties (administrative document no. 23794/492/22-01-2015 issued by Cluj-Napoca Municipality – Directorate of Local Taxes and Duties; administrative document no. 12298/26-01-2016 issued by BCPI (Cadastre and Land Registration Bureau --- Cluj-Napoca; administrative document no. 46/8/17/277/2016/16-02-2016 by the National Railway Company „CFR“ SA Bucharest – Cluj Regional Railway Branch);		
B3	Tabulation of OWNERSHIP, acquired by Construction, current share 1/1	A1.1
	1) NATIONAL RAILWAY COMPANY “CFR” S.A. , Fiscal Identification Code: 11054529	

C. Part III. BURDENS

Entries relating to divisions of ownership, real rights of guarantees and burdens	References
THERE ARE NONE.	

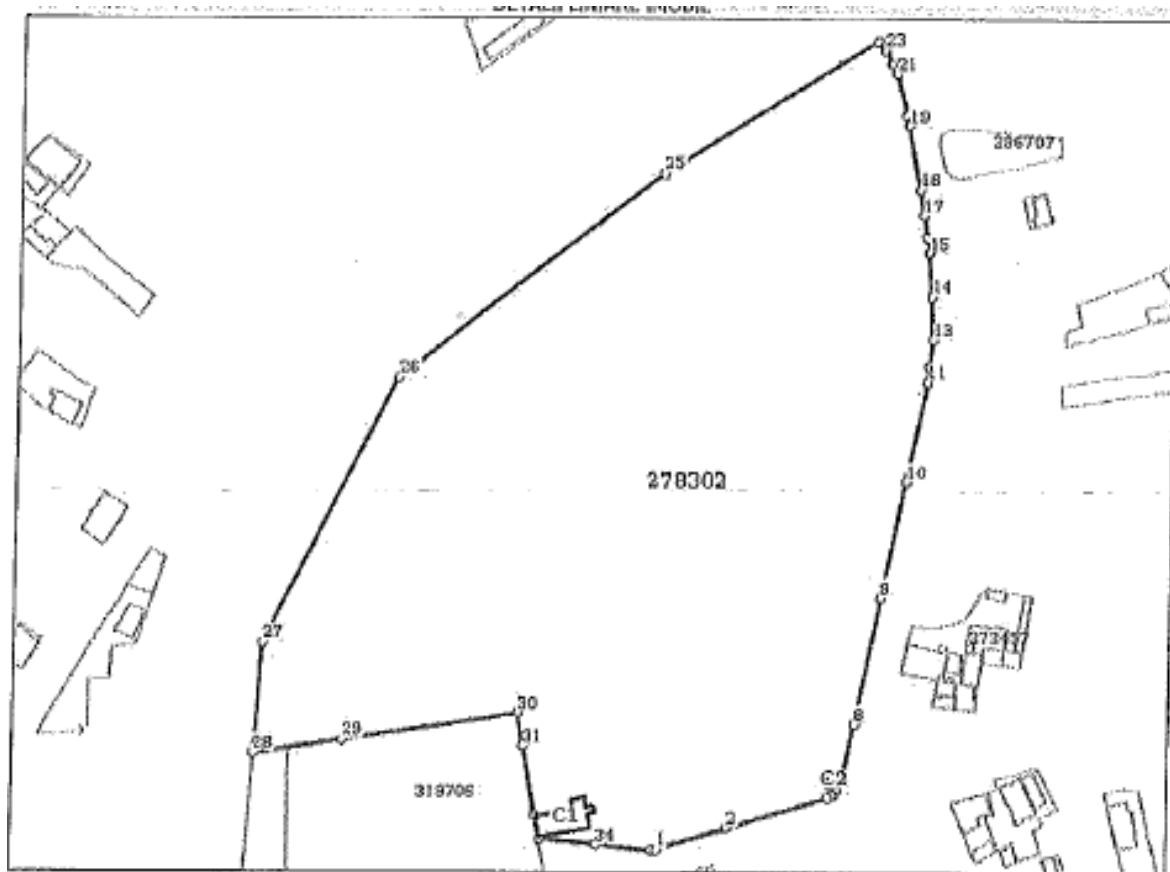
Annex No. 1 to Part I

Land

Cadastral No.	Area (sq.m.)*	Observations / References
278302	53,457	LAND – “FEROVIARILOR” PARK

* The area is determined in the Stereo 70 projection plane.

LINEAR DETAILS OF THE PROPERTY



Data regarding the land

Crt. No.	Category of use	Within the built-up area	Area (sq.m.)	Field no.	Plot no.	Topographical no.	Observations / References
1	Courtyards constructions	YES	53,457	-	-	5521/2, 5523/2	Immovable property enclosed in the East and partly in the South with a metal and concrete fence, and in the North and West it is not enclosed.

Data regarding the constructions

Crt. No.	Number	Construction destination	Area (sq.m.)	Legal status	Observations / References
A1.1	278302-C1	Administrative and social cultural constructions	210	With documents	Surface built on the ground: 210 sqm: Warehouse building, built in 1930, on concrete foundations, brick masonry, wood roofing with tile cover, consisting of: 1 vestibule, 1 hall, 1 store room, 6 offices, 2 WC. The construction does not have an elevator and no energy performance certificate.
A1.2	278302-C2	Industrial and urban public buildings	14	Without documents	Surface built on the ground: 14 sqm; Transformer station building. Without documents.

Length of Segments

1) Length values of segments are obtained by projection in plane.

Start point	End point	Length of segment ^(**) (m)
1	2	29.543
3	4	2.108
5	6	4.902
7	8	21.322
9	10	46.752
11	12	6.293
13	14	16.973
15	16	6.423
17	18	10.087
19	20	4.152
21	22	4.309
23	24	4.188
25	26	133.849
27	28	43.649
29	30	72.799
31	32	27.811
33	34	23.359
35	1	2.123

Start point	End point	Length of segment ^(**) (m)
2	3	42.403
4	5	2.126
6	7	1.386
8	9	51.002
10	11	40.313
12	13	10.62
14	15	16.968
16	17	8.541
18	19	25.799
20	21	16.843
22	23	6.318
24	25	99.614
26	27	117.885
28	29	36.353
30	31	13.432
32	33	9.262
34	35	22.177

** The lengths of segments are determined in the Stereo 70 projection plane and rounded off to 1 millimeter.

*** The distance between points consists of aggregate segments smaller than the value of 1 millimeter.

I certify that this extract corresponds to the positions in force of the original land register kept by this office.

This land register extract is valid for authentication of legal deeds by the notary public, which extinguish real rights and for the debate of successions, and the information presented is susceptible to any change, under the law.

The charge of 100 RON – Internal receipt no. 14763/31-03-2017 in amount of 100 was paid for the land registration service under code no. 272.

Solving date,
31-03-2017

Assistant Registrar,
MANUELA DIANA ALMASAN

Referent,

Issue date,
__/__/____

Issue date,

31 March 2017

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Stamp of the National Agency for Cadastre and Land Registration /
National Cadastre and Land Registration Office /
Cadastre and Land Registration Bureau Cluj-Napoca