

LAND CERTIFICATE NO. 39729 COPY

Land Certificate No. 39729 Tulcea

A. Part I. Property description LAND

within the built-up area

Address: Loc. Tulcea, Str PROGRESULUI, Nr. 24, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	39729	From the documents: 518 Measured: 542	Fenced land; 1-2: BCA wall, 2-4: concrete fence, 4-5: OSB fence, 5-7: construction wall C1, 7-33: terrace, 33-34: construction wall C1, 34-1: net fence.

Constructions

Item	Cadastral number Topographic number	Address	Observations / References
A1.1	39729-C1	Loc. Tulcea, Str PROGRESULUI, Nr. 24, Jud. Tulcea	No. levels: 10; Built area on the ground: 391 sq m; Built-up area: 3870 sq m; HOUSING BUILDING AND COMMERCIAL PREMISES B+G+M+7

B. Part II. Owners and documents

Entries regarding property rights and other real rights		References
28715 / 10/04/2015		
Notary Act no. 749, dated 09/04/2015 issued by Notary Public Avram Elena (Notarial act no. 73, dated 21.01.2014, issued by NP Avram Elena);		
B1	The Land Register 39729 of the building with cadastral number 39729/Tulcea is established, resulting from the annexation of the following buildings: ~-cad. no. 5572 (electronic id 30054) from cf. 13665 (electronic id 30054) which ceases; ~-cad. no. 34915 from cf. 34915 which ceases;	A1
Sale-Purchase Agreement no. 3174 of 2005, of 06/22/2005 issued by the ENE Public Notary;		
B2	Tabulation, PROPERTY right, acquired by Convention, current share 1/1, initial share 1/1	A1
	1) S.C. CONDOR S.R.L., CIF (Fiscal Identification Code):2365852	
	OBSERVATIONS: position transcribed from LR 30054/Tulcea, conclusion no. 308 of 03-10-2005 position transcribed from LR 30054/Tulcea, conclusion no. 308 of 03-10-2005	
Real Estate Guarantee Contract With Mortgage no. 752 of 2009 issued by Notary Public Ene Frosina;		
B3	It is noted the prohibition of alienation, encumbrance, rental and dismantling of the building, in favor of the creditor B.R.D. - G.S.G Tulcea Branch	A1
	OBSERVATIONS: position transcribed from LR30054/Tulcea, conclusion no. 25036 of 05-08-2009 position transcribed from LR 30054/Tulcea, conclusion no. 25036 of 08-05-2009	
	Deleted by application no. 97602/24.11.2015, act no. 2434/18.11.2015	
Notary Act no. 732, dated 15/04/2010 issued by Notary Public ENE FROSINA;		
B4	It is noted the prohibition of alienation, rental and dismantling of the building during the performance of the contractual relations in favor of BRD G.S.G. S.A. through the Tulcea Branch	A1
	OBSERVATIONS: position transcribed from LR 30054/Tulcea, conclusion no. 13040 of 04-15-2010 position transcribed from LR 30054/Tulcea, conclusion no. 13040 of 04-15-2010	
	Deleted by application no. 97602/24.11.2015, act no. 2434/18.11.2015	
Administrative Act no. 205/13093, dated 04/04/2007 issued by Tulcea City Hall;		
B5	building permit no. 205/13093 of 04.04.2007 issued by Tulcea City Hall is noted	A1
	OBSERVATIONS: position transcribed from LR 30054/Tulcea, conclusion no. 30346 of 12-08-2010	
Notary Act no. 1879, dated 12/08/2010 issued by Notary Public Ene Frosina;		
B6	It is noted the prohibition of alienation, encumbrance, rental and dismantling of the building during the duration of the contractual relations	A1

