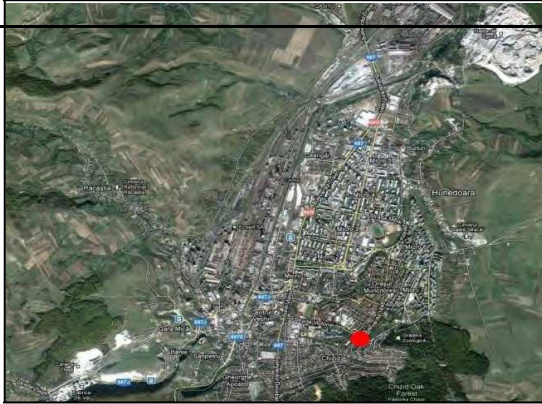




Property 27 - Land
1848
Boulevard
Hunedoara
Romania



Situation/Location

The property is located on 1848 Boulevard, one of Hunedoara's main eastern circulation roads. The boulevard starts from Strada Victoriei, one of the city's high streets, and runs to Avram Iancu in the north – close to the city's main sports stadium. The locality is mainly residential with a mix of low rise detached housing and 4-storey apartment blocks built to serve the needs of the city's expanding population when the steel works was constructed. Also in the vicinity are the city's main hospital and an orphanage.

Public transport in the area is entirely provided by local bus services. The nearest airport is 92 km away, in Sibiu. The nearby county road DJ687 connects the city with the national road DN7 (European Route E68), a major national arterial route connecting Transylvania with Bucharest.

Access to the property is gained from either 1848 Boulevard using the ascending footsteps or alternatively from Strada Brazilor on a surfaced access road. In addition the property benefits from a fence.

Property Description

The subject property is a land plot on which a 4-storey residential building has been constructed. The land comprises a sloping part, on which a number of mature trees as well as an access stairway for apartment residents are located; and the flat areas around the apartment block which function as a car parking area (around 20 parking places) as well as access to the rear of the building. The flat section was surfaced, however the tarmac is in a poor state of repair and needs to be relayed.

According with the dividing proposal (which is not stamped or approved) the plot no 1 is irregular in shape and is divided in two parts by the access stairs to the apartment block. Also, it should be mentioned that a part of the land is bordering the back of the building.

The total area of the land is 2,591 sq m.

Floor areas

We have not been provided with ownership documentation regarding the property.

| Lot Number | Land (sq m) |
|-------------------|--------------------|
| 1 | 2,591 |
| Total | 2,591 |

Appendix 1 - Location Maps



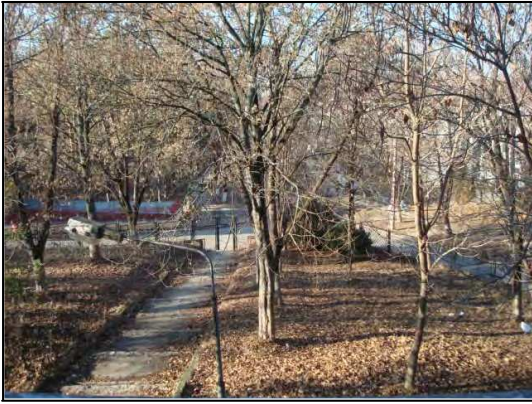
Appendix 2 – Photos



Exterior view from outside the property on Bulevardul 1848



Exterior view of the land



View of the land from the top of the stairway



View of the sloped land



View of the poorly surfaced car park



View of the poorly surfaced car park



View of the land at the rear side of the building



View of the concrete access road