

LAND CERTIFICATE NO. 41738 COPY

Land Certificate No. 41738 Tulcea

A. Part I. Property description LAND

within the built-up area

Address: Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	41738	377	Fenced land;

Constructions

Item	Cadastral number Topographic number	Address	Observations / References
A1.1	41738-C1	Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea	No. of levels: 1; Surface built on the ground: 38 sq m; Built-up area: 38 sqm; No. of levels: 1, Height regime: ground floor, Built surface: 37,74sqm, Built-up area: 37.74 sqm, Usable area: 31 sqm; Garage
A1.2	41738-C2	Loc. Tulcea, Str Decebal, Nr. 9, Jud. Tulcea	No. of levels: 1; Surface built on the ground: 31 sqm; Built-up area: 31 sqm; No. levels: 1, Height regime: ground floor, Built area: 31.00, Built-up area: 31.00 sq m, Usable area: 23,87 sqm ARCHIVE

B. Part II. Owners and documents

Entries regarding property rights and other real rights		References
87950 / 22/11/2016		
Administrative Act no. 254608, dated 04/10/2007 issued by ANCPI;		
B1	The land register 41738 of the building with cadastral number 41738/Tulcea is established, resulting from the dismantling of the building with cadastral number 30049 registered in the land register 30049;	A1
G. D. no. 1705 of 2006 issued by the Government of Romania;		
B2	Tabulation, PROPERTY right, acquired by law, current share 1/1, initial share 1/1	A1, A1.1 / B-8
	1) ROMAN STATE, public domain	
	OBSERVATIONS: position transcribed from LR 30049/Tulcea, entered by conclusion no. 2391 of 28/01/2009; (derived from LR 20928 conversion)	
Administrative Act no. 4520, dated 02/02/2011 issued by O.C.P.I. Tulcea;		
B3	It is noted the protection regime - HISTORICAL MONUMENT conferred by the classification of this immovable property - building C1, according to the procedure provided by Law no. 422 of 2001, republished, and the List of historical monuments 2010 - Tulcea County, position no. 486,	A1
	OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by conclusion no. 4520 of 02/02/2011;	
Administrative Act no. 78943, dated 24/10/2016 issued by OCPI TULCEA; Administrative Act no. 254608, dated 04/10/2007 issued by ANCPI;		
B4	It is noted the updating of the technical information of the building according to the location and delimitation plan of the building with coordinate inventory confirmed on 16.11.2016 by O.C.P.I. Tulcea, respectively, the reduction of the area of construction C.3 from 105 sqm to 74 sqm with the establishment of construction C.7 for the difference in area of 31 sqm	A1, A1.1, A1.2
	OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by conclusion no. 86333 of 16/11/2016;	
Normative Act no. 1705, dated 21/12/2006 issued by the GOVERNMENT OF ROMANIA, annex no. 20 to GD no. 1705/2006; Administrative Act no. 254608, from 04/10/2007 issued by the National Agency for Cadastre and Real Estate Advertising;		
B5	Tabulation, PROPERTY right, acquired by law, current share 1/1, initial share 1/1	A1.2 / B-11
	1) ROMAN STATE, public domain	
	OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by conclusion no. 86333 of 16/11/2016;	

