

**VALUATION REPORT
PREPARED FOR
BLUE BAY CLUB AD**

**OF REGULATED LAND PLOT
WITH AREA OF 106 237 SQM
LOCATED AT THE AREA OF KROTIRYA, POMORIE,
BURGAS REGION**

**FORTON INTERNATIONAL
ALLIANCE PARTNER OF
CUSHMAN & WAKEFIELD**

APRIL 2013



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I. SUMMARY OF THE REPORT

1. General information

Object of Valuation: Regulated land plot located in the area of Krotirya, Pomorie, Burgas region with area of 106 237 sqm;

Agricultural land plot located in the area of Krotirya, Pomorie, Burgas region with area of 4 955 sqm

Owner: Blue Bay Club AD

Purpose of the Report: Assessment of the market value of the property

2. Valuation Result

Market Value: € 4,306,156 VAT exclusive

(Four million three hundred and six thousand one hundred and fifty six) Euros

Effective date 17th April 2013

3. Method of valuation

- Market comparison approach



4. Conflicts of interest

We confirm that there are no conflicts of interest in our advising **BLUE BAY CLUB AD** on the valuation of the property under review. This engagement has been performed independently and without bias toward client or others.

5. Assumptions and sources of information

- i. The available information has been provided to us by **Mariana Velichkova PwC | Legal Counsel** and Rolf Hansteen and includes: Notary deed N 168/12.06.2007; Property sketch from 14.11.2011; Renewed Building permit from 27.12.2007, Specification developing project, Project presentation
- ii. We have gathered additional information for similar properties from some of the largest real estate agencies operating in Sofia.
- iii. We have made an assumption that the information that **BLUE BAY CLUB AD** and these agencies have supplied to us as well as the information obtained upon the property inspection is both full and correct.
- iv. We are not responsible for the authenticity of the information gathered from the different agencies, web-sites and other sources.
- v. The final value result is based on the current market conditions and information available up to the date of this report.

6. Inspection

The property under review was inspected on **12th April 2013** by Petya Manolova, Certified Real Estate Appraiser commissioned by Forton International

II. LOCATION

1. Settlement description

Pomorie is a seaside resort in southeastern Bulgaria, located on a peninsula in Burgas Bay. It is situated 20 km away from the city of Burgas, Burgas Province, and approximately 18 km from the Sunny Beach resort. The town is the administrative centre of the Pomorie Municipality.

Port Pomorie connects the settlement with the nearby towns of Nessebar, Sozopol and Varna. The airport of Burgas is 8 km away from the town of Pomorie.

Population

According to GRAO as of 15 April 2013 the town of Pomorie has a total population of 25 526 people by permanent and current address.

2. Location

Regulated Land Plot I-397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408 massif 16, Krotirya district in the area of Pomorie. The whole land plot area amounts to 106 622.22 sqm, (106 237 sqm by sketch) and farm land with area of 4 955 sqm, which is plot № 016409 in Krotirya district, area of Pomorie.

The subject properties are situated on the left side of E87 highway direction from Burgas to Varna in close proximity to Evropa camping.







III. DESCRIPTION OF THE PROPERTY

1. Description

According to Notary Deed, the following regulated land plots I-397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, massif 16, Krotirya district on the area of Pomorie amount to 106 262.22 sqm. The plot comprises RLP I-397, RLP II-398, RLP III-399, RLP IV-400, RLP V-401, RLP VI-402, RLP VII-403, RLP VIII-404, RLP IX-405, RLP X-406, RLP XI-407, RLP XII-408 of massif 16 in Krotirya district. These land plots used to be farm land area as follows: plot № 016397, plot № 016398, plot № 016399, plot № 016400, plot № 016401, plot № 016402, plot № 016403, plot № 016404, plot № 016405, plot № 016406, plot № 016407, plot № 016408, according to sketches of Pomorie town in Krotirya district in the area of Pomorie with the following borders: to the east - property № 016396, property № 016395, property № 016394 and street/road, to the west – property № 016263, property № 016266 and a street/road, to the north – property № 016068, property № 016266 and a street, to the south – property № 016409 /the other subject-property/.

