

**LAND CERTIFICATE NO. 36646 COPY**

Land Certificate No. 36646 Tulcea

**A. Part I. Property description LAND**

within the built-up area

Address: Loc. Tulcea, Str BABADAG, Nr. 1, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	36646	2,799	

**Constructions**

Item	Cadastral number Topographic number	Address	Observations / References
A1.1	36646-C1	Loc. Tulcea, Str BABADAG, Nr. 1, Jud. Tulcea	No. of levels: 3; Built area on the ground: 1707 sq m; Built-up area: 5315 sq m; G+2 STORE; RIGHT OF USE AND EASEMENTS (Ground floor) S = 6.9 sqm
A1.2	36646-C2	Loc. Tulcea, Str BABADAG, Nr. 1, Jud. Tulcea	Level number: 1; Surface built on the ground: 72 sqm; Built-up area: 72 sqm; DEPOSIT
A1.3	36646-C3	Loc. Tulcea, Str BABADAG, Nr. 1, Jud. Tulcea	Level number: 1; Surface built on the ground: 79 sqm; Built-up area: 79 sqm; THERMAL PLANT
A1.4	36646-C4	Loc. Tulcea, Str BABADAG, Nr. 1, Jud. Tulcea	Level number: 1; Surface built on the ground: 94 sqm; Built-up area: 94 sqm; BASIN + HYDROPHORE
A1.5	36646-C5	Loc. Tulcea, Str BABADAG, Nr. 1, Jud. Tulcea	Level number: 1; Surface built on the ground: 170 sqm; Built-up area: 170 sqm; BAR

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

Entries regarding property rights and other real rights		References
58788 / 07/11/2012		
Notary Act no. 2606, dated 07/11/2012 issued by the Notary Public GALCA ANA;		
B1	The Land Register 36646 of the building with cadastral number 36646/Tulcea is established, resulting from the dismantling of the building with cadastral number 3666 (electronic identifier 32882) registered in the land register 10475 (electronic identifier 32882);	A1, A1.1, A1.2, A1.3, A1.4
Certificate of Attestation of Property Right no. series TL no. 0093, from 22/09/2003 (minutes from 31.01.2002, annex; authorization no. 801 from 24.01.1970; handover - receipt protocol from 16.12.2006; decision no. 31269 from 2006 of the Cluj Court; registration certificate no. B/0908461 from 2006; certificate of address no. 50038/2007 from the Bucharest Court; registration certificate no. B/1104975 from 2007 The Bucharest Court; the reliefs approved by the O.C.P.I. Tulcea on 03.03.2008);		
B2	Tabulation, PROPERTY right with attestation title, acquired by law, current share 1/1, initial share 1/1	A1, A1.1, A1.2, A1.3, A1.4
	1) S.C. WIN MAGAZIN S.A., CIF (Fiscal Identification Code): 22338275	
	OBSERVATIONS: position transcribed from LR 32882/Tulcea, entered by conclusion no. 22266 of 14/09/2007; position transcribed from LR 32882/Tulcea, registered by conclusion no. 22266 of 14/09/2007;	
Administrative Act no. 38355, dated 26/07/2011 issued by OCPI Tulcea;		
B3	It is noted the updating of the technical information regarding the building according to the location and delimitation plan of the building with coordinate inventory confirmed by OCPI Tulcea on 08.10.2012, respectively the change of the cadastral number from 3666 to 32882,	A1, A1.1, A1.2, A1.3, A1.4
	OBSERVATIONS: position transcribed from LR 32882/Tulcea, entered by conclusion no. 50415 of 01/10/2012; position transcribed from LR 32882/Tulcea, registered by conclusion no. 50415 of 01/10/2012;	
B4	It is noted the change of the measured area of the land from 2800.81 sq m to 2801 sq m, of building C1 from 1460.47 sq m to 1460 sq m, of building C2 from 72.32 sq m to 72 sq m, of building C3 from 78.61 sq m to 79 sqm, respectively of the C4 construction from 93.84 sqm to 94 sqm,	A1, A1.1, A1.2, A1.3, A1.4
	OBSERVATIONS: position transcribed from LR 32882/Tulcea, entered by conclusion no. 50415 of 01/10/2012; position transcribed from LR 32882/Tulcea, registered by conclusion no. 50415 of 01/10/2012;	

