

DUPLICATE

LEGAL SUBDIVISION (PARCELLING) DEED

The undersigned Electromagnetica S.A., a joint-stock company established and operating in accordance with the Romanian legislation, having its headquarters in Bucharest, Calea Rahovei nr. 266-268, 5th district, incorporated with the Trade Registry under no. J40/19/04.01.1991 and sole registration number 414118, represented by the President of the Board of Directors, **Scheusan Eugen**, personal identification number 1540514400464, residing in Bucharest, str. Dr. Louis Pasteur nr. 3, 5th district, holder of the identity card series RX no. 760432 issued by the Public Community Service for Persons' Records of the 5th district on 5 August 2015, in his capacity of attorney-in-fact pursuant to the Decision of the general Meeting of Shareholders of Electromagnetica S.A. of 26 April 2017,

in its capacity of owner of the real estate² located within the built-up area of Bucharest Municipality, Calea Rahovei nr. 266 – 268, 5th district, consisting entirely of land with an area of 10,335 sqm (Lot 28) in accordance with the cadastre measurements (10,241 sqm, according to the ownership deeds), with the cadastre number 216361 (former cadastre number 3063/2/2/28), land with the destination of access road and used for the plots with cadastre numbers from 3063/2/2/1 to 3063/2/2/27, recorded in the Land Register no. 216361 of Bucharest Municipality – 5th district (former Land Register no. 55505) pursuant to the report no. 344030 of 1 October 2009 issued by the Bucharest Real Estate Publicity and Cadastre Office – Real Estate Publicity and Cadastre Department of the 5th district, in accordance with Article 879 of the Civil Code, Articles 44 to 45 of the Law no. 7/1996 on cadastre and land registration, as well as with Articles 132 to 137 of the Regulation on approval, acceptance and registration in the cadastre and land registration records, approved by the Order no. 700/2014 of the National Agency of Cadastre and Real Estate Publicity , by this deed, we decided:

The subdivision (parcelling) of the real estate described above in two lots, taking into consideration the cadastre documentation prepared by Nicolae Afloarei, certified technical expert (authorization series RO-B-F no. 0631) and registered by the Bucharest Real Estate Publicity and Cadastre Office under no. 6837 of 28 February 2017 and received pursuant to the admittance report (real estate subdivision) by Dragan Ioan (Cadastre Inspector), attached to this deed and which is an integral part thereof:

1. - **the real estate** located within the built-up area of the Bucharest Municipality, Calea Rahovei nr. 266-268, 5th district - Lot 28/1, **with the cadastre number 232598**, consisting of the land with an area of **10,044 sqm**,
2. - **the real estate** located within the built-up area of the Bucharest Municipality, Calea Rahovei nr. 266-268, 5th district - Lot 28/1, **with the cadastre number 232599**, consisting of the land with an area of **291 sqm**.

The undersigned **Electromagnetica S.A.**, we have acquired the ownership right over the real estate described above pursuant to the certificate attesting the ownership right over the lands series M03 no. 1075 issued on 17 August 1994 by the Ministry of Industry, to the subdivision deed certified under no. 1846 of 21 April 2003 (corrected by the reports no. 9665 of 24 October 2003 and no. 9146 of 21 September 2009) by Simionescu Cornelia – Cristina, Notary Public, to the parcelling deed certified under no. 2021 of 30 September 2009 by the same Notary Public.

The following deeds were issued for certifying this deed:

- the tax registration certificate no. 747303 of 12 September 2017 issued by the Bucharest 5th District Hall – Local Taxes and Fees Directorate,
- the Land Register excerpt no. 33472 of 1 (First) September 2017 issued by the de Office of Bucharest Real Estate Publicity and Cadastre Office – Real Estate Publicity and Cadastre Department of the 5th district, according to which the real estate representing the subject of this deed is free of any encumbrances and easements,
- the town planning certificate no. 906-R of 23 August 2017 issued by the de Bucharest 5th District Hall.

The undersigned **Electromagnetica S.A.**, represented by the de President of the Board of Directors, **Scheusan Eugen**, being aware of the provisions of the Criminal Code on misrepresentations, I hereby state

² Pursuant to Article 887 paragraph (3) of the Civil Code, real estate means one or more adjoining plots of land, irrespective of the destination, with or without buildings, owned by the same owner, located on the territory of an administrative-territorial unit, identified by a single cadaster number.

that the real estate representing the subject of this deed is free of any encumbrances, easements or suits, is not removed from the civil registry and is not the subject of any dispute, is not a historical monument, that it is fully owned by **Electromagnetica S.A.**, not being sold in full or in part to any other individual(s) until the date of this agreement, and we have not promised to sell it in full or in part to any other individual(s), that it is not seized or tracked for any debt, that no foreclosure proceedings have been started against it, and that there is not third party claiming any right (of any type) over it, the property being continuously and legally owned by **Electromagnetica S.A.** from the date of its acquisition and until now.

