

LAND CERTIFICATE NO. 51394 COPY

Land Certificate No. 51394 Tulcea

A. Part I. Property description LAND

within the built-up area

Address: Loc. Tulcea, Str TUDOR VLADIMIRESCU, Nr. 4, Jud. Tulcea

Item no.	Cadastral number Topographic number	Surface* (sqm)	Observations / References
A1	51394	From the documents: 498 Measured: 507	Fenced land; Fenced property between point 1-2-3-4-5-6-7-8 with plank fence, limit 8-9-10-11-12-13-14 mesh fence, concrete border, construction limit, limit 14-15-16 -17-18 concrete fence, 18-19-20-1 construction limit, concrete fence. Neighbors according to PAD.

Constructions

Item	Cadastral number Topographic number	Address	Observations / References
A1.1	51394-C1	Loc. Tulcea, Str TUDOR VLADIMIRESCU, Nr. 4, Jud. Tulcea	No. of levels: 2; Surface built on the ground: 209 sq m; Built-up area: 418 sqm; C1 - House G+1, with foundation, brick masonry, covered with tiles. Built area = 209 square meters, Undeveloped area = 418 square meters.

B. Part II. Owners and documents

Entries regarding property rights and other real rights		References
114170 / 06/12/2021		
Notary Act no. 448, dated 10/02/1927 issued by the Tulcea County State Notary; Judicial Decision no. 1251, dated 06/08/1956 issued by the TULCEA COURT; Notary Act no. 358/130, dated 27/03/1958 issued by the State Notary;		
B1	Tabulation, right of PROPERTY with title of purchase, acquired by Convention, current share 1/1, initial share 1/1 1) JECU MARIA, own property	A1, A1.1
Notary Act no. 176, dated 25/10/2013 issued by the ANA GALCA Notary Public Office;		
B2	Tabulation, right of PROPERTY with title of inheritance, acquired through Succession, current share 1/2, initial share 1/2 1) JECU AUREL	A1, A1.1 / B.4, B.5, B.6
B3	Tabulation, right of PROPERTY with title of inheritance, acquired through Succession, current share 1/2, initial share 1/2 1) JECU VIOREL	A1, A1.1
78703 / 01/09/2022		
Notary Act no. 587, dated 31/08/2022 issued by Notary Public STAN VERONICA;		
B4	the promise of sale purchase on the undivided share of 1/2 of the land owned by JECU VIOREL in favor of RADU CRISTIAN LAURENTIU is noted, with the obligation to conclude the sale purchase contract in authentic form by 30.11.2022, with the possibility to extend the term by 45 days	A1, A1.1
91248 / 10/10/2022		
Notary Act no. 15, dated 04/10/2022 issued by Notary Public STAN VERONICA;		
B5	Tabulation, right of PROPERTY with title of inheritance, acquired through Succession, current share 1/8, initial share 1/8 1) JECU ELEONORA	A1, A1.1
B6	Tabulation, right of PROPERTY with title of inheritance, acquired through Succession, current share 3/8, initial share 3/8 1) GHEORGHE LUIZA	A1, A1.1
96575 / 25/10/2022		
Administrative Act no. 78703, from 01/09/2022 issued by the OFFICE OF CADASTRU AND REAL ESTATE ADVERTISING		

Entries regarding property rights and other real rights		References
TULCEA;		
B7	It is noted that the correction of the material error in the content of this land book in the sense that it will read correctly "of the undivided share of 1/2 of the land owned by JECU VIOREL" and not "JECU AUREL", as it was erroneously recorded by the conclusion no. . 78703 / 01.09.2022	A1, A1.1
114644 / 28/11/2022		
Notary Act no. 879, dated 25/11/2022 issued by Notary Public STAN VERONICA;		
B8	Tabulation, right of PROPERTY with title of purchase, acquired by Convention, current share 1/2, initial share 1/2 1) RADU CRISTIAN LAURENTIU, unmarried, own good	A1, A1.1
Notary Act no. 880, dated 25/11/2022 issued by Notary Public STAN VERONICA;		
B9	Tabulation, right of PROPERTY with title of purchase, acquired by Convention, current share 1/2, initial share 1/2 1) RADU CRISTIAN LAURENTIU, unmarried, own good	A1, A1.1
B10	It is noted the deletion of the sale-purchase promise registered at no. 78703 from 01.09.2022, under B/4	A1, A1.1