Entries regarding property rights and other real rights		References
Administrative Act no. 86647, dated 17/11/2016 issued by OCPI TULCEA;		
B6	Based on the report prepared by the cadastral inspector sing. Mihailov Florentina Octavia, within the Cadastre and Real Estate Advertising Bureau of the Tulcea Cadastre and Real Estate Advertising Office, considering that the technical changes for the building with cadastral number 30049 located on the administrative territory of Tulcea mun. were carried out in the cadastral database and the cadastral documentation for dismantling was received, the proposal to dismantle the building with cadastral number 30049 will be noted	A1, A1.1, A1.2
OBSERVATIONS: position transcribed from LR 30049/Tulcea, entered by conclusion no. 87092 of 17/11/2016;		
Normative Act no. 260/2008, dated 05/03/2005 issued by the GOVERNMENT OF ROMANIA;		
B7	the transition from the public domain to the private domain of the State is noted	A1.2 A1, A1.1
90258 / 29/11/2016		
Administrative Act no. 87950, dated 22/11/2016 issued by OCPI TULCEA;		
B8	It is noted the correction of the material error in Part I of the land register regarding the description of the data relating to the height regime, the built area, the developed area, respectively the usable area for the construction C.1, respectively C.2	A1, A1.1, A1.2
47528 / 03/08/2017		
Normative Act no. 1288, of 18/12/2012 issued by the GOVERNMENT OF ROMANIA; Normative Act no. 1705, dated 29/11/2006 issued by the Government of Romania;		
B9	Tabulation, ADMINISTRATION right	A1, A1.1, A1.2
1) NATIONAL REGISTRATION AND REAL ESTATE ADVERTISING AGENCY, CIF(Fiscal Identification Code): 9051601		
OBSERVATIONS: position transcribed from CFE 41738 UAT TULCEA, by conclusion no. 87950/22.11.2016		
48311 / 07/08/2017		
Normative Act no. 1288, from 18/12/2012 issued by the Government of Romania; Normative Act no. 1705, dated 29/11/2006 issued by the Government of Romania;		
B10	the correction of the material error intervened in the content of the conclusion no. 47528 of 03.08.2017 in the sense that the right of administration was erroneously entered in favor of the Cadastre and Real Estate Publicity Office, correctly being in favor of the NATIONAL REGISTRY AND REAL ESTATE ADVERTISING AGENCY	A1, A1.1, A1.2
1601 / 12/01/2018		
Normative Act no. 941, dated 20/12/2017 issued by the Government of Romania;		
B11	the transition from the private domain to the public domain of the State is noted,	A1.2
B12	Tabulation, ADMINISTRATION right	A1.2
1) TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE, CIF(Fiscal identification Code): 9802830		
1605 / 12/01/2018		
Normative Act no. 909, dated 14/12/2017 issued by the Government of Romania;		
B13	Tabulation, ADMINISTRATION right	A1, A1.1
1) TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE, CIF(Fiscal identification Code): 9802830		
61209 / 04/07/2022		
Administrative Act no. 111/Z/CZMI, dated 04/06/2022 issued by the TULCEA COUNTY DIRECTORATE FOR CULTURE;		
B14	It is noted the specific favorable opinion no. 111/Z/CZMI 4 of June 2022 of the Ministry of Culture - Tulcea County Directorate for Culture	A1, A1.1, A1.2

C. Part III. ENCUMBRANCES

Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
87950 / 22/11/2016		
G.D. no. 1705 of 2006 issued by the Government of Romania; Normative Act no. 1210, dated 29/07/2004 issued by regarding the organization and operation of the National Agency for Cadastre and Real Estate Advertising;		
C1	Tabulation, ADMINISTRATION right	A1, A1.1, A1.2
1) NATIONAL REGISTRATION AND REAL ESTATE ADVERTISING AGENCY		
OBSERVATIONS: position transcribed from the land register 30049/Tulcea, entered by closing no. 2391 of 28/01/2009; (derived from the conversion of land register 20928)		
Normative Act no. 1705, dated 29/11/2006 issued by the Government of Romania; Normative Act no. 1210, dated 29/07/2004 issued by regarding the organization and operation of the National Agency for Cadastre and Real Estate Advertising;		
C2	Tabulation, right of USE, current share 1/1, initial share 1/1	A1, A1.1, A1.2 / C.5