Entries regarding property rights and other real rights		References
B5	it is noted that the C5 building with an area of 170 square meters is still built on the land, OBSERVATIONS: position transcribed from LR 32882/Tulcea, entered by conclusion no. 50415 of 01/10/2012; position transcribed from LR 32882/Tulcea, registered by conclusion no. 50415 of 01/10/2012;	A1
Administrative Act no. 55584, dated 24/10/2012 issued by OCPI TULCEA;		
B6	It is noted the cancellation of cadastral numbers 36588, 36589, 36590, 36591, according to the report prepared by the Cadastre Service OBSERVATIONS: position transcribed from LR 32882/Tulcea, entered by conclusion no. 56340 of 29/10/2012; position transcribed from LR 32882/Tulcea, registered by conclusion no. 56340 of 29/10/2012;	A1, A1.1, A1.2, A1.3, A1.4
Administrative Act no. 57120, dated 02/11/2012 issued by OCPI TULCEA;		
B7	It is noted the proposal to dismantle the building with cadastral number 32882 UAT Tulcea, according to the report prepared by sing. Lungu Ionel OBSERVATIONS: position transcribed from LR 32882/Tulcea, entered by conclusion no. 57566 of 02/11/2012;	A1, A1.1, A1.2, A1.3, A1.4
59580 / 12/11/2012		
Administrative Act no. 58788, dated 07/11/2012 issued by O.C.P.I. Tulcea;		
B8	It is noted the updating of the technical information according to the location and delimitation plan of the building with coordinate inventory confirmed by O.C.P.I. Tulcea on 16.11.2012, with an area of 4.38 m.p., representing the share of related land for the establishment of a right of use and easement of passage to the power plant (room C16 with a usable area of 6.90 m.p.) according to the survey of the commercial space confirmed by O.C.P.I. Tulcea on 16.11.2012 (technical data sheets)	A1, A1.1, A1.2, A1.3, A1.4
61078 / 20/11/2012		
Administrative Act no. 59580, dated 12/11/2012 issued by OCPI TULCEA;		
B9	it is noted the correction of the material error slipped into both the conclusion no. 59580 and the relief from 12.11.2012 in the sense that room C16 is intended as "ENEL connection point" and not "central", as erroneously ENTRY	A1, A1.1, A1.2, A1.3, A1.4
51132 / 28/07/2014		
Administrative Act no. 27, dated 25/01/2012 issued by SC WIN MAGAZIN SA (administrative act no. 2/25-01-2012 issued by SC WIN MAGAZIN SA);		
B10	It is noted the rental contract no. 27/25.01.2012 and the additional act no. 2 to the rental contract no. 27/25.01.2012, between SC WIN MAGAZIN SA as lessor and SC FRAHER RETAIL SRL as lessee, regarding the area of 405 sqm,	A1, A1.1, A1.2, A1.3, A1.4
118011 / 13/12/2018		
Administrative Act no. 94, dated 02/10/2018 issued by the TULCEA MUNICIPALITY UAT;		
B11	Tabulation, PROPERTY right with construction title, acquired through Construction, current share 1/1, initial share 1/1 1) SC WIN MAGAZIN SA, Fiscal Identification Code (CIF):22338275	A1.5 <del>A1</del>
B12	It is noted the updating of the technical information according to the location and delimitation plan of the building with coordinate inventory confirmed on 19.12.2018 by O.C.P.I. Tulcea, as well as the expansion of building C1 from 1460 sq m to 1707 sq m	A1, A1.1, A1.2, A1.3, A1.4, A1.5