It has been drawn out and edited in a sole counterpart, in original, that remained in the archives of the notary public and duplicates, of which 1 copy remained in the archives of the notary public, 1 duplicate was submitted at the Real Estate Publicity and Cadastre Office, and 2 duplicates were released to the party, on this day, the date of certification by the notary public operating this deed.

Electromagnetica S.A.

Represented by President of the Board of Directors, Scheusan Eugen, / *illegible signature* /

ROMANIA

National Union of Notaries Public

Simionescu Cornelia – Cristina Individual Notary Office

Operating license no. 3526/3096/23 December 2013

Bucharest, 309 Calea Rahovei, bl. 44, sc. 1, ground floor, ap. 2, sector 5

Registration number in the personal data controllers registry: 1473

phone no. 021 423 36 58 , fax no. 021 425 25 08 , email: bnpsimionescu@yahoo.com

CONCLUSION OF AUTHENTICATION no. 1055

Year 2017 month *September* day 13, at 01.25 p.m.

In front of me, Simionescu Cornelia Cristina, notary public, at the headquarters of ELECTROMAGNETICA S.A. of Bucharest, Calea Rahovei nr. 266-268, 5th district, where I went at the express request of the party has come: **Scheusan Eugen**, personal identification number 1540514400464, residing in Bucharest, str. Dr. Louis Pasteur nr. 3, 5th district, holder of the identity card series RX no.760432 issued by the Public Community Service for Persons' Records of the 5th district on 5 August 2015, on behalf and for S.C. ELECTROMAGNETICA S.A., according to the Decision of the general Extraordinary Meeting of Shareholders of April 26, 2017, according to the art. 2378 of the Civil Code and art. 70¹ of Government Emergency ordinance no. 52/2008 on the amendment and supplementation of the Law no. 31/1990 on trading companies, and of the Law no. 26/1990 on the trade register, who, after reading this deed, stated to have understood its contents, that those contained in the deed represent his will, agreed to the certification of this deed and signed its sole counterpart, as well as its annexes.

*Pursuant to the art. 12 letter b) of the Law no. 36/1995,
as further amended and supplemented, republished in 2013,*

THIS DEED IS STATED AS AUTHENTIC.

The registration of the dismemberment was charged with Lei 120 (2 x 60 lei) with the receipts series ANCPI_B no. 0969213 and with Lei 40 the land register excerpt through the receipt series ANCPI_B no. 0969192, amounts that are transferred in the account of the National Agency of Real Estate Publicity and Cadastre. The total fee of Lei 500 + VAT of 19% was charged through the invoice / bank transfer/tax receipt/2017.

Notary public, signature applied.

THIS DUPLICATE WAS DRAWN OUT IN 4 (FOUR) COUNTERPARTS BY THE NOTARY PUBLIC SIMIONESCU CORNELIA CRISTINA, ON THIS DAY, THE DATE OF CERTIFICATION OF THIS DEED, IT HAS THE SAME LEGAL FORCE AS THE ORIGINAL AND CONSTITUTES A BINDING ACT ACCORDING TO THE LAW.

Notary public

(illegible signature)

(Round stamp of the notary public Simionescu Cornelia Cristina of Bucharest, Romania applied)

No. 6837
Day 28
Month 02
Year 2017

ADMISSION REPORT
(Estate division)

7162/ 2 March 2017
Appendix to auth. 1056/2017

To ELECTROMAGNETICA S.A.

Residence place: Bucharest, Calea Rahovei nr. 266-268, 5th district

Relating to the application registered under no. 6837 of 28 February 2017, we inform you that:
The real estate located in Bucharest, Calea Rahovei nr. 266-268, 5th district, UAT Bucharest, 5th District, with cadastral number 216361 was divided into the following estates:

- 1) **232598** located in Bucharest, Calea Rahovei nr. 266-268, 5th district, lot 28/1, UAT Bucharest, 5th District with a measured surface of 10044 sq.m.
- 2) **232599** located in Bucharest, Calea Rahovei nr. 266-268, 5th district, lot 28/1, UAT Bucharest, 5th District with a measured surface of 291 sq.m.

I hereby certify that the information of this excerpt is compliant with the data from the cadastral plan of the land register of the Bucharest Real Estate Publicity and Cadastre Office on 2 March 2017.

The situation of facts disclosed in here may be subject to subsequent modifications, according to the Law on cadastre and real estate publicity no. 7/1996 republished, as further amended and supplemented.

