

**LAND CERTIFICATE NO. 38532 COPY**

Land Certificate No. 38532 Tulcea

**A. Part I. Property description**

LAND within the built-up area

Old CF(Land Certificate) no.: 21931

Address: Loc. Tulcea, Str PACII, Nr. 18, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	CAD: 2568	From the documents: 1,297 Measured: 1,298	

**Constructions**

Item	Cadastral number Topographic number	Address	Observations / References
A1.1	CAD: 2568-C1	Loc. Tulcea, Str PACII, Nr. 18, Jud. Tulcea	Built area on the ground: 764 sq m; headquarters under construction P+3
A1.2	CAD: 2568-C2	Loc. Tulcea, Str PACII, Nr. 18, Jud. Tulcea	Built area on the ground: 26 sq m; stairs
A1.3	CAD: 2568-C3	Loc. Tulcea, Str PACII, Nr. 18, Jud. Tulcea	Surface built on the ground: 18 sq m; ramp
A1.4	CAD: 2568-C4	Loc. Tulcea, Str PACII, Nr. 18, Jud. Tulcea	Surface built on the ground: 29 sq m; ramp
A1.5	CAD: 2568-C5	Loc. Tulcea, Str PACII, Nr. 18, Jud. Tulcea	Surface built on the ground: 15 sqm; stair

**B. Part II. Owners and documents**

Entries regarding property rights and other real rights		References
30425 / 14/09/2009		
Certificate of Attestation no. 0 (Certificate of attestation, of the ownership right over the land series M12 no. 0072, annex no. 1 - pos. 1, registration certificate series B no. 1325797 issued by the O.R.C. (Trade Register Office) Bucharest, conclusion no. 2627 of 28.02.2003 of the O.R.C. Attached to the Bucharest Court, mentions registration certificate no. J40/8926/1997 of 28.02.2003, addendum no. 691 of 31.01.2003 issued by Notary Public Pana Ruxandra);		
B1	Tabulation, <del>PROPERTY</del> right with attestation title, acquired by law, current share 1/1, initial share 1/1	A1, A1.1, A1.2, A1.3, A1.4, A1.5 / B.3
	1) TELEKOM ROMANIA COMMUNICATIONS S.A., Fiscal Identification Code (CIF): 427320	
	OBSERVATIONS: (derived from CF (Land Certificate) 21931 conversion)	
71446 / 25/09/2014		
Notary Act no. 5822, dated 22/09/2014 issued by TATU VASILE DANIEL (administrative act no. 104004/05-09-2014 issued by the TRADE REGISTER OFFICE ATTACHED TO THE BUCHAREST COURT; administrative act no. 5444/19-09-2014 issued by TATU VASILE DANIEL; notary act no. 5545/19-09-2014 issued by TATRU VASILE DANIEL; notary act no. 5394/19-09-2014 issued by TATU VASILE DANIEL;);		
B2	the change of name of the tabular owner under B.1 from ROMTELECOM S.A. is noted in TELEKOM ROMANIA COMMUNICATIONS S.A.	A1, A1.1, A1.2, A1.3, A1.4, A1.5
2808 / 18/01/2018		
Notary Act no. 147, dated 17/01/2018 issued by notary public Cetinturk Adela;		
B3	Tabulation, right of PROPERTY with title of purchase, acquired by Convention, current share 1/1, initial share 1/1	A1, A1.1, A1.2, A1.3, A1.4, A1.5
	1) SC PASIROM INTERACTIV SRL, Fiscal Identification Code (CIF): 14947358	

**C. Part III. ENCUMBRANCES**

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances	References
16480 / 17/03/2014	
Administrative Act no. rental agreement no. 205/01/4693, from 02/11/2007 (concluded between S.C. ROMTELECOM S.A. as lessor and INSTITUTION OF THE PREFECT OF TULCEA COUNTY as	

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
lessee);		
C1	It is noted the lease agreement no. 205/01/4693 of 02.11.2007 concluded between S.C. ROMTELECOM S.A. as lessor and the INSTITUTION OF THE PREFECT OF TULCEA COUNTY as lessee through which the space with a total internal surface of 1,834 sqm was rented for a period of 2 (two) years, starting on 02.11.2007	A1, A1.1, A1.2, A1.3, A1.4, A1.5
Administrative Act no. addendum no. 10 to the rental agreement no. 205/01/4693 from 02.11.2007, from 13/02/2014 (concluded between S.C. ROMTELECOM S.A. as lessor and INSTITUTION OF THE PREFECT OF TULCEA COUNTY as lessee);		
C2	it is noted the addendum no. 10 to the rental agreement no. 205/01/4693 of 02.11.2007, concluded on 13.02.2014 between S.C. ROMTELECOM S.A. as lessor and the INSTITUTION OF THE PREFECT OF TULCEA COUNTY as lessee, by which the lease of the space with a total internal area of 1,536.64 sq m was extended for a period of 2 (two) years, starting on 15.02.2014	A1, A1.1, A1.2, A1.3, A1.4, A1.5
9890 / 09/02/2016		
Administrative Act no. addendum no. 13 to the rental agreement no. 205/01/4693 from 02.11.2007, from 29/01/2016 (concluded between TELEKOM ROMANIA COMMUNICATIONS S.A. as lessor and the INSTITUTION OF THE PREFECT OF TULCEA COUNTY as lessee);		
C3	it is noted the addendum no. 13 to the lease agreement no. 205/01/4693 of 02.11.2007, concluded on 29.01.2016 between TELEKOM ROMANIA COMMUNICATIONS S.A. as lessor and the INSTITUTION OF THE PREFECT OF TULCEA COUNTY as a lessee through which the lease of the space in the total interior area of 1,536.64 sq m was extended. for a period of 2 (two) years, starting on 15.02.2016	A1, A1.1, A1.2, A1.3, A1.4, A1.5

## Annex No. 1 To Part I

## Land

Cadastral no.	Surface (sqm)*	Observations / References
CAD: 2568	From the documents: 1,297 Measured: 1,298	

\* The surface is determined in the Stereo 70 projection plane.

## REAL ESTATE LINEAR DETAILS

## Land related data

Item no.	Usage category	Land within the built-up area	Surface (sqm)	Strip land	Lot	Topographical no.	Observations / References
1	construction yards	YES	From the documents: 1,297 Measured: 1,298	-	-	-	

## Construction data

Item	Number	Construction destination	Surface (sqm)	Legal situation	Observations / References
A1.1	CAD: 2568-C1	administrative and social cultural buildings	764	With documents	Built area on the ground: 764 sq m; headquarters under construction P+3
A1.2	CAD: 2568-C2	annex buildings	26	With	Built area on the ground: 26 sq m; stairs
A1.3	CAD: 2568-C3	annex buildings	18	With	Surface built on the ground: 18 sq m; ramp
A1.4	CAD: 2568-C4	annex buildings	29	With	Surface built on the ground: 29 sq m; ramp
A1.5	CAD: 2568-C5	annex buildings	15	With	Surface built on the ground: 15 sqm; stair