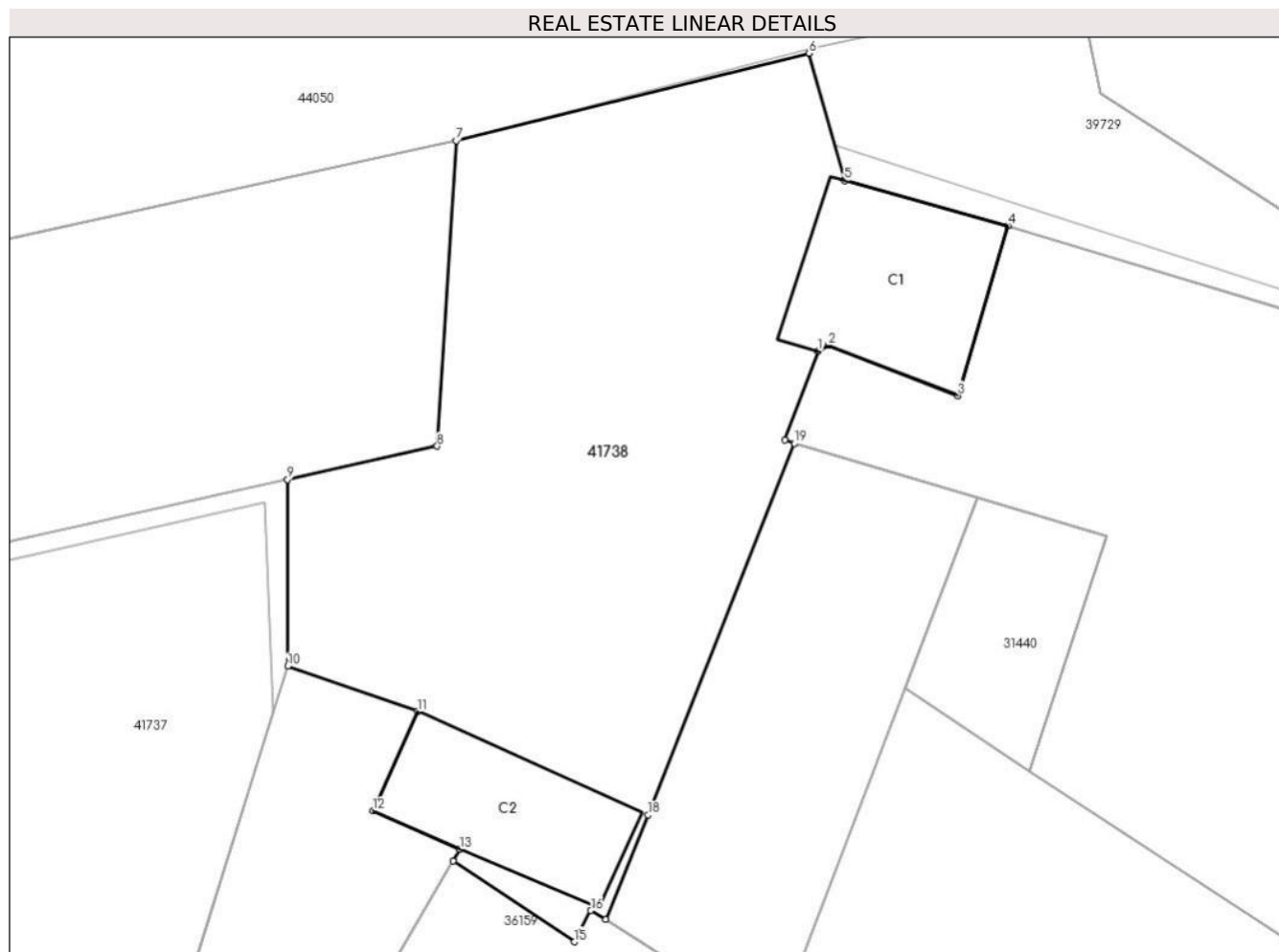
Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
1) TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE OBSERVATIONS: position transcribed from LR 30049/Tulcea, entered by conclusion no. 86763 of 16/10/2015;		
88333 / 23/11/2016		
Administrative Act no. 87950, dated 22/11/2016 issued by OCPI TULCEA;		
C3	the correction of the material error is noted, in the sense that it was omitted to register the right of administration and the right of use also over the C2 building	A1, A1.1, A1.2
47528 / 03/08/2017		
Normative Act no. 380, dated 31/05/2017 issued by the GOVERNMENT OF ROMANIA; Normative Act no. 1288, of 18/12/2012 issued by the GOVERNMENT OF ROMANIA;		
C4	note the deletion of the right of administration and the right of use registered at no. 87950 of 22.11.2016 under C.1, C.2 as having remained without object,	A1, A1.1, A1.2
48311 / 07/08/2017		
Normative Act no. 1288, from 18/12/2012 issued by the Government of Romania; Normative Act no. 1705, dated 29/11/2006 issued by the Government of Romania;		
C5	Tabulation, right of USE	A1, A1.1, A1.2 / C.6
1) TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE OBSERVATIONS: position transcribed from CFE 41738 UAT TULCEA, by conclusion no. 87950/22.11.2016		
1605 / 12/01/2018		
Normative Act no. 909, dated 14/12/2017 issued by the Government of Romania;		
C6	note the deletion of the right of use registered at no. 48311 of 07.08.2017, under C.5, as having remained without object,	A1, A1.1, A1.2

Annex No. 1 To Part I

Land

Cadastral no.	Surface (sqm)*	Observations / References
41738	377	

* 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	377	-	-	-	

Construction data

Item	Number	Construction destination	Surface (sqm)	Legal situation	Observations / References
A1.1	41738-C1	annex buildings	38	With documents	No. of levels: 1; Surface built on the ground: 38 sq m; Built-up area: 38 sqm; No. of levels: 1, Height regime: ground floor, Built surface: 37.74 sq.m., Built-up area: 37.74 sqm, Usable area: 31 sqm; Garage
A1.2	41738-C2	administrative and social cultural buildings	From the documents: 105 Measured: 31	With documents	No. of levels: 1; Surface built on the ground: 31 sqm; Built-up area: 31 sqm; No. of levels: 1, Height regime: ground floor, Built area: 31,00, Built-up area: 31,00 sqm, Usable area: 23,87 sqm ARCHIVE

Segments length

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

Start point	End point	Segment length (** (m)
1	2	0,408
2	3	4,777
3	4	6.09
4	5	5,827
5	6	4,545
6	7	12,506
7	8	10.53
8	9	5,271
9	10	6,427
10	11	4,732
11	12	3,751
12	13	3,266
13	14	0,465
14	15	5,012
15	16	1,223
16	17	0.59
17	18	3,885
18	19	13,737
19	20	0,348
20	1	3,262

** 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.