## C. Part III. ENCUMBRANCES

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
65711 / 06/12/2012		
Notary Act no. 2779, dated 29/11/2012 issued by the Notary Public GALCA ANA;		
C1	Tabulation, USE right for a period of 30 years, with the obligation to renew in successive periods, for the entire duration of the existence of the Energy Capacity occupying the surface of 6.90 m.p. 1) S.C. ENEL DISTRIBUTIE DOBROGEA S.A., Fiscal Identification Code (CIF):14500308	A1, A1.1, A1.2, A1.3, A1.4
C2	Tabulation, easement right for a period of 30 years, with the obligation to renew it in successive periods, for the entire duration of the existence of the Energy Capacity occupying the surface of 6.90 m.p. 1) S.C. ENEL DISTRIBUTIE DOBROGEA S.A., Fiscal Identification Code (CIF):14500308	A1, A1.1, A1.2, A1.3, A1.4
25393 / 30/03/2016		
Administrative Act no. 30, from 17/02/2016 (concluded between SC Win Magazin S.A and S.C. Intertoy Zone S.R.L.);		
C3	note the lease contract for commercial spaces within the WINMARKT Tulcea Shopping Center no. 237bis/17.02.2016, respectively no. 30/17.02.2016, concluded between SC Win Magazin S.A in	A1, A1.1, A1.2, A1.3, A1.4

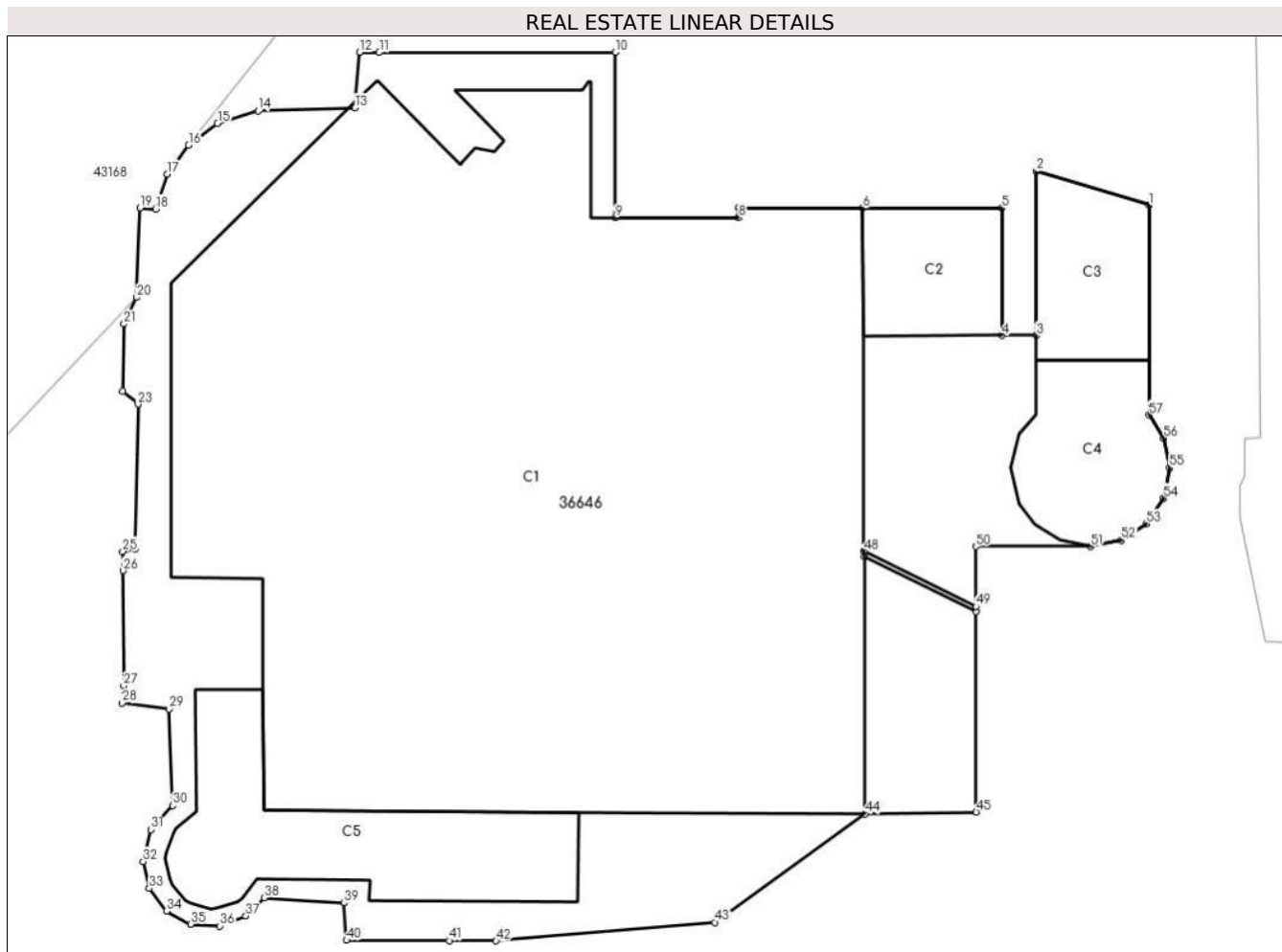
Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
C3	as lessor with its annexes and SC Intertoy Zone SRL as lessee, for a period of 5 years, until 31.03.2021	A1, A1.1, A1.2, A1.3, A1.4
95610 / 11/10/2021		
Administrative Act no. 4, dated 22/02/2021 issued by PF CONSTANTINESCU VALERIU;		
C4	It is noted the addendum no. 4 of 22.02.2021, to the lease contract for commercial spaces within the WINMARKT Tulcea Shopping Center no. 237bis/17.02.2016, regarding the extension of the contractual term starting from 01.04.2021 until 31.03.2024	A1, A1.1, A1.2, A1.3, A1.4, A1.5