Entries regarding property rights and other real rights		References
B7	4) BRD - G.S.G. S.A., through the Tulcea Branch OBSERVATIONS: position transcribed from LR 30054/Tulcea, conclusion no. 30347 of 12-08-2010 position transcribed from LR 30054/Tulcea, conclusion no. 30347 of 12-08-2010 Deleted by application no. 97602/24.11.2015, act no. 2434/18.11.2015	
	Notary Act no. 73, dated 21/01/2014 issued by Notary Public Avram Elena;	
	Tabulation, right of PROPERTY with the title of purchase, purchased at the price of 43,800 LEI, acquired by Convention, current share 0/1, initial share 1/1	A1
B8	4) S.C. CONDOR S.R.L. BABADAG, CIF (Fiscal identification Code): 2365852 OBSERVATIONS: position transcribed from LR 34915/Tulcea, conclusion no. 3700 of 01-22-2014, position transcribed from LR 34915/Tulcea, conclusion no. 3700 from 01-22-2014	
	Administrative Act no. 13102, dated 24/02/2015 issued by OCPI TULCEA;	
	Based on the report prepared by the cadastral inspector sing. Mihailov Florentina Octavia, within the Cadastre and Real Estate Publicity Office of the Tulcea Cadastre and Real Estate Publicity Office, considering that the technical changes for the building with cadastral number 30054 and the building with cadastral number 34915 located on the administrative territory of UAT TULCEA were carried out in the cadastral database and the cadastral documentation for the merger has been received, the proposal to merge the building with the cadastral number will be noted 30054 and the building with cadastral number 34915	A1
B9	OBSERVATIONS: position transcribed from LR 34915/Tulcea, conclusion no. 16598 of 05-03-2015 position transcribed from LR 34915/Tulcea, conclusion no. 16598 of 05-03-2015 Deleted by request no. 28715/10.04.2015, document no. 749/09.04.2015	
	Based on the report prepared by the cadastral inspector sing. Mihailov Florentina Octavia, within the Cadastre and Real Estate Publicity Office of the Tulcea Cadastre and Real Estate Publicity Office, considering that the technical changes for the building with cadastral number 30054 and the building with cadastral number 34915 located on the administrative territory of UAT TULCEA were carried out in the cadastral database and the cadastral documentation for the merger has been received, the proposal to merge the building with the cadastral number will be noted 30054 and the building with cadastral number 34915	A1
	OBSERVATIONS: position transcribed from LR 30054/Tulcea, conclusion no. 16598 of 05-03-2015 position transcribed from LR 30054/Tulcea, conclusion no. 16598 of 05-03-2015 Deleted by request no. 28715/10.04.2015, document no. 749/09.04.2015	
66724 / 12/08/2015		
Administrative Act no. 205/13093, dated 04/04/2007 issued by Tulcea City Hall (administrative act no. 112 of 05/10/2011 issued by Tulcea City Hall, administrative act no. 60 of 04/07/2015 issued by Tulcea City Hall);		
B10	Tabulation, PROPERTY right with construction title, acquired through Construction, current share 1/1, initial share 1/1	A1.1
	1) S.C. CONDOR S.R.L., CIF (Fiscal Identification Code):2365852	
Administrative Act no. 259, dated 28/07/2015 issued by the Tulcea City Hall;		
B11	It is noted the address of the building - Tulcea, str. Progresului, nr. 24,	A1
B12	It is noted the updating of the technical information regarding the building according to the location and delimitation plan of the building with inventory of coordinates confirmed by OCPI Tulcea on 19.08.2015,	A1
13028 / 19/02/2016		
Notary Act no. 443, dated 18/02/2016 issued by Notary Public Avram Elena;		
B13	It is noted the prohibition of alienation, encumbrance, rental, disassembly, bonding, demolition, construction, restructuring and development of the building during the performance of the contractual relations in favor of the creditor RAIFFEISEN BANK S.A. through the Dunarea Agency	A1, A1.1
99660 / 23/12/2016		
Notary Act no. 3302, dated 22/12/2016 issued by Notary Public Avram Elena;		
B14	note the prohibition of alienation, encumbrance, rental, dismantling, bonding, demolition, construction, restructuring and development of the building during the performance of the contractual relations in favor of the creditor RAIFFEISEN BANK S.A. through the Dunarea Agency	A1, A1.1
10670 / 20/02/2018		
Administrative Act no. 12, dated 12/02/2018 issued by the TULCEA MUNICIPALITY UAT;		
B15	It is noted the update of the technical information regarding the building according to the	A1, A1.1

