

LAND CERTIFICATE NO. 30519 COPY

Land Certificate No. 30519 Tulcea

A. Part I. Property description

Old land register no.: 4635

Old cadastral no.: 2021

land within the BUILT-UP AREA

Address: Loc. Tulcea, Str BABADAG, Nr. 2, Bl. A1, Et. PARTER, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	30519	101 land related to the terrace of the AIDA Confectionery asset, the area according to paper and measurements is 101.22 sq m

Constructions

Item	Cadastral number Topographic number	Address	Observations / References
A1.1	30519-C1	Loc. Tulcea, Str BABADAG, Nr. 2, Bl. A1, Et. PARTER, Jud. Tulcea	Surface built on the ground: 101 sqm; Aida confectionery

B. Part II. Owners and documents

Entries regarding property rights and other real rights		References
7527 / 28/12/2000		
Sale-Purchase Agreement no. 16, of 06/01/1999 issued by S.C. DANUBIUS S.A. Tulcea (sale-purchase contract authenticated under no. 3057 of 27.12.2000 by NOTARY PUBLIC ENE FROSINA);		
B1	Tabulation, PROPERTY right with title of purchase, acquired by Convention, current share 1/1, initial share 1/1 1) S.C. TRIDENT S.R.L. TULCEA OBSERVATIONS: (derived from CF (Land Certificate) 4635 conversion)	A1
43231 / 23/12/2008		
Real Estate Guarantee Contract no. 3566, dated 22/12/2008 issued by NOTARY PUBLIC ENE FROSINA;		
B2	It is noted the prohibition of alienation, encumbrance, rental, contribution in kind to the social capital, demolition, modernization or servitudes, disassembly, bonding, construction, restructuring and development of the building OBSERVATIONS: (derived from CF (Land Certificate) 4635 conversion) Deleted by application no. 18021/19.05.2010, act no. 5691/1/17.05.2010	A1
43233 / 23/12/2008		
Real Estate Guarantee Contract no. 3567, dated 22/12/2008 issued by NOTARY PUBLIC ENE FROSINA;		
B3	It is noted the prohibition of alienation, encumbrance, rental, contribution in kind to the social capital, demolition, modernization or servitudes, disassembly, bonding, construction, restructuring and development of the building OBSERVATIONS: (derived from CF (Land Certificate) 4635 conversion)	A1
7162 / 05/03/2009		
Mortgage Contract no. 461 of 2009 issued by the NOTARY PUBLIC GALCA ANA;		
B4	It is noted the prohibition of alienation, encumbrance, rental, contribution in kind to the social capital, demolition, modernization or servitudes, disassembly, bonding, construction, restructuring and development of the building OBSERVATIONS: (derived from CF (Land Certificate) 4635 conversion)	A1
30482 / 14/09/2009		
Real Estate Guarantee Contract no. 1848 of 2009 issued by the NOTARY PUBLIC GALCA ANA;		
B5	It is noted the prohibition of alienation, encumbrance, rental,	A1

Entries regarding property rights and other real rights		References
B5	constitution of contribution in kind to the social capital, demolition, modernization or servitudes, disassembly, bonding, construction, restructuring and development of the building OBSERVATIONS: (derived from CF (Land Certificate) 4635 conversion)	
16851 / 12/05/2010 Notary Act no. 1004, dated 11/05/2010 issued by Notary Public ENE FROSINA;		
B6	It is noted the prohibition of alienation, encumbrance, rental, contribution in kind to the social capital, demolition, modernization or servitudes, dismantling, gluing, construction, restructuring and development of the building during the duration of the contractual relations in favor of CEC Bank S.A. through the Tulcea Branch	A1
45312 / 23/11/2010 Administrative Act no. 18021, dated 19/05/2010 issued by O.C.P.I. Tulcea (administrative act no. 89/9527/21-03-2005 issued by the Tulcea City Hall, administrative act no. 36/14-02-2007 issued by the Tulcea City Hall, administrative act no. 130023/18-11-2010 issued by Tulcea City Hall, administrative act no. 398/11-01-2011 issued by CEC Bank S.A. Tulcea Branch);		
B7	Tabulation, PROPERTY right, acquired through Construction, current share 1/1, initial share 1/1 1) S.C. TRIDENT S.R.L., CIF (Fiscal Identification Code): RO2360561	A1.1
B8	It is noted the change of the cadastral number of the building from 2021 to 30519	A1, A1.1
51127 / 13/07/2016 Notary Act no. 1366, dated 12/07/2016 issued by Notary Public Ene Frosina;		
B9	It is noted the prohibition of alienation, encumbrance, rental, disassembly, bonding, construction, demolition, restructuring and development of the building during the duration of the contractual relations in favor of CEC Bank S.A. through the Tulcea Branch	A1, A1.1

