

LAND CERTIFICATE NO. 44823 COPY

Land Certificate No. 44823 Tulcea

A. Part I. Property description LAND

within the built-up area

Address: Loc. Tulcea, Str PROGRESULUI, Nr. 4, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	44823	271	

Constructions

Item	Cadastral number Topographic number	Address	Observations / References
A1.1	44823-C1	Loc. Tulcea, Str PROGRESULUI, Nr. 4, Jud. Tulcea	Built area on the ground: 191 sq m; administrative headquarters C1 - P+1
A1.2	44823-C2	Loc. Tulcea, Str PROGRESULUI, Nr. 4, Jud. Tulcea	Surface built on the ground: 2 sqm; ANNEX
A1.3	44823-C3	Loc. Tulcea, Str PROGRESULUI, Nr. 1, Jud. Tulcea	No. of levels: 2; Surface built on the ground: 35 sq m; Commercial space G+1 (formerly C1 at cadastral no. 42331)

B. Part II. Owners and documents

Entries regarding property rights and other real rights		References
85226 / 02/09/2019		
Notary Act no. 1910, dated 30/08/2019 issued by Notary Public PARIS-BRATU CLAUDIA;		
B1	It is established the LR 44823 of the building with cadastral no. 44823/Tulcea as a result of the joining of the following 2 buildings: ~~ cad. no. 32310\LR32310; ~ cad. no. 42331\LR 42331;	A1
Sale-Purchase Agreement no. 1440 of 2007 issued by the Notary Public GALCA ANA;		
B2	Tabulation, PROPERTY right with title of purchase, acquired by Convention, current share 1/1, initial share 1/1 1) S.C. CONSTANT PROD S.R.L., CIF (Fiscal Identification Code): 9152380 OBSERVATIONS: position transcribed from LR 32310/Tulcea, registered by conclusion no. 20029 of 23/08/2007; (derived from the conversion of LR 11587)	A1, A1.1, A1.2, A1.3
Administrative Act no. 31158, from 09/04/2019 issued by the Tulcea Real Estate Cadastre and Publicity Office; Notary Act no. 808, dated 07/05/2019 issued by the notary public Paris-Bratu Claudia;		
B3	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 the Tulcea Real Estate Cadastre and Publicity Office on 21.05.2019 in order to introduce the geometry in eterra3, respectively the modification of the surface area from the measurements of the land from 235.72 sq m to 236 sq m, of building C1 from 201.19 sq m to 191 sqm and of the C2 building from 4.79 sqm to 2 sqm, OBSERVATIONS: position transcribed from LR 32310/Tulcea, registered by conclusion no. 41946 of 09/05/2019;	A1, A1.1, A1.2
Administrative Act no. 59438, dated 13/06/2019 issued by the TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE;		
B4	based on the report drawn up by a specialized inspector from 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 32310, located on the administrative territory of UAT Tulcea, were carried out based on of cadastral data, and the cadastral documentation for merging has been received, the proposal to join the buildings with the cadastral numbers will be noted 32310 and 42331,	A1, A1.1, A1.2

Entries regarding property rights and other real rights		References
OBSERVATIONS: position transcribed from LR 32310/Tulcea, registered by closing no. 63805 of 06/26/2019;		
Sales Purchase Agreement no. 1400, dated 14/08/2007 issued by Notary Public Galca Ana;		
B5	Tabulation, right of PROPERTY with title of purchase, acquired by Convention, current share 0/1, initial share 1/1 1) S.C. CONSTANT PROD S.R.L., CIF (Fiscal Identification Code): 9152380	A1, A1.3
OBSERVATIONS: position transcribed from LR 42331/Tulcea, registered by closing no. 19398 of 08/17/2007;		
Mortgage Contract no. 2391, dated 06/10/2010 issued by Notra Public Avram Elena;		
B6	note the prohibitions of alienation, encumbrance, rental, dismantling, bonding, construction, demolition, restructuring and development of the building during the duration of the contractual relations in favor of the creditor BANCA TRANSILVANIA S.A. Tulcea branch	A1, A1.3
OBSERVATIONS: position transcribed from LR 42331/Tulcea, registered by closing no. 38402 of 10/06/2010;		
Administrative Act no. 31159, from 09/04/2019 issued by the Tulcea Real Estate Cadastre and Publicity Office;		
B7	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 the Tulcea Real Estate Cadastre and Publicity Office on 30.05.2019 in order to introduce the geometry in eterra3,	A1, A1.3
OBSERVATIONS: position transcribed from LR 42331/Tulcea, registered by closing no. 41943 of 05/09/2019;		
Administrative Act no. 59438, dated 13/06/2019 issued by the TULCEA REAL ESTATE REGISTRY AND ADVERTISING OFFICE;		
B8	based on the report drawn up by a specialized inspector from 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 42331, located on the administrative territory of UAT Tulcea, were carried out based on of cadastral data, and the cadastral documentation for merging has been received, the proposal to join the buildings with the cadastral numbers will be noted 42331 and 32310;	A1, A1.3
OBSERVATIONS: position transcribed from LR 42331/Tulcea, registered by closing no. 63805 of 06/26/2019;		