According to cadastral sketch № 45205/14.11.2012, land plot with identification code 57491.16.643 as per cadastral map and cadastral registers of Pomorie, agreed through Ordinance № RA-18-36/29.04.2009 by the Executive Director of Geodesy, Cartography and Cadaster Agency, last order edit through order: KА-14-02-1880/19.10.2012 by the Head of regional branch of Geodesy, Cartography and Cadaster – Burgas, address of the property: Pomorie, Krotirya district with area: 106 237 sqm: territory designation – urbanized, for complex construction; Number according to previous cadastral plan: district 16, Plot: I; Neighbours: 57491.16.406, 57491.16.630, 57491.16.645, 57491.16.536, 57491.16.644, 57491.16.68, 57491.16.265, 57491.16.266, 57491.16.547; Property owner: Blue Bay Club AD, Bulstat code 147093133.

The property is located at the entrance to Pomorie city in close proximity to the road sign at 1400 m distance from the first hotels. The distance to Burgas is approximately 18 km and the airport is 6 km away. The property is located on the first line, approximately 80 m from the sea. There is a breakwater opposite the property. The nearest beach is Evropa camping. There is a cemetery to the northern side of the property while the treatment plant of the city neighbors the property to the western side of the plot. Access is granted from the west, through a secondary asphalt-paved street with frontage of 468 m. The property has an irregular shape. The terrain is flat with bushes and trees, fenced by concrete pickets.

During the inspection no contamination issues were observed, nor was construction rubbish spotted. There is electricity pillar/power line about 100 m from the subject property.

According to Notary deed plot № 016409 in the area of Krotirya, area of Pomorie EKATTE 57491 is 3-rd category agricultural land. It borders regulated land plot described above and serves as a frontage to the road.



According to the Cadaster & Property register land plot 57491.16.409 in the area of Krotirya is designated for agricultural land with area of 4953 sqm. The plot borders with road E87 and has a frontage of 291 m.

The terrain is level. During heavy rain the level of underground water raises and the plot falls under water. This is typical for the area of Pomorie during storms and rainy seasons.

The distance to the sea is approximately 60 m. Electricity power line is nearby and suitable transport communications.

At present the plot is not used as arable land and there are grass and bushes on it. Part of it is surrounded by fence and concrete pickets.

Currently there are construction works for the extension of E87 from Sarafovo to Pomorie.

Extracts from the cadaster which show the two plots bordering each other are provided below.





2. Easements

No information regarding easements was provided to us so we assume that the subject land does not accommodate any easements.

3. Zoning and permits and project description

According to the construction permit the developer obtained permit for the construction of 4 residential buildings, namely A, B, E, G. According to the investment project Architectural part the number of apartments in each building is as follows:

- Building A – 352
- Building B – 171
- Building E – 171
- Building G – 172

In all buildings there are envisaged service areas as well as kitchens, restaurants with capacity for 100 – 120 guests, changing rooms for showers for the users of the pools.

Built-up area is planned to be 32 000 sqm, density 30,8% and free yard area 69,2%. Intensity will be 1,5 and TBA amounts to 159 500 sqm. Total built-up area of the store on the first level is 7 300 sqm and built-up area of underground is 35 000 sqm.

The first phase envisages adjoining field of 48 000 sqm. Built-up area of the ground floor is 10 063 sqm, density – 20%, free yard area 69,2%, intensity 1,7.

The total built up area of each building is as follows:

A – 31 572 sqm

B – 15 900 sqm

E – 15 900 sqm

G – 18 928 sqm

According to the presentation of the project the site is planned to be developed into a 4-star holiday resort with a total usable building area of approximately 230,000 square meters, equivalent to approximately 1,800 apartments (“Blue Bay Club”).



All building permits are approved. It is estimated that about 10% of the area will be utilized for commercial areas, and possibly some parking spaces. The rest will be developed into approximately 1,800 apartments.

The illustrations below shows an overview of the master plan for the site. The plan includes apartment buildings of 4-7 floors, a hotel with about 300 rooms, commercial spaces ("minimall") with bars, restaurants, shops and other service facilities, as well as extensive outdoor areas with swimming pools, sports activities and more. The entire project is approved for development of up to 230,000 sqm.