C. Part III. ENCUMBRANCES

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
43231 / 23/12/2008 Real Estate Guarantee Contract no. 3566, dated 22/12/2008 issued by NOTARY PUBLIC ENE FROSINA;		
C1	tabulation, mortgage right, Value: 1200000 RON and the other payment obligations related to the credit, according to the credit agreement no. 486 of 06.08.2007 and of the additional act no. 963 of 19.12.2008 1) CEC BANK S.A., through the Tulcea Branch OBSERVATIONS: (derived from CF (Land Certificate) 4635 conversion) Deleted by application no. 18021/19.05.2010, act no. 5691/1/17.05.2010	A1
43233 / 23/12/2008 Real Estate Guarantee Contract no. 3567, dated 22/12/2008 issued by NOTARY PUBLIC ENE FROSINA;		
C2	Tabulation, mortgage right, Value: 850000 RON and the other payment obligations related to the credit, according to the credit contract no. 530 of 20.12.2007 and the additional document no. 962 of 19.12.2008 1) CEC BANK S.A., through the Tulcea Branch OBSERVATIONS: (derived from CF (Land Certificate) 4635 conversion)	A1
7162 / 05/03/2009 Mortgage Contract no. 461 of 2009 issued by the NOTARY PUBLIC GALCA ANA;		
C3	Tabulation, mortgage right, Value: 1550000 RON and the other payment obligations related to the credit, according to the credit agreement no. 530 of 20.12.2007 and additional documents no. 962 of 19.12.2008 and no. 1074 of 2009 1) CEC BANK S.A., through the Tulcea Branch OBSERVATIONS: (derived from CF (Land Certificate) 4635 conversion)	A1
30482 / 14/09/2009 Real Estate Guarantee Contract no. 1848 of 2009 issued by the NOTARY PUBLIC GALCA ANA;		
C4	Tabulation, mortgage right, Value: 1550000 RON and the other payment obligations related to the credit, according to the credit contract no. 530 of 20.12.2007, with subsequent changes	A1

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
1) CEC BANK S.A., through the Tulcea Branch		
OBSERVATIONS: (derived from CF (Land Certificate) 4635 conversion)		
16851 / 12/05/2010		
Notary Act no. 1004, dated 11/05/2010 issued by Notary Public ENE FROSINA;		
C5	Tabulation, mortgage right, Value: 300,000 RON and the other payment obligations related to the credit, according to additional act no. 1862 of 11.05.2010 to credit agreement no. 530 of 20.12.2007, acquired through the Convention, current share 1/1, initial share 1/1	A1
1) CEC BANK S.A., Tulcea Branch		
18021 / 19/05/2010		
Administrative Act no. 5691/1, dated 17/05/2010 issued by CEC BANK S.A. Tulcea Branch;		
C6	It is noted the cancellation of the mortgage right and the prohibition registered at no. 43231 / 23.12.2008	A1
47291 / 11/07/2014		
Notary Act no. 1436, dated 11/07/2014 issued by Notary Public Mihai Petra;		
C7	It is noted the additional act no. 1 car no. 1436 of 11.07.2014 by NP Mihai Petra to real estate guarantee contract no. 809/22 12.2008, regarding the modification of interest, increased interest, related costs and expenses, resulting from credit agreement no. 530 of 20.12.2007	A1, A1.1
47405 / 14/07/2014		
Notary Act no. 1439, dated 11/07/2014 issued by Notary Public Mihai Petra;		
C8	It is noted the additional act no. 1 car no. 1439 of 11.07.2014 by NP Mihai Petra to real estate guarantee contract no. 950/11. 05.20103, regarding the modification of interest, increased interest, related costs and expenses, resulting from credit agreement no. 530 of 20.12.2007	A1, A1.1
47414 / 14/07/2014		
Notary Act no. 1437, dated 11/07/2014 issued by Notary Public Mihai Petra;		
C9	It is noted the additional act no. 1 car no. 1437 of 11.07.2014 by NP Mihai Petra to real estate guarantee contract no. 853/05. 03.2009, regarding the modification of interest, increased interest, related costs and expenses, resulting from credit agreement no. 530 of 20.12.2007	A1, A1.1
47424 / 14/07/2014		
Notary Act no. 1438, dated 11/07/2014 issued by Notary Public Mihai Petra;		
C10	It is noted the additional act no. 1 car no. 1438 of 11.07.2014 by NP Mihai Petra to real estate guarantee contract no. 906/14 09.2009, regarding the modification of interest, increased interest, related costs and expenses, resulting from credit agreement no. 530 of 20.12.2007	A1, A1.1
51127 / 13/07/2016		
Notary Act no. 1366, dated 12/07/2016 issued by Notary Public Ene Frosina;		
C11	Intabulare, drept de IPOTECA, Valoare:466439.14 EURsi celelalte obligatii de plata aferente creditului, conform contractului de credit nr. 2 din 11.05.2010	A1, A1.1
1) CEC BANK S.A., CIF (Fiscal Identification Code):361897, through the Tulcea Branch		