Inspector

Ioan Dragan

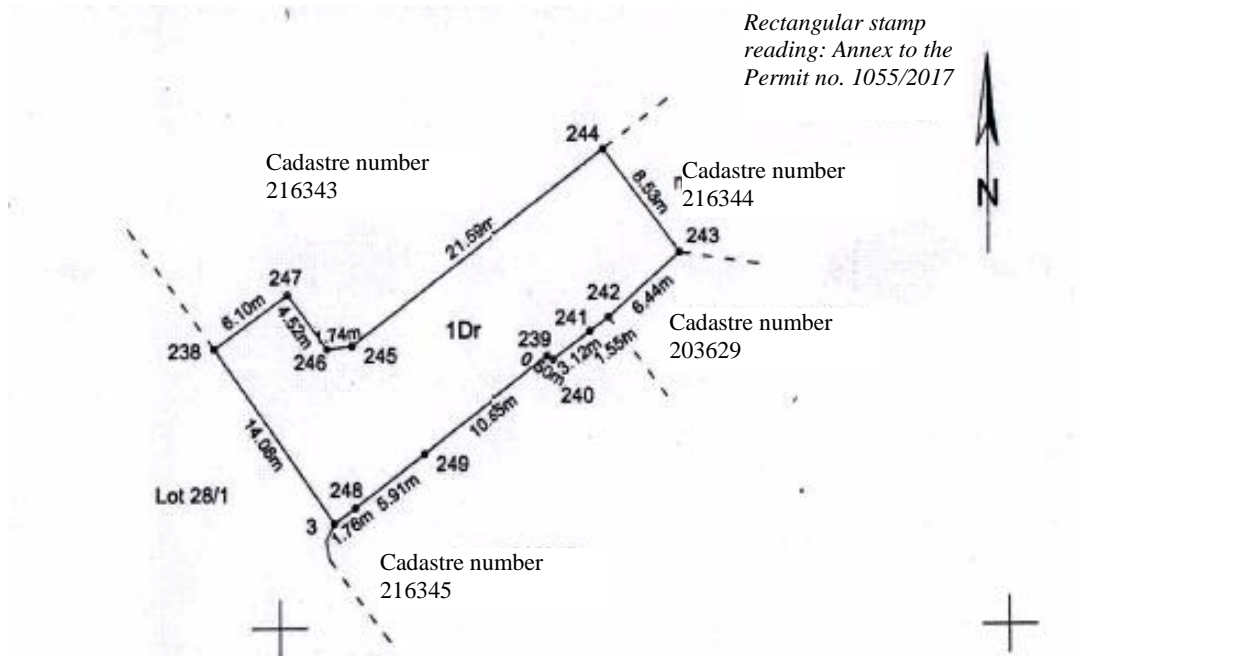
*(Square stamp applied reading "Bucharest Real Estate Publicity and Cadastre Office,
Dragan Ioan, cadastre inspector)*

REAL ESTATE LAYOUT PLAN AND BORDERS TO ADJOINING PROPERTIES

Lot 2
Scale 1:500

Cadastré number	Measured area of the real estate	Address of the real estate
232599	291 sqm	Calea Rahovei nr. 266 – 268, 5 th district

Land Register no.	Administrative-territorial unit (ATU)	Bucharest, 5 th district
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Rectangular stamp reading: This document complies with the provisions of Article 28 and Article 29 paragraph (1) of the Order of the General Manager of the National Agency of Cadastre and Land Registration no. 700/2014

A. DATA CONCERNING THE LAND			
Plot no.	Destination	Area (sqm)	Remarks
1	Road	291	Non-enclosed real estate
TOTAL		291	
B. DATA CONCERNING THE BUILDINGS			
Building code	Destination	Footprint area (sqm)	Remarks
TOTAL			
Total measured area of the real estate = 291 sqm Area form the documents = 10241 sqm			
Drawn up by, AFLOAREI NICOLAE I hereby confirm the measurements concerning the land, the accuracy of the preparation of the cadastre documents ad their correspondence with the facts on-site Signature and stamp <i>Illegible signature</i> Round stamp reading: Self-employed person, certified by the National Agency of Cadastre and Real Estate Publicity and expert in cadastre, geodetic and mapping works, authorization certificate series RO-B-F no. 0631, Nicolae AFLOAREI Date: 27 February 2017		Inspector I hereby confirm the registration of the real estate in the integrated database and the assignment of the cadastre number Signature and seal Rectangular stamp reading: Bucharest Office of Cadastre and Real Estate Publicity, Dragan Ioan, Cadastre Inspector <i>Illegible signature</i>	