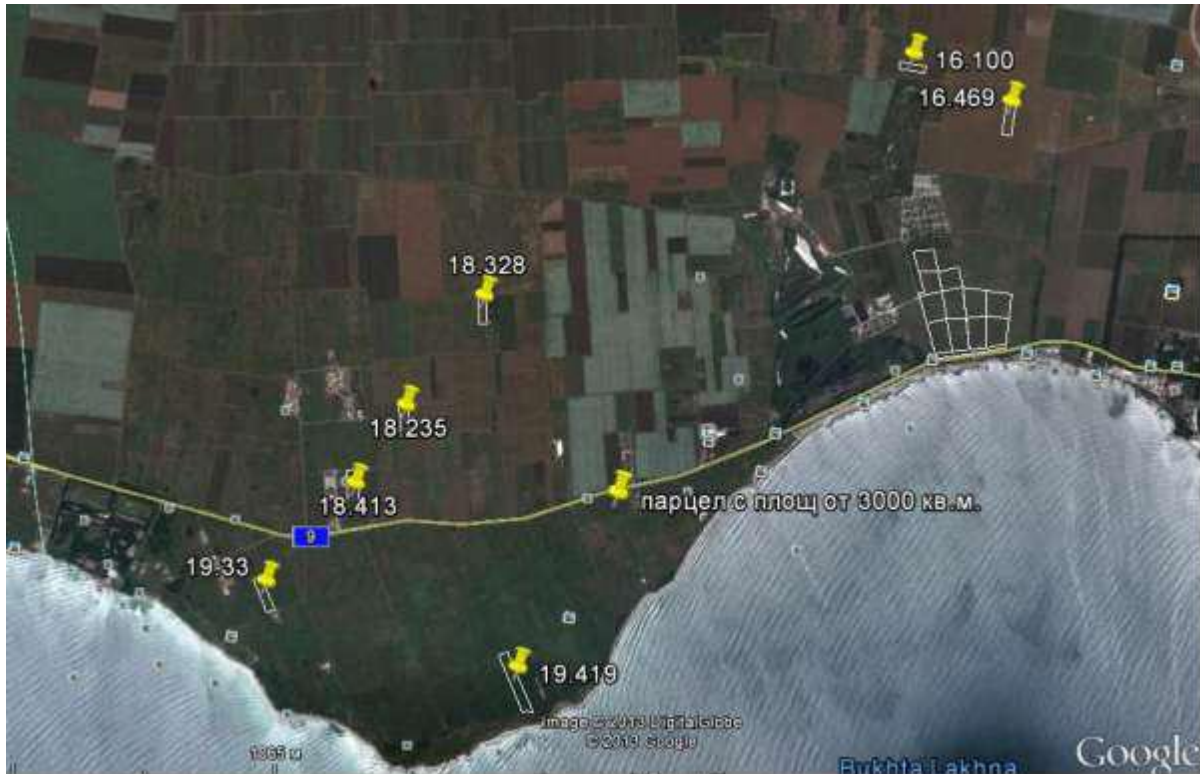


4. Transport

The regulated plot has direct access from the E87 road connecting Burgas and Varna and servicing the smaller settlements in between.

IV. BRIEF PROPERTY MARKET OVERVIEW

In the area of the subject properties land offered for sale is in the range of 20 – 130 euro per sqm. The upper asking prices are for regulated land. Plots for sale vary from 3 000 sqm to 20 000 sqm as shown on the picture below



The land market in this area of Pomorie during the last 5 years has been frozen. The last complex which has been completed in the region is Victoria Residences.

Victoria Residences unites three exquisite gated communities: Victoria Royal Garden, Victoria Garden and Victoria Hill.

The market has not witnessed deals with plots of such scale the last couple of years. In retrospective view the prices at which agricultural land in the area were acquired were in the range of 7-15 euro/sqm. Single speculative deals for agricultural land reached even 30 euro/sqm.



V. VALUATION METHODOLOGY

1. Valuation methodology

A valuation is a prediction of price, not a guarantee. By necessity it requires the valuer to make subjective judgments that, even if logical and appropriate, may differ from those made by a purchaser, or another valuer. Historically it has been considered that valuers may properly conclude within a range of possible values. The purpose of the valuation does not alter the approach to the valuation. Property values can change substantially, even over short periods of time, and so our opinion of value could differ significantly if the date of valuation was to change.

The term Market Value means ‘The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm’s length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion’. The Royal Institution of Chartered Surveyors has adopted the new definition of market value settled by the International Valuation Standards Council (IVSC) in International Valuation Standards 2011.

We usually apply two methods of valuation when valuing land – the Market Comparison Approach and the Residual Approach both defined below:

2. Market Comparison Approach

The evaluation on the base of the method of comparable sales is done by a direct comparison of the evaluated property (building or land) with appropriate analogues. The main point in the method is the use of the market information for concluded deals during the past two-three months on the relevant real estate market. The analysis includes a procedure for interpreting and transforming the prices of the comparable sold properties on a market oriented value of the valuated property. If the comparable property exceeds in quality the evaluated property with one factor, a negative correction is set to decrease the value of the evaluated property.