Entries regarding property rights and other real rights		References
B15	the location and delimitation plan of the building with coordinate inventory confirmed by OCPI Tulcea on 27.02.2018	A1, A1.1
65519 / 02/07/2019		
Notary Act no. 1094, dated 01/07/2019 issued by Munteanu Nastase;		
B16	are noted the bans on dismantling, gluing, demolishing, restructuring, arranging, encumbering, renting, alienating and building the building during the performance of the contractual relations in favor of the creditor RAIFFEISEN BANK SA, through the Dunarea Agency	A1, A1.1
24726 / 02/03/2020		
Administrative Act no. 24554, dated 01/03/2020 issued by OCPI TULCEA;		
B17	It is noted the updating of the technical information according to the location and delimitation plan of the building with coordinate inventory and of the ground and mezzanine elevations of the C1 building confirmed on 03.03.2020 by O.C.P.I. Tulcea regarding graphic data update	A1, A1.1
31618 / 16/03/2020		
Notary Act no. 474, dated 13/03/2020 issued by Notary Public Ene Frosina;		
B18	It is noted the mortgage agreement authenticated no. 474/13.03.2020 by NP Ene Frosina, concluded between Societatea CONDOR SRL, as mortgagee, and Societatea LUCAS MEDICAL CENTER SRL, regarding the area of 523.40 square meters on the ground floor and mezzanine of the building	A1, A1.1 / B.21
2574 / 13/01/2022		
Notary Act no. 30, dated 12/01/2022 issued by Notary Public GALCA ANDRA - CLAUDIA; Administrative Act no. 261, dated 27/03/2018 issued by TULCEA TOWN HALL;		
B19	the conclusion of rejection of the request to update cadastral information is noted	A1, A1.1
21543 / 16/03/2022		
Notarial Act no. 304, dated 21/03/2022, issued by the Notary Public GALCA ANA; Notarial Act no. 279, dated 03/14/2022, issued by NPO GALCA ANA; Notarial Act no. 350, dated 29/03/2022 issued by Notary Public GALCA ANA;		
B20	it is noted the updating of the technical information of the building according to the location and delimitation plan of the building with inventory of coordinates confirmed by OCPI Tulcea on 05.04.2022, regarding the change of the measured area from 518 sqm to 542 sqm, respectively regarding the modification of the geometry of the building	A1, A1.1
105609 / 17/11/2022		
Administrative Act no. 404, dated 05/10/2022 issued by LUCAS MEDICAL CENTER S.R.L. AND CENTRUL MEDICAL UNIREA S.R.L.;		
B21	lease contract no. 404 dated 05.10.2022 concluded between Societatea LUCAS MEDICAL CENTER SRL, as lessor, and Centrul Medical Unirea SRL, as lessee, regarding the lease of the area of 202.60 sqm on the ground floor of the building and 320.80 sqm mezzanine of the building (in total 523.40 sqm) for a period of 5 years, starting on 15.10.2022	A1, A1.1

C. Part III. ENCUMBRANCES

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
28715 / 10/04/2015		
Real Estate Guarantee Contract With Mortgage no. 752 of 2009 issued by Notary Public Ene Frosina;		
C1	Tabulation, mortgage right, Value: 800,000 RON and other payment obligations related to the credit	A1
	1) B.R.D. - G.S.G., Tulcea branch	
	OBSERVATIONS: position transcribed from LR30054/Tulcea, conclusion no. 25036 of 05-08-2009 position transcribed from LR 30054/Tulcea, conclusion no. 25036 of 08-05-2009	
	Deleted by application no. 97602/24.11.2015, act no. 2434/18.11.2015	
Notary Act no. 732, dated 15/04/2010 issued by Notary Public ENE FROSINA;		
C2	Tabulation, mortgage right, Value: 1000000 RON and the other payment obligations related to the credit, according to the contract for credit facility no. 5 of 04/06/2010	A1
	1) BRD - G.S.G. S.A., through the Tulcea Branch	
	OBSERVATIONS: position transcribed from LR 30054/Tulcea, conclusion no. 13040 of 04-15-2010 position transcribed from LR 30054/Tulcea, conclusion no. 13040 of 04-15-2010	
	Deleted by application no. 97602/24.11.2015, act no. 2434/18.11.2015	
Notary Act no. 1879, dated 12/08/2010 issued by Notary Public Ene Frosina;		