C. Part III. ENCUMBRANCES

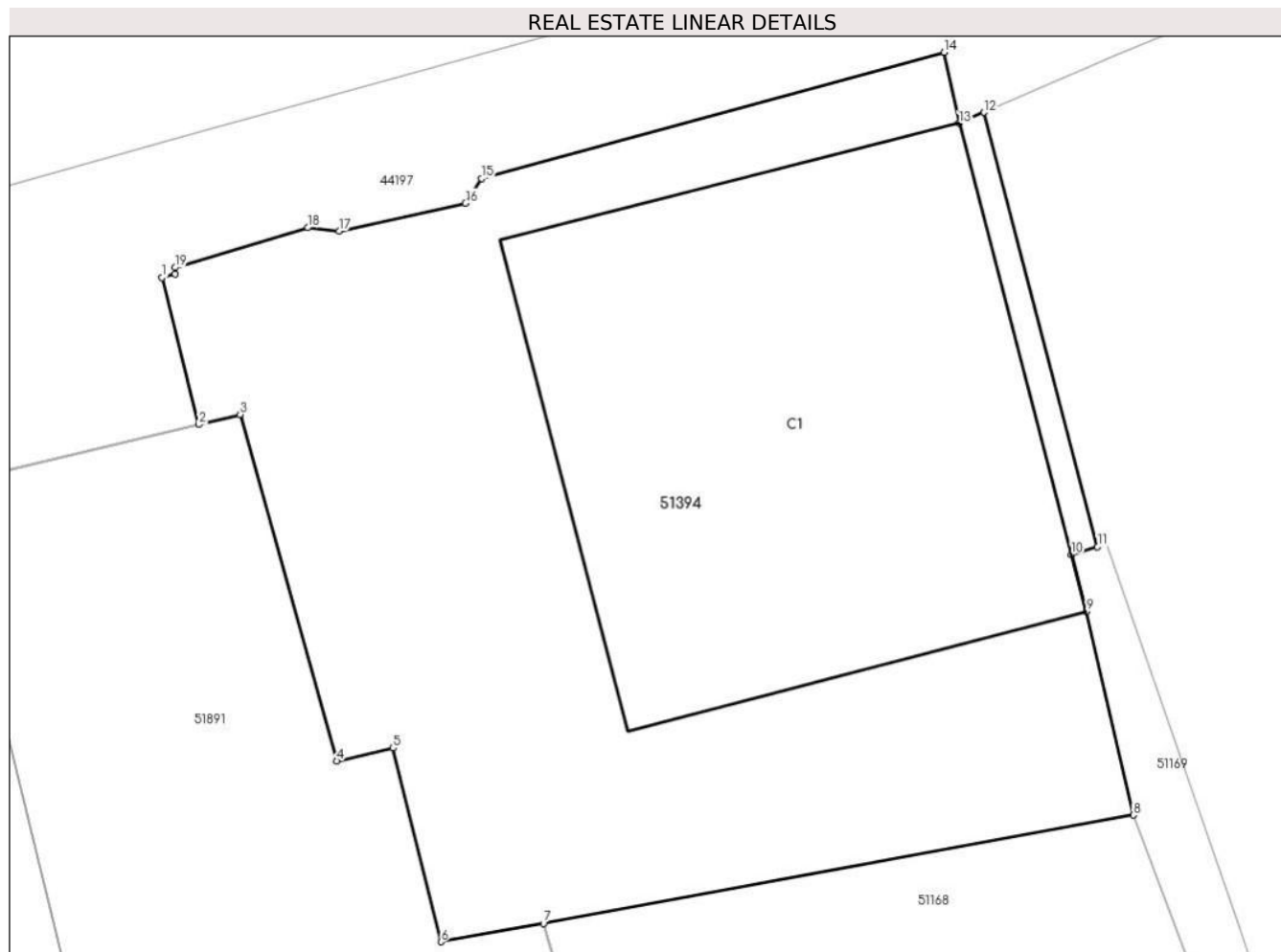
Entries regarding dismemberment of property rights, real rights of guarantee and encumbrances		References
114644 / 28/11/2022		
Notary Act no. 880, dated 25/11/2022 issued by Notary Public STAN VERONICA; Notary Act no. 879, dated 25/11/2022 issued by Notary Public STAN VERONICA;		
C1	Tabulation, right of LEGAL MORTGAGE, Value: 80925 EUR representing the difference from the sale price, according to the provisions of art. 2386, para. 1, point 1 Civil Code 1) JECU VIOREL	A1, A1.1
C2	Tabulation, right of LEGAL MORTGAGE, Value: 80925 EUR representing the difference from the sale price, according to the provisions of art. 2386, para. 1, point 1 Civil Code 1) JECU ELEONORA 2) GHEORGHE LUIZA	A1, A1.1

Annex No. 1 To Part I

Land

Cadastral no.	Surface (sqm)*	Observations / References
51394	From the documents: 498 Measured: 507	Fenced property between point 1-2-3-4-5-6-7-8 with plank fence, limit 8-9-10-11-12-13-14 mesh fence, concrete border, construction limit, limit 14-15-16 -17-18 concrete fence, 18-19-20-1 construction limit, concrete fence. Neighbors according to PAD.

* 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	507	-	1	-	

Construction data

Item	Number	Construction destination	Surface (sqm)	Legal situation	Observations / References
A1.1	51394-C1	housing constructions	209	With documents	No. of levels: 2; S. built on the ground: 209 sqm; Built-up area: 418 sq m; C1 - House P+1, with foundation, brick masonry, covered with tiles. Built area = 209 square meters, Undeveloped area = 418 square meters.

Segments length

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

Start point	End point	Segment length (** (m))
-------------	-----------	-------------------------

Start point	End point	Segment length (** (m)
1	2	4,475
2	3	1.25
3	4	10,624
4	5	1.7
5	6	5,895
6	7	3,067
7	8	17,721
8	9	6,162
9	10	1,744
10	11	0.8
11	12	13,256
12	13	0,801
13	14	2,142
14	15	14,171
15	16	0,865
16	17	3,822
17	18	0,932
18	19	4,086
19	20	0,197
20	1	0,394

** 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.