The comparison is made by the use of indexes such as: location, physical characteristics, purpose, functionality, engineering equipment and infrastructure, transport accessibility to the property, building characteristics, ecological conditions of the territory, market characteristics, etc.

The analysis includes properties with the same or similar functional purpose and usage. After the comparison of the properties, a correction is made to define the corrected price for 1 sqm and on this basis the value of the evaluated property is defined.



In this relation the market value of the property under review is as follows:

€ 4,306,156 VAT exclusive

(Four million three hundred and six thousand one hundred and fifty six) Euros

We have valued the agricultural plot as part of the regulated plot since the former serves as frontage and access to the E87 road. Thus the smaller plot is of crucial importance for the proper servicing of the bigger one and its market value per square meter is equal to that of the serviced regulated land.

VI. CONFIDENTIALITY AND DISCLOSURES

The contents of this Report are intended to be confidential to **BLUE BAY CLUB AD** and for the specific purpose stated. Consequently, and in accordance with current practice, no responsibility is accepted to any other party in respect of the whole or any part of its contents. Before the report or any part of its contents are reproduced or referred to in any document, circular or statement or disclosed orally to a third party, our written approval as to the form and content of such publication or disclosure must first be obtained. For avoidance of doubt, such approval is required whether or not this firm is referred to by name and whether or not our Report is combined with others.

The information herein was obtained from various sources; we do not guarantee its accuracy or completeness. Additional information is available. Neither the information nor any opinion expressed constitutes an offer, or an invitation to make an offer, to buy or sell any properties, or any options, or other securities related to such properties. FORTON or its affiliates may from time to time perform or solicit consulting, agency, or other services from any entity mentioned in this report.

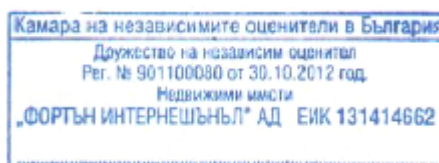
Investors should seek advice regarding the appropriateness of investing in the property discussed or recommended in this report and should understand that statements regarding future prospects may not be realized. Investors should note that income from such property may fluctuate and that the property's price or value may change significantly. Accordingly, investors may receive back less than originally invested. Past performance is not necessarily a guide to future performance. Foreign currency exchange rates as well as political and economic risk may adversely affect the value, price or income of the properties mentioned in this report.

On behalf of Forton International:

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VII. APPENDICES

Market comparison approach - calculations:

N	Location & description
1	Regulated land plot first line from the sea in the area of Lahana, Pomorie. The nearby Majestic Sea Village is currently under construction and toward Sarafovo holiday village Balkana is about to commence construction works. The plot has rectangular shape. The frontage to the sea is 181 m. Allowed TBA amounts to 16 500 sqm, intensity 0,8, construction height 7 m, density 40%. Easement zone of 50 m from the sea valid under the old law. There is a construction permit for each single building and for the entire complex. Private water pipes and sewage are expected in 2013. The plot has magnificent view toward Burgas bay and Pomorie and available Detailed master plan (blue print) for residential complex.
2	Regulated land plot located in the area of village of Atia, Chernomoretz, Burgas area with available project for the development of holiday residential complex about 2 km from the seaside. The plot is amalgamated from 150 separate plots. Full documentation available - from the commencement of construction works to the development of the complex the next 30 years. Rosen Atia Resort is envisaged to become Bulgaria's most exclusive Life Style Entertainment cum Residential Destination Resort comprising Luxury Hotels, a Mega Casino, Night Clubs, Convention Hall's, State of the Art Spa, Super Sports Facilities, a Shopping and Relaxation Complex with dwelling units. Phase 1 - (2013 – 2014) <ul style="list-style-type: none"> Ø Luxury Hotel including 5 restaurants, Convention Center, Amphi- theater, Sports Center and Spa. Ø A Mega Casino under 100,000 sq feet covered area, State of the Art equipment and Facilities. Ø Completion by end 2015 Phase 2 - (2019 – 2022) <ul style="list-style-type: none"> Ø Extension of Hotel 350 rooms Ø Addition of Theme Park Ø Completion by 2021 Ø Operational by 2022
3	Regulated land plot located first line from the sea in Tsarevo, Burgas region, next to Oasis camping with available water and electricity in close proximity. The plot has access to road and the following characteristics: density 40%, intensity 1,2, construction height. The plot has available detailed master plan for a residential development.
4	Regulated land plot located 700 m from the sea in Djuni holiday complex and 5 km away from Sozopol, Burgas region. The plot is level and has the following parameters: density 30%, intensity 1,1, cornice height 10 m. The plot is suitable for a residential development.