C. Part III. ENCUMBRANCES

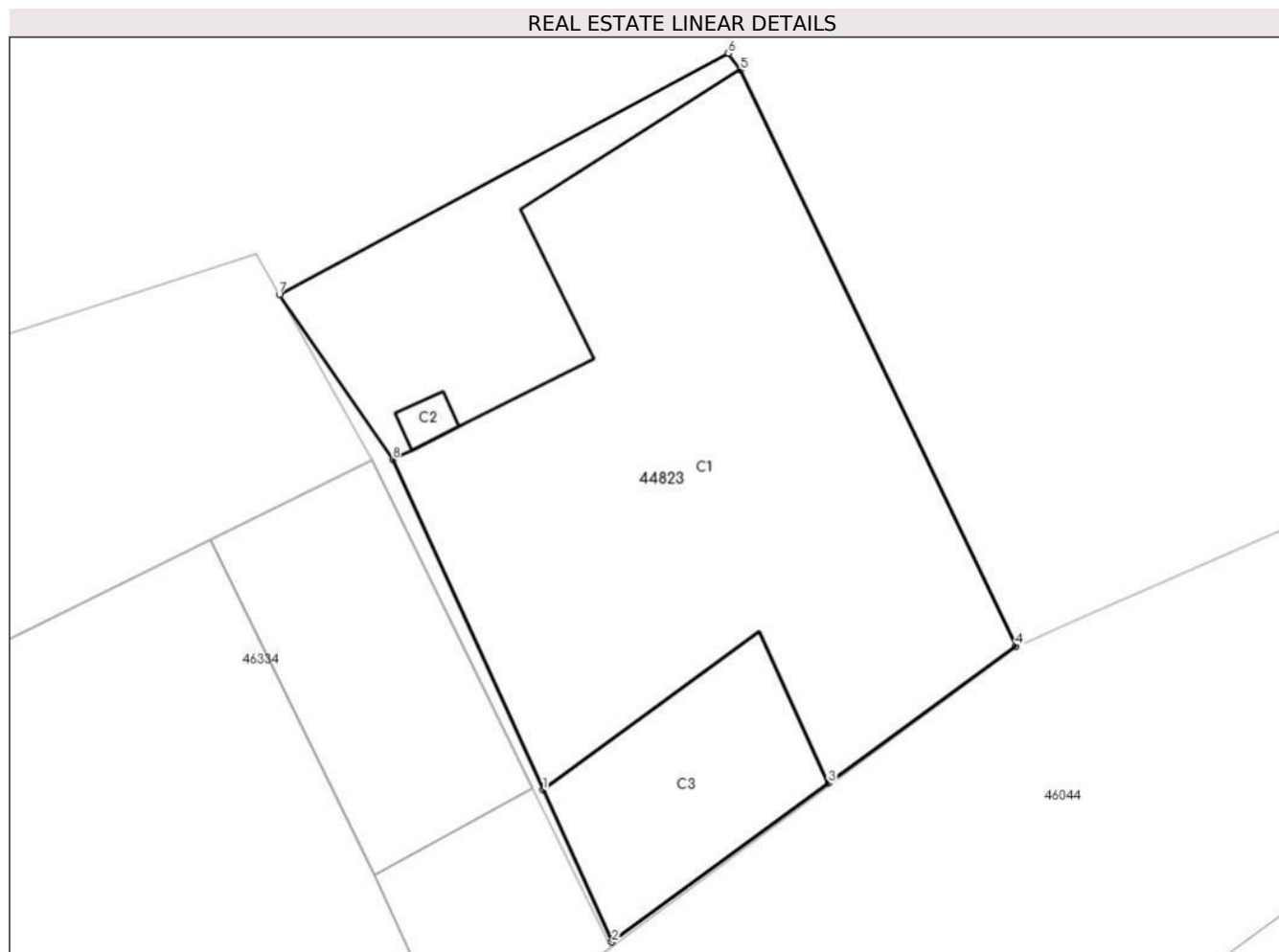
Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
85226 / 02/09/2019		
Mortgage Contract no. 2391, dated 06/10/2010 issued by Notary Public Avram Elena;		
C1	Tabulation, mortgage right, Value: 500,000 LEI to guarantee the loan and the other payment obligations according to the loan agreement no. 200/22.09.2010, credit beneficiary PISCICOLA TULCEA S.A. 1) BANCA TRANSILVANIA S.A., Tulcea Branch	A1, A1.3
OBSERVATIONS: position transcribed from LR 42331/Tulcea, registered by closing no. 38402 of 10/06/2010;		
Notary Act no. 1910, dated 30/08/2019 issued by Notary Public PARIS-BRATU CLAUDIA;		
C2	It is noted the cancellation of the mortgage right and the prohibition registered at no. 85226 of 02.09.2019, under C.1, respectively B.6,	A1, A1.1, A1.2, A1.3

Annex No. 1 To Part I

Land

Cadastral no.	Surface (sqm)*	Observations / References
44823	271	

* 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	236	-	-	-	the measured surface is of 235.72 square meters
2	construction yards	YES	35	-	-	-	

Construction data

Item	Number	Construction destination	Surface (sqm)	Legal situation	Observations / References
A1.1	44823-C1	administrative and social cultural buildings	191	With documents	Built area on the ground: 191 sq m; administrative headquarters C1 - P+1
A1.2	44823-C2	annex buildings	2	With	Surface built on the ground: 2 sqm; ANNEX
A1.3	44823-C3	industrial and building constructions	35	With documents	No. of levels: 2; Surface built on the ground: 35 sqm; Commercial space G+1 (formerly C1 at cadastral no. 42331)

Segments length

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

Start point	End point	Segment length (**)(m)
1	2	4,714
2	3	7,584
3	4	6,565
4	5	18,051
5	6	0,576
6	7	14,402
7	8	5,657
8	1	10.26

** 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.