

LAND CERTIFICATE NO. 31440 COPY

Land Certificate No. 31440 Tulcea

A. Part I. Property description LAND

within the built-up area

Address: Loc. Tulcea, Str PROGRESULUI, Nr. 26, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	31440	From the documents: 676 Measured: 699	Construction C1 registered in CF 31440-C1; Construction C2 registered in LR 31440-C2; Construction C3 registered in LR 31440-C3;

B. Part II. Owners and documents

Entries regarding property rights and other real rights		References
13507 / 21/03/2012		
Notary Act no. 713, dated 21/03/2012 issued by the Notary Public GALCA ANA;		
B1	The Land Register 31440 of the building with cadastral number 31440/Tulcea is established, resulting from the dismantling of the building with cadastral number 1363 (electronic identifier 30760) registered in the land register 2886 (electronic identifier 30760);	A1
Decision no. 106, of 05/09/1989 (minutes of 05/18/1998);		
B2	Tabulation, PROPERTY right, acquired by law, current share 1/1, initial share 1/1	A1
	1) TULCEA MUNICIPALITY, public domain	
	OBSERVATIONS: position transcribed from LR 30760/Tulcea, entered by conclusion no. 3047 of 13/06/2000; position transcribed from LR 30760/Tulcea, registered by conclusion no. 3047 of 13/06/2000;	
Administrative Act no. 11758, dated 04/14/2009, issued by O.C.P.I. Tulcea (administrative act no. 11760 of 14.04.2009 issued by O.C.P.I. Tulcea, neighborhood report concluded on 27.10.2009, authenticated declarations no. 2425 of 14.12.2009 and no. 2474 of 22.12.2009 by notary public Ana Galca);		
B3	the update of the technical information regarding the building is noted, with the mention that the measured area is 731 sqm	A1
	OBSERVATIONS: position transcribed from LR 30760/Tulcea, entered by conclusion no. 41444 of 02/12/2009; position transcribed from LR 30760/Tulcea, registered by conclusion no. 41444 of 02/12/2009;	
B4	the following buildings are built on the land: C1 with a built area of 381 sqm, C2 with a built area of 37 sqm, C3 with a built area of 123 sqm	A1
	OBSERVATIONS: position transcribed from CF 30760/Tulcea, entered by closing no. 41444 of 02/12/2009;	
Administrative Act no. 4930, dated 11/02/2010 issued by OCPI TULCEA;		
B5	the proposal to dismantle the building is noted based on the report prepared by the inspector sing. Lungu Ionel	A1
	OBSERVATIONS: position transcribed from LR 30760/Tulcea, entered by conclusion no. 7082 of 02/26/2010; position transcribed from LR 30760/Tulcea, registered by conclusion no. 7082 of 02/26/2010;;	
	Deleted by request no. 13507/21.03.2012, act no. 713/21.03.2012	
Administrative Act no. G/3606, from 01/06/2010 issued by the Local Council of Tulcea municipality;		
B6	the rectification of the material error in the content of this land book is noted, in the sense that it will be read correctly in part II, under the owner column, "TULCEA MUNICIPALITY - public domain" and not "TULCEA MUNICIPALITY - private domain", as erroneously it was recorded	A1
	OBSERVATIONS: position transcribed from LR 30760/Tulcea, entered by conclusion no. 20014 of 03/06/2010; position transcribed from LR 30760/Tulcea, registered by conclusion no. 20014 of 03/06/2010;	
49414 / 23/08/2013		
Normative Act no. 2361, from 01/10/2010;		
B7	note the historical monument regime conferred by the classification of this immovable property according to the procedure provided by Law no. 422/2001, republished, on the protection of	A1

Entries regarding property rights and other real rights		References
B7	historical monuments and the list of historical monuments 2010 - Tulcea County - position 498,	A1