N	Area (m2)	Price (euro) VAT exclusive	Price (euro/m2) VAT exclusive	Location adjustment	Offer adjustment	Condition adjustment	Amended value EURO/m2 VAT Excl.
1	20,596	€ 1,887,917	€ 91.66	0%	-40%	2%	€ 56.83
2	422,000	€ 8,333,333	€ 19.75	-17%	-15%	40%	€ 21.33
3	23,135	€ 2,313,500	€ 100.00	-12%	-42%	2%	€ 48.00
4	70,000	€ 2,916,667	€ 41.67	-15%	-20%	4%	€ 28.75
Average value EUR/sqm							€ 38.73
Land Plot (sqm)							106,237
Market value							€ 4,114,262.67
Agricultural land (sqm)							4,955
Market value							€ 191,893.33
Total							€ 4,306,156.00



Sketch of the plot



АГЕНЦИЯ ПО ГЕОДЕЗИЯ,
КАРТОГРАФИЯ И КАДАСТЪР

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СЛУЖБА ПО ГЕОДЕЗИЯ, КАРТОГРАФИЯ И КАДАСТЪР - гр. БУРГАС

8000, ПОЩЕНСКА КУТИЯ -526, Бул. "СТ. СТАМБОЛОВ" №120, ет.4, 056/613518; 549701,
burgas@cadastre.bg, acad_burg@mail.bg, БУЛСТАТ:130362903

СКИЦА НА ПОЗЕМЛЕН ИМОТ
№ 45205 / 14.11.2012 г.

Поземлен имот с идентификатор 57491.16.643

Гр. Поморие, общ. Поморие, обл. Бургас

По кадастралната карта и кадастралните регистри, одобрени със Заповед РД-18-36 / 29.04.2009г.

на ИЗПЪЛНИТЕЛЕН ДИРЕКТОР НА АГКК

Последно изменение със заповед: КД-14-02-1880 / 19.10.2012г. на НАЧАЛНИК НА СГКК - БУРГАС

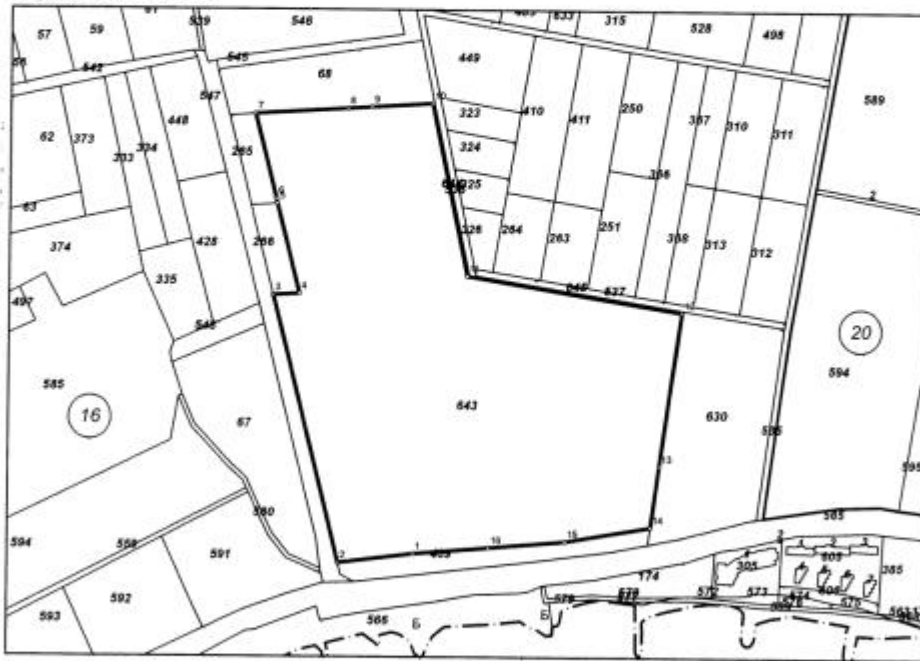
Адрес на поземления имот: гр. Поморие, м. Кротиря

Площ: 106237 кв.м

Трайно предназначение на територията: Урбанизирана

Начин на трайно ползване: Комплексно застрояване

Координатна система 1970г.



М 1:5000

Номер по предходен план: квартал: 16, парцел: 1

Съсед: 57491.16.409, 57491.16.630, 57491.16.645, 57491.16.536, 57491.16.644, 57491.16.68,
57491.16.265, 57491.16.266, 57491.16.547

Скица № 45205 / 14.11.2012 г. издадена въз основа на документ с входящ № 99-27080 / 10.10.2012 г.