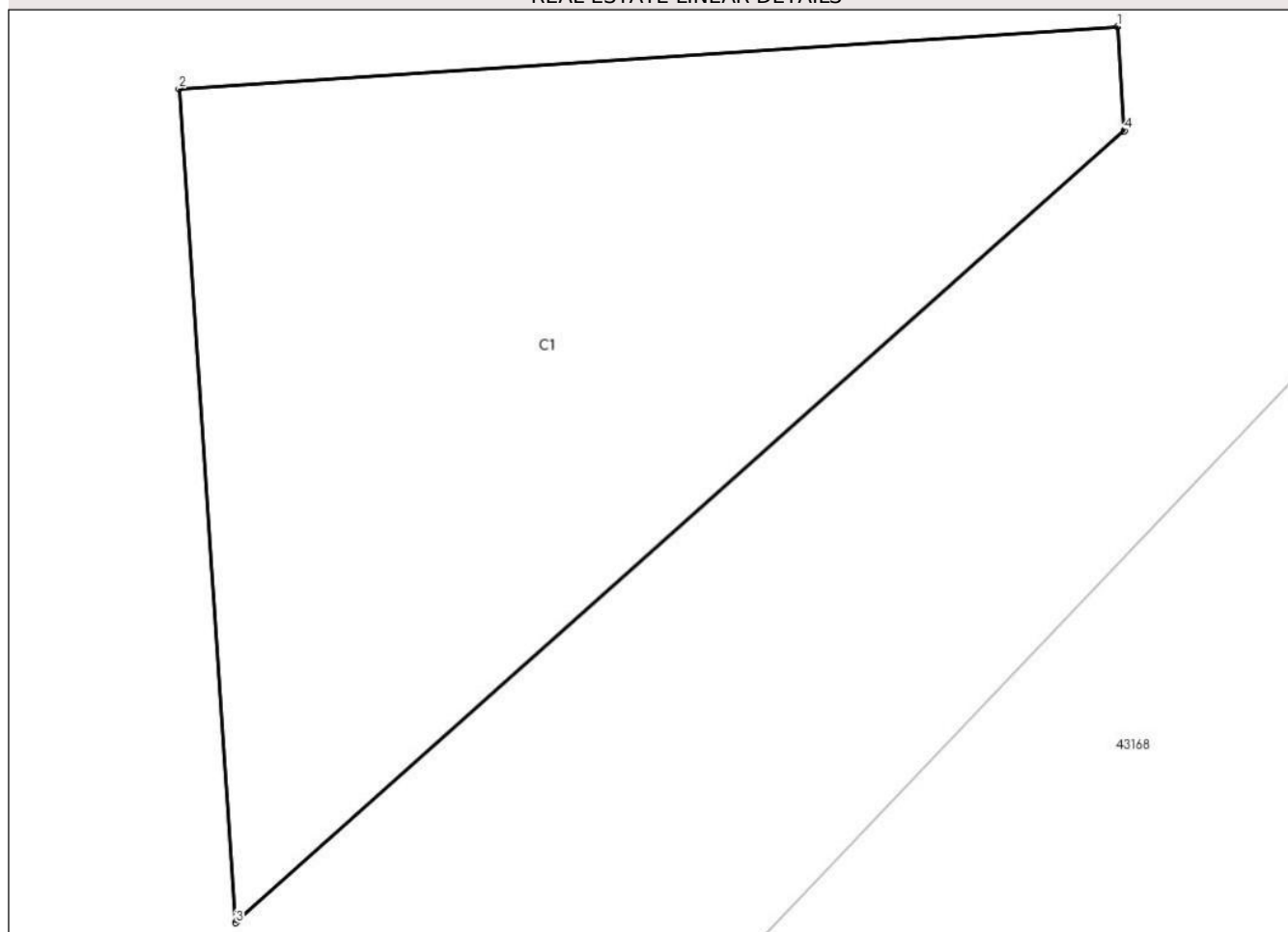
1 To Part I

Land

Cadastral no.	Surface (sqm)*	Observations / References
30519	101 land related to the terrace of the AIDA Confectionery asset, the area according to paper and measurements is 101.22 sq m

* 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	Topographic al no.	Observations / References
1	construction yards	YES	101	-	-	-	

Construction data

Item	Number	Construction destination	Surface (sqm)	Legal situation	Observations / References
A1.1	30519-C1	administrative and social cultural buildings	101	With documents	Surface built on the ground: 101 sqm; Aida confectionery

Segments length

1) The segment length values are obtained from the plan projection.

Start point	End point	Segment length (** (m))
1	2	14,238
2	3	12,653
3	4	18,021

Start point	End point	Segment length (** (m)
4	1	1,579

** Segment lengths are determined in the Stereo 70 projection plane and are rounded to 1 millimeter.

*** The distance between the points is made up of cumulative segments that are smaller than the value of 1 millimeter.