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
C3	Tabulation, mortgage right, Value: 900000 RON and other payment obligations related to the credit, according to the contract for credit facility no. 16 of 11.08.2010	A1
	4) BRD – G.S.G. S.A., through the Tulcea Branch	
	OBSERVATIONS: position transcribed from LR 30054/Tulcea, conclusion no. 30347 of 12-08-2010 position transcribed from LR 30054/Tulcea, conclusion no. 30347 of 12-08-2010	
Deleted by application no. 97602/24.11.2015, act no. 2434/18.11.2015		
97602 / 24/11/2015		
Notary Act no. 2434, dated 18/11/2015 issued by Notary Public Munteanu Nastase;		
C4	It is noted the cancellation of the mortgage right and prohibitions registered under no. 28715 of 10.04.2015, under C/1, C/2, C/3, respectively B/3, B/4, B/6	A1, A1.1
13028 / 19/02/2016		
Notary Act no. 443, dated 18/02/2016 issued by Notary Public Avram Elena;		
C5	Tabulation, mortgage right, Value: 600,000 RON and the other payment obligations related to the credit, according to the Credit Facility contract no. 38758/2016	A1, A1.1
	4) RAIFFEISEN BANK S.A., CIF (Fiscal Identification Code):361820, through the Dunarea Agency	
99660 / 23/12/2016		
Notary Act no. 3302, dated 22/12/2016 issued by Notary Public Avram Elena;		
C6	Tabulation, mortgage right, Value: 200,000 RON and the other payment obligations related to the credit, according to additional act no. 2 / 2016 to the Credit Facility contract no. 38758 / 2016	A1, A1.1
	4) RAIFFEISEN BANK SA, CIF (Fiscal Identification Code):361820, through the Dunarea Agency	
21693 / 02/04/2018		
Notary Act no. 645, dated 02/04/2018 issued by Munteanu Nastase;		
C7	It is noted the cancellation of the mortgage right and the prohibitions listed in no. 13028 of 19.02.2016 and 99660 of 23.12.2016 under C/5, C/6, respectively B/13, B/14	A1, A1.1
65519 / 02/07/2019		
Notary Act no. 1094, dated 01/07/2019 issued by Munteanu Nastase;		
C8	Tabulation, mortgage right, Value: 1490000 RON and the other payment obligations related to the credit, according to the credit facility contract no. 71930/2019	A1, A1.1
	1) RAIFFEISEN BANK SA, CIF (Fiscal Identification Code):361820, through the Dunarea Agency	