инж. Светла Захариева/



АГЕНЦИЯ ПО ГЕОДЕЗИЯ,
КАРТОГРАФИЯ И КАДАСТЪР

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Собственици:

1. 147093133, "БЛУ БЕЙ КЛЪБ" АД

Няма данни за идеалните части

Нотариален акт № 101 том 7 рег. 1695 дело 1459 от 13.06.2007г., издаден от Служба по вписванията Поморие

Списък с координатите на точките, определящи границите на поземления имот:

Координатна система 1970г.

Точка №	Координати	
	X [м]	Y [м]
1.	4649267.94	9595263.75
2.	4649259.44	9595194.75
3.	4649507.12	9595132.88
4.	4649508.62	9595156.69
5.	4649591.88	9595135.88
6.	4649596.69	9595134.69
7.	4649675.00	9595115.12
8.	4649680.38	9595199.75
9.	4649681.81	9595221.94
10.	4649685.38	9595277.98
11.	4649525.20	9595312.14
12.	4649492.44	9595510.72
13.	4649349.94	9595491.50
14.	4649293.44	9595483.81
15.	4649279.94	9595405.56
16.	4649273.81	9595334.50

Скица № 45205 / 14.11.2012 г. издадена въз основа на документ с входящ № 99-27080 / 10.10.2012 г.



/инж. Светла Захариева/



Notary deed

<p>Нотариална такса по ЗНОТ.</p> <p>Удостоверяван материален интерес: 31678.20 лв.</p> <p>Пропорци такса: 2.8 851.60 лв.</p> <p>Общи такса: 7.5 4.80 лв.</p> <p>Допълн. такса: 865.40 лв.</p> <p>Всичко: 1649.78 лв.</p> <p>Сметка № 1649/78 от 06.2007 г.</p> <p>Кв. № от г.</p>	<p>Вписване по ЗС/ПВ</p> <p>Служба по вписванията</p> <p>Вх. рег. № от г.</p> <p>Акт № том дело №</p> <p>Партиданъжната том стр.</p> <p>Такса за вписване по ЗДГ:</p> <p>Кв. № от г.</p> <p>СЪБИЯ ПО ВПИСВАНИЯТА:</p>
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НОТАРИАЛЕН АКТ

ЗА СОБСТВЕНОСТ ВЪРХУ НЕДВИЖИМИ ИМОТИ

..... том рег. №. 2064 дело №. 1132 от 2007

Днес, на 12.06.2007 година (двадесет и две хиляди и седем години) в гр. Поморие, в кантората ми, на ул. „Ескард Йосиф“ №18 при мен, Христо Рубачев, Нотариус рег. № 289 по регистра на Нотариалната камара с район на действие Поморие, Районен съд, на основание писмените документи приложените молбата на **БЛУ БЕЙ КЪЛЪБ АД**, със седалище и адрес на управление гр. Поморие, обл. Бургаска, ул. „Княз Борис I“ № 219, вписано с решение по фирмено дело № 3471/2006 година, том 116, рег. I, стр. 42, парт. № 2504, БУЛСТАТ 147093133, представявано от **БОЯН ГЕОРГИЕВ БОНЕВ**, ЕГН-7303189041, притежаван лична карта № 188484397/31.01.2005 година, издадена от МВР-София, с постоянен адрес гр. София, Столична Община, ул. „Бозилджа“ № 4, вл. 3, действително на основание нотариално заверено пълномощно рег. № 5508/27.09.2006 година на Елена Яковлева-помощник нотариус на Александър Павлов, нотариус рег. № 120 на Нотариалната Камара, с район на действие РС-гр. София, издадена от **НИЙЛ ОЛИВЪР О'РАЙЛИ** (Neil Oliver O'Reilly), гражданин на Република Ирландия, роден на 19.12.1975 г., притежаван паспорт № P50780002, изд. на 26.09.2005 г., валиден до 26.09.2015 г., с адрес: 127, Дарга Ул., Ноксидж, гр. Дублин 16, Република Ирландия в качеството му на Изпълнителен директор на **„БЛУ БЕЙ КЪЛЪБ“ АД** гр. Поморие и съгласно чл. 483 ал. 1 от ГПК и на основание чл. 73 (4) от ТЗ извършил този нотариален акт по представяния ми проект, с който **ПРИЗНАВАМ „БЛУ БЕЙ КЪЛЪБ“ АД**, със седалище и адрес на управление гр. Поморие, обл. Бургаска, ул. „Княз Борис I“ № 219, вписано с решение по фирмено дело № 3471/2006 година, том 116, рег. I, стр. 42, парт. № 2504, БУЛСТАТ 147093133 за собственик на следните недвижими имоти:

