

To,

IAR S.A.- GENERAL SHAREHOLDERS ASSEMBLY

NOTE

regarding the establishment of a surface right in favor of Aviatia Utilitara SA, the Romanian Aeroclub and the National Meteorological Administration - Southern Transylvania Regional Meteorological Center

Short history

By Decision 726 / 29.09.1975, issued by the Executive Committee of the People's Council of Brasov County, the building in which the activity AVIASAN –Brasov-Ghimbav and the Meteo-Ghimbav Station is carried out, was transferred from within the administration of the Executive Committee of the People's Council of Brasov county, to the administration of the Ministry of National Defense - TAROM Civil Aviation Command - Utility Aviation Company, which was recorded in the handover-minutes no 12682 / 10.11.1975.

The transfer of the right of operative administration was made under the Decree no. 409/1955 - regarding the regulation of the transfer of goods owned by the state.

The right of administration of the land onto which the construction is built was transferred together with the right of operative administration on the constructions.

We hereby point out that, until today, such rights have not been the subject of real estate advertising.

After 1990, in accordance with the provisions of HG no .834 / 1991, IAR SA performed the necessary diligence in order to carry out the procedures for the issuance by the relevant ministry the certificate of attestation of the right of ownership over the lands necessary for the activity of the company, lands that, at the date of entry into force of HG no.834 / 1991, were in the operational management of IAR SA.

Among the lands on which IAR SA obtained title of property there is a portion of land which carries the building of the common property of the Romanian Aeroclub, the Utility Aviation respectively of the National Meteorological Administration-the Regional Transilvania Southern Meteorological Center.

Compared to the location of the building and the adjacent areas, the cadastral and topography company ProcadImob dismembered, upon the request of IAR SA, the plot of land on which the aforementioned unpublished construction was located, with a surface of 3,938 sqm, registered with the Land Registry of Ghimbav under the cadastral no. 106 072.

Situation to be analysed

In order to exploit the common property construction of the three entities, it is necessary to establish a right of easement/servitude to cross from the road which is the property of IAR SA, to the lot for which the surface right is granted, on a length of 122 m and a width of about 6, 5 m.

Both the establishment of the surface right, as well as the establishment of the easement right, will be made on an onerous basis, the price being determined following the negotiations that will be carried out in this regard.

Given the fact that the three entities want, according to the submitted applications, to complete the formalities of real estate advertising, respectively, to establish their ownership right in the Land Registry, and seeing that at this moment the establishment of the property right is only possible by establishing a right of surface by IAR SA on the land upon which the construction of the common property of the three entities is built, and due to the fact that, otherwise, this right cannot be denied by the courts, involving unnecessary energies and expenses, the Board of Directors of IAR SA has favorably endorsed the request of the three entities, issuing in this respect Decision no 06 CA / 23.03.2020.

Taking into account the powers granted to the general meeting of the shareholders through art 90 of Law 24/2017, respectively art 15, paragraph 4 of Law 137/2002, we submit to your analysis, for approval, the following proposals:

- establishing a real surface right in favor of Aviatiei Utilitare SA, the Romanian Aeroclub and the National Meteorological Administration - Southern Transylvania Regional Meteorological Center, on the land upon which the construction is built, which has an area of 3,938 sqm and is registered in the LR of Ghimbav under No 106072*
- the establishing a right of foot and any vehicle easements, from the public road, to the plot of land upon which the construction of the property of the three entities is located, to ensure access to the spaces and utilities necessary to use the construction, road easement registered in LR 106073, with an area of 833 sqm*
- mandating the General Manager of IAR SA to negotiate and sign with the three entities the surface contract stipulating and establishing the right of passage easement.*

We mention that the two parcels of land are not part of the inventory of production capacities for defense, being included in the civil circuit.

Attached to the present the plan for the location and delimitation of the building, the annex to the urbanism certificate no 166 / 24.06.2019

Dragoş Florin DAVID

CHAIRMAN OF THE BOARD OF DIRECTORS