C. Part III. ENCUMBRANCES

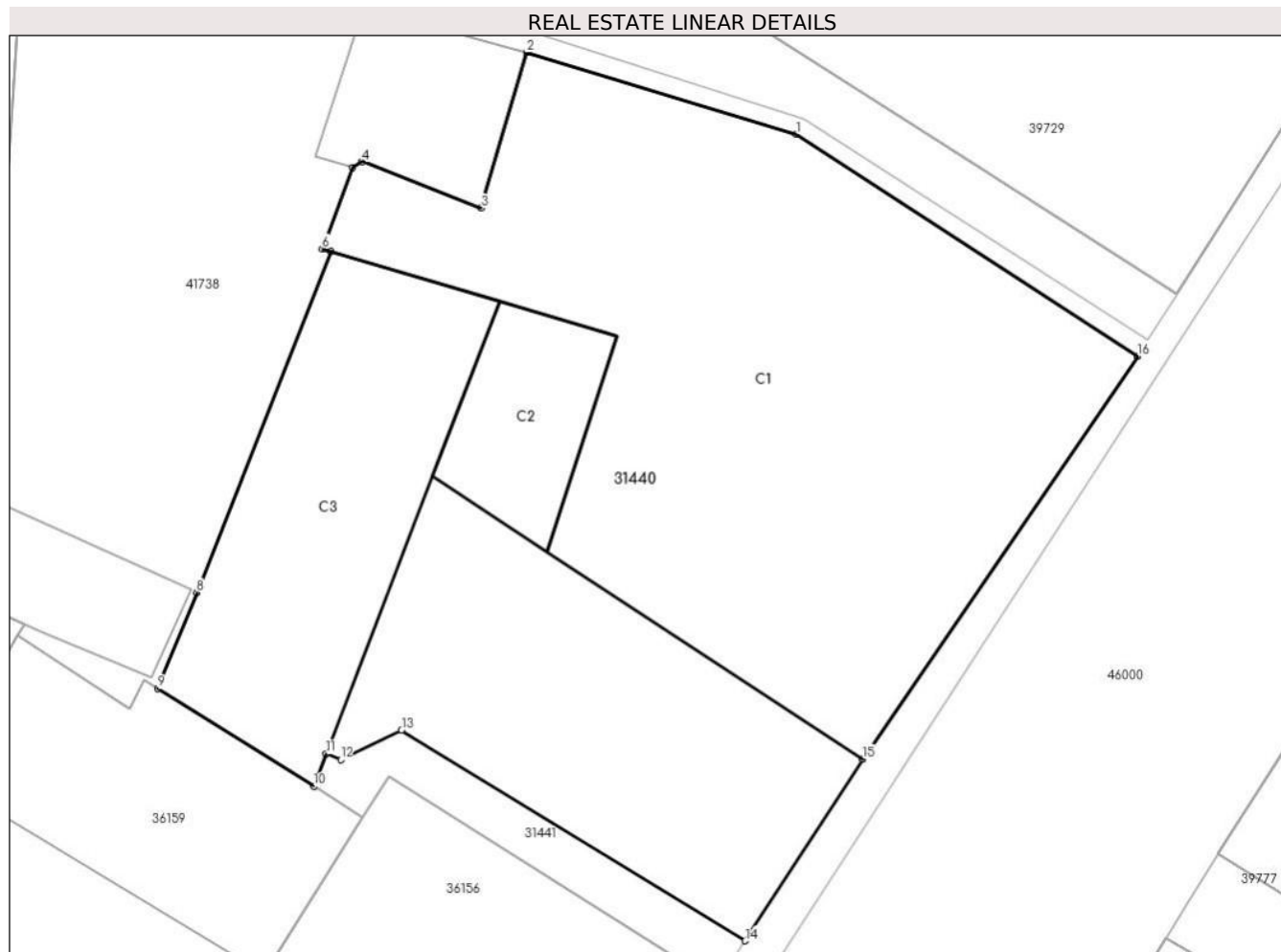
Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
13507 / 21/03/2012		
Decision no. 106, dated 09/05/1989;		
C1	Tabulation, right of SURFACE 1) S.C. CEREALCOM S.A. TULCEA OBSERVATIONS: position transcribed from LR 30760/Tulcea, entered by conclusion no. 3047 of 06/13/2000; position transcribed from LR 30760/Tulcea, registered by conclusion no. 3047 of 06/13/2000;; Deleted by request no. 21868/03.05.2012, act no. 195/02.05.2012	A1
21868 / 03/05/2012		
Administrative Act no. 195, dated 02/05/2012 issued by the Notary Public GALCA ANA;		
C2	It is noted the correction of the material error crept into the land register in the sense that the surface right registered under no. 13507 / 21.03.2012, under C/1, this being erroneously entered in Part III of the land register	A1
66466 / 08/11/2013		
Registry certificate no. 791/88/2012, dated 25/09/2013 issued by the High Court of Cassation and Justice;		
C3	It is noted the litigation pending before the High Court of Cassation and Justice in file 791/88/2012 of 25.09.2013 between the defendant plaintiffs Tulcea Municipality - through the Mayor, the Tulcea County Directorate for Culture and National Heritage, the defendant appellant SC EN VOGUE SRL and the defendant defendant The Romanian State - through the Ministry of Public Finance - represented by D.G.F.P. Tulcea, having as its object the finding of nullity of the adjudication act	A1

Annex No. 1 To Part I

Land

Cadastral no.	Surface (sqm)*	Observations / References
31440	From the documents: 676 Measured: 699	

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



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	699	-	-	-	

Segments length

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

Start point	End point	Segment length (** (m)
1	2	10,572
2	3	6.09
3	4	4,777
4	5	0,408
5	6	3,262
6	7	0,348

Start point	End point	Segment length (** (m)
7	8	13,737
8	9	3,885
9	10	6,903
10	11	1,306
11	12	0.59
12	13	2,542
13	14	15,117
14	15	8,121
15	16	18.29
16	1	15,253

** 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.