1. УРЕГУЛИРАН ПОЗЕМЛЕН ИМОТ I-397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408 (едно римско, триста деветдесет и осем арабско, триста деветдесет и осем арабско, четиристотин арабско, четиристотин и

само арабско, четиристотин и две арабско, четиристотин и три арабско, четиристотин и четири арабско, четиристотин и пет арабско, четиристотин и шест арабско, четиристотин и седем арабско, четиристотин и осем арабско, четиристотин и девет арабско, четиристотин и десет арабско, четиристотин и единадесет арабско, четиристотин и дванадесет арабско, четиристотин и тринадесет арабско, четиристотин и четиринадесет арабско, четиристотин и петнадесет арабско, четиристотин и шестнадесет арабско, четиристотин и седемнадесет арабско, четиристотин и осемнадесет арабско, четиристотин и деветнадесет арабско, четиристотин и стотин арабско, четиристотин и единадесет хиляди и петстотин арабски метра) с граници на имота: изток-имот № 016396, имот № 016395, имот № 016394 и улица (път), запад-имот № 016263, имот № 016266 и улица (път), север-имот № 016698, имот № 016266 и улица, юг-имот № 016409.

Описаният **УРЕГУЛИРАН ПОЗЕМЛЕН ИМОТ I-397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408** е образуван чрез обединяване на УПИ I-397; УПИ II-398; УПИ III-399; УПИ IV-400; УПИ V-401; УПИ VI-402; УПИ VII-403; УПИ VIII-404; УПИ IX-405; X-406; УПИ XI-407; УПИ XII-408 от масив 16 (шестнадесет), в местността „Кротира“, землището на гр. Поморие, недейт. урег. улици с площ от 106 262, 22 кв.м. (сто и шест хиляди шестстотин и две хиляди и шестстотин квадратни метра) и землището на гр. Поморие, недейт. урег. улици с площ от 106 262, 22 кв.м. (сто и шест хиляди шестстотин и две хиляди и шестстотин квадратни метра) с граници на имота: изток-имот № 016396, имот № 016395, имот № 016394 и улица (път), запад-имот № 016263, имот № 016266 и улица (път), север-имот № 016698, имот № 016266 и улица, юг-имот № 016409.

Описаният **УРЕГУЛИРАН ПОЗЕМЛЕН ИМОТ I-397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408** е образуван чрез обединяване на УПИ I-397; УПИ II-398; УПИ III-399; УПИ IV-400; УПИ V-401; УПИ VI-402; УПИ VII-403; УПИ VIII-404; УПИ IX-405; X-406; УПИ XI-407; УПИ XII-408 от масив 16 (шестнадесет), в местността „Кротира“, които урег. улици поименно имоти съставляват имоти (поземлен имот) Земледелска земя, часта селска: имот № 016397; имот № 016398; имот № 016399; имот № 016400; имот № 016401; имот № 016402; имот № 016403; имот № 016404; имот № 016405; имот № 016406; имот № 016407; имот № 016408 по плана за чермерзделение на гр. Поморие, в землището на гр. Поморие.

Данъчната оценка на този недвижен имот е 391 044,90 лева (триста деветдесет и единадесет хиляди четиристотин и четири лева и деветдесет стотинки) съгласно Удостоверение № 3709/29.05.2007 г. за данъчна оценка по чл. 264 ал. 1 от ДОПК, издадена от Община Поморие, дирекция „БФМД“.

ЗЕМЕДЕЛСКА ЗЕМЯ с граници на трайно ползване ННВА на площ от 4 955 дека (четири хиляди деветстотин петдесет и пет кв.м), съставляваща имот № 016409 (нула, шестнадесет хиляди, четиристотин и девет) в местността „Кротира“, землището на гр. Поморие с ЕКАТТЕ 57491, общ. Поморие, трета категория на земята, при граници и съседни на имота, съгласно СКИН № 005282/01.06.2007 година, издадена от ОС „ЗГ“ гр. Поморие; имот № 016408 (нула, шестнадесет хиляди четиристотин и осем) – нива на „Сънет ризорт“ ООД, имот № 016407 (нула, шестнадесет хиляди четиристотин и седем) – нива на „Сънет ризорт“ ООД, имот № 016404 (нула, шестнадесет хиляди четиристотин и четири) – нива на „Сънет ризорт“ ООД, имот № 016403 (нула, шестнадесет хиляди четиристотин и три) – нива на „Сънет ризорт“ ООД, имот № 003763 (нула, нула, три хиляди четестотин шестдесет и три) – мостен път – на община Поморие, имот № 003793 (нула, нула, три хиляди четестотин деветдесет и две) – път I клас – съвдана собственост и имот № 016396 (нула, шестнадесет хиляди триста деветдесет и шест) – Хранителна пр. на „Поморие Винари“ АД.