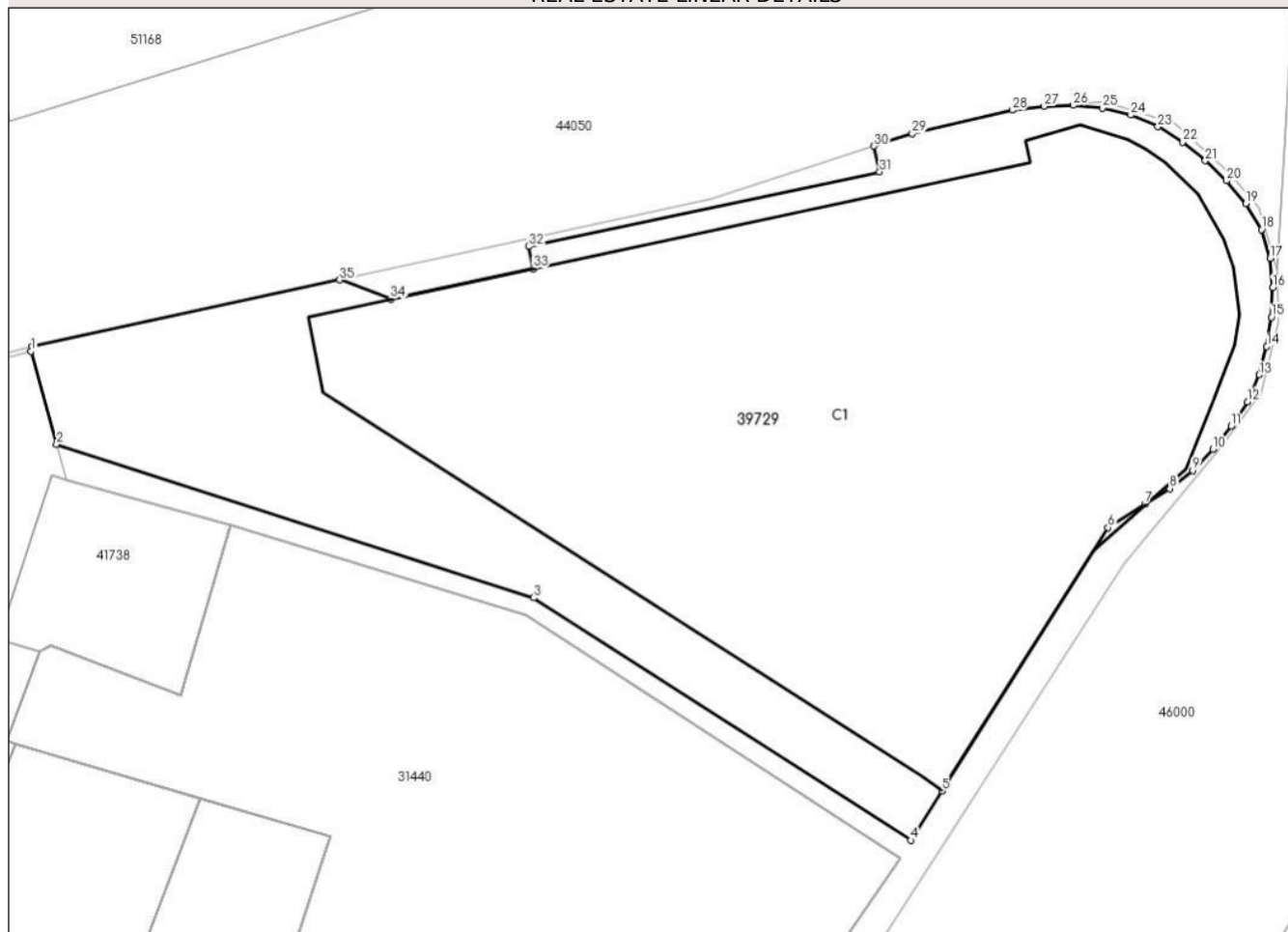
Annex No. 1 To Part I

Land

Cadastral no.	Surface (sqm)*	Observations / References
39729	From the documents: 518 Measured: 542	1-2: BCA wall, 2-4: concrete fence, 4-5: OSB fence, 5-7: construction wall C1, 7-33: terrace, 33-34: construction wall C1, 34-1: net fence.

* 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: 518 Measured: 542	-	1	-	

Construction data

Item	Number	Construction destination	Surface (sqm)	Legal situation	Observations / References
A1.1	39729-C1	housing constructions	391	With documents	No. of levels: 10; Built area on the ground: 391 sq m; Built-up area: 3870 sq m; HOUSING BUILDING AND COMMERCIAL PREMISES B+G+M+7

Segments length

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

Start point	End point	Segment length (** (m))
1	2	3,297

Start point	End point	Segment length (** (m))
2	3	17.15

Start point	End point	Segment length (** (m)
3	4	15,335
5	6	10,656
7	8	1.0
9	10	1,008
11	12	1,003
13	14	1,005
15	16	1,007
17	18	1,028
19	20	1,026
21	22	1,002
23	24	1,003
25	26	1.0
27	28	1,104
29	30	1,376
31	32	12,277
33	34	5,001
35	36	10,773

Start point	End point	Segment length (** (m)
4	5	1,991
6	7	1,498
8	9	1,004
10	11	1,001
12	13	1,006
14	15	1,007
16	17	1,014
18	19	1,035
20	21	1,001
22	23	1,003
24	25	1,001
26	27	1.0
28	29	3,507
30	31	0,902
32	33	0,777
34	35	1,856
36	1	0,164

** 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.