## Annex No. 1 to Part I

## Land

Cadastral no.	Surface (sqm)*	Observations / References
36646	2,799	

\*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	2,799	-	-	-	The land is not fenced. 4.38 square meters related to the right of use and servitude.

## Construction data

Item	Number	Construction destination	Surface (sqm)	Legal situation	Observations / References
A1.1	36646-C1	industrial and building constructions	1,707	With documents	No. of levels: 3; Built area on the ground: 1707 sq m; Built-up area: 5315 sq m; G+2 STORE; RIGHT OF USE AND EASEMENTS (Ground floor) S = 6.9 sqm
A1.2	36646-C2	annex buildings	72	With documents	Level number:1; Surface built on the ground: 72 sqm; Built-up area:72 sqm; ; DEPOSIT
A1.3	36646-C3	annex buildings	79	With documents	Level number:1; Surface built on the ground: 79 sqm; Built-up area:79 sqm; THERMAL PLANT
A1.4	36646-C4	annex buildings	94	With documents	Level number:1; Surface built on the ground: 94 sqm; Built-up area:94 sqm; BASIN + HYDROPHORE
A1.5	36646-C5	industrial and building constructions	170	With documents	Level number:1; Surface built on the ground: 170 sqm; Built-up area:170 sqm; BAR

## Segments length

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

Start point	End point	Segment length	Start point	End point	Segment length	Start point	End point	Segment length
1	2	7,512	2	3	10,45	3	4	2,18
4	5	8,09	5	6	8,84	6	7	7,91
7	8	0,6	8	9	7,84	9	10	10,514
10	11	15,003	11	12	1,241	12	13	3,534
13	14	6,169	14	15	2,698	15	16	2,294
16	17	2,296	17	18	2,329	18	19	0,994
19	20	5,694	20	21	1,874	21	22	4,286
22	23	1,261	23	24	9,191	24	25	0,835
25	26	1,21	26	27	7,323	27	28	1,109
28	29	3,027	29	30	6,159	30	31	2,052
31	32	2,097	32	33	1,759	33	34	1,807
34	35	1,733	35	36	1,869	36	37	1,779
37	38	1,643	38	39	5,093	39	40	2,381
40	41	6,527	41	42	2,982	42	43	13,965
43	44	11,778	44	45	7,055	45	46	12,739
46	47	7,926	47	48	0,335	48	49	7,927
49	50	3,809	50	51	7,298	51	52	1,995
52	53	1,896	53	54	1,963	54	55	1,968
55	56	1,923	56	57	1,743	57	1	13,349

\*\* 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.