Имот № 016409 е образуван от имот № 016390.

Данъчната оценка на този недвижен имот е 631,30 лева съгласно Удостоверение № 3862/01.06.2007 година за данъчна оценка по чл. 264 ал. 1 от ДОПК, издадена от Община Поморие, дирекция „БФМД“.

При съставянето на акта са представени следните документи, установяващи притока на собственост и изпълнението на особените изисквания на закона: Удостоверение за актуално правно състояние на „Блу Бей Кълъб“ АД гр. Поморие от 05.06.2007 г. на БОС по ф.д. № 3471/2006 г. Нотариално заверено пълномощно рег. № 5508/27.09.2006 година на Елена Яковлева-помощник нотариус на Александър Павлов, нотариус рег. № 120 на НК, с район на действие РС-гр. София, Устав на „Блу Бей Кълъб“ АД от 27.09.2006 година, с нотариална заверка на подлинните, рег. № 8405/11.10.2006 година на Мария Бакърджиева, нотариус, рег. № 110 на НК, с район на действие Районен съд-гр. Несебър, вписан в Агенция по вписванията, Служба по вписванията гр. Поморие акт № 15, том 3, вх. рег. № 4913/28.11.2006 година, СКИН № 78/15.05.2007 година.

издадена от Община Поморие, СКИН № 005282/01.06.2007 година, издадена от ОС „ЗГ“ гр. Поморие; Решение № 1206/10.2005 г. на Областна Дирекция „Земеделие и гори“ гр. Бургас-4 бр.; Удостоверение № 3709/29.05.2007 година за данъчна оценка по чл. 264 ал. 1 от ДОПК, издадена от Община Поморие, дирекция „БФМД“; Удостоверение за данъчна оценка по чл. 264 ал. 1 от ДОПК, изд. № 3862/01.06.2007 година, издадена от Община Поморие, дирекция „БФМД“; Удостоверение за лична на всички лица № 3228/01.06.2007 година на Агенция по вписванията, Служба по вписванията гр. Поморие; Висока Бетжежа за вписана такса за вписване на акта по сметка на АВ СВ при Районен съд Поморие; Висока Бетжежа за вписана нотариална такса записан № ПР/151-265/25.04.2006 г. на Кмета на Община Поморие; Заповед МРП/16-87/24.08.2005 г. на Кмета на Община Поморие; Заповед МРП/16-101/06.10.2005 г. на Кмета на Община Поморие; Заповед МРП/16-101/06.10.2005 г. на Кмета на Община Поморие.

НОТАРИУС:

Всичко е оригинал в гр. Поморие
12/06/2007 г. вписано:





Pictures of the property:

RLP I-397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408 massif 16, Krotirya area, Pomorie with area of 106 237 sqm







Agricultural plot with area of 4955 sqm





Copy of the appraiser's certificate





Declaration of compliance

with the requirements under paragraph 1 Article 21 of Independent Valuers Act

We hereby certify that we are not related persons to the assignor, owner or user of the object of valuation!

Independent Valuers Act

(Promulgated, SG, No. 98/14.11.2008, effective 15.12.2008)

Article 21. (1) The independent valuer may not prepare and sign a valuation where:

1. he is a related person to the assignor within the meaning of § 1, item 3 of the Tax and Social Insurance Procedure Code;
 2. he is a related person to the owner or user of the object of valuation within the meaning of § 1, item 3 of the Tax and Social Insurance Procedure Code;
 3. he or a person related to him within the meaning of § 1, item 3 of the Tax and Social Insurance Procedure Code has a property or another interest related to the object of valuation;
 4. he has liabilities in regard to the owner or user of the object of valuation or to the valuation assignor at the time of carrying out the valuation.
- (2) The requirements under paragraph 1 shall also apply to all members and employees of a company of the independent valuer.
- (3) A declaration of compliance with the requirements under paragraph 1 shall be attached to the valuer's report on the valuation conducted by him.