

## ACTIVITY REPORT description for the QUIK group of buildings and installations

Editor of the report:

SC ROMCOM INVESTING SRL

Address: 49A, Gh. Doja st., Bihor Oradea district

Registration no. with the trade register: J05 / 590 / 14.07.2000 Unique registration code:  
RO13232479

[www.ROMCOM.ro](http://www.ROMCOM.ro)

Client:

THE QUIK group

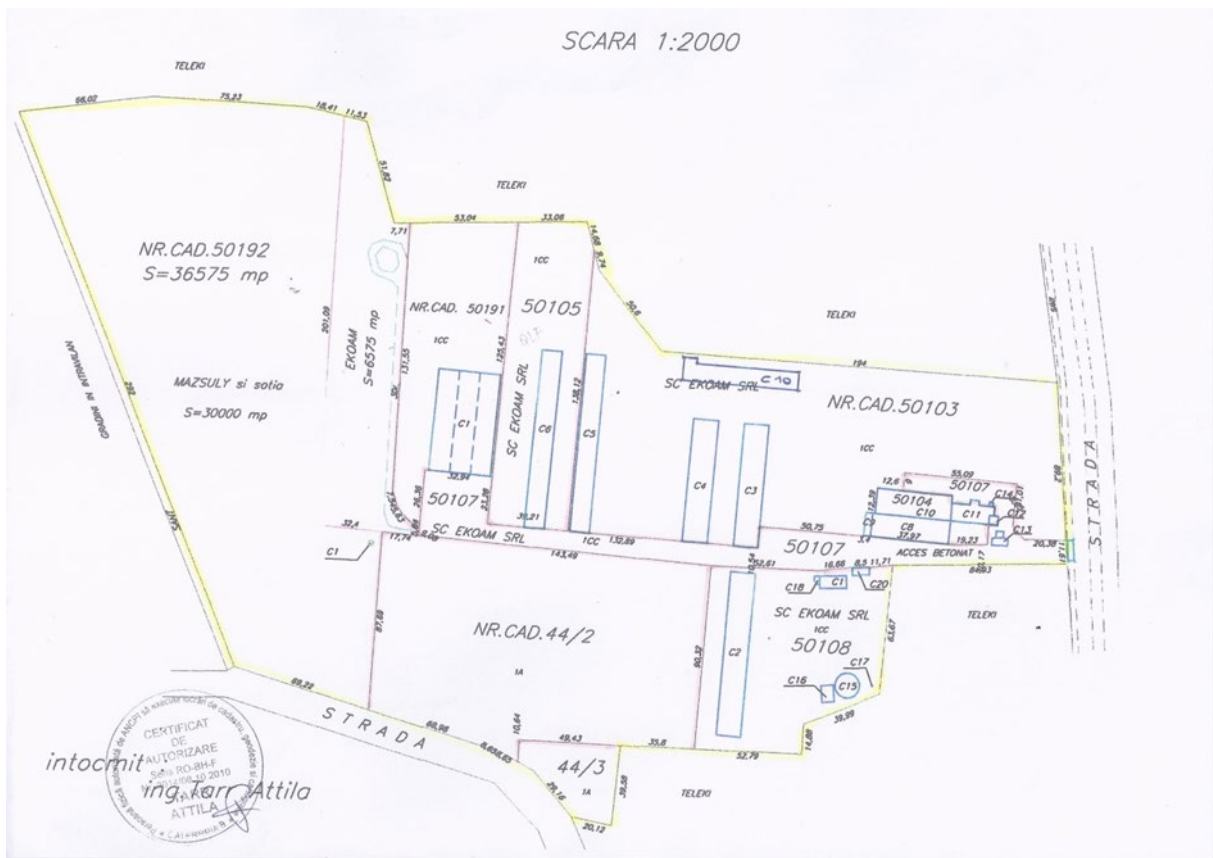
442 Rosiori, Bihor district

The text in this brochure is a translation from Romanian. This sometimes explains a moderate

INDEX

1. Appreciation assumptions ...
2. General presentation ...
3. Buildings and other fixed assets ...

- 3.1 Building NO. 1: WEIGH BRIDGE ...
- 3.2 Building NO. 2: mill and storage rooms ...
- 3.3 Building NO. 3: administrative building ...
- 3.4 Building NO. 4: pump house and WATER RESERVOIR ...
- 3.5 Building NO. 5: storage space and OFFICE space ...
- 3.6 Building NO. 6: storage space and OFFICE space ...
- 3.7 Building NO. 7: storage space and WORKSHOP ...
- 3.8 Building no. 8: storage space, carpenter shop, shoe factory and administrative space ...
- 3.9 Building NO. 9: storage space ...
- 3.10 Building NO. 10: storage space ...
- 3.11 Building NO. 11: fuel storage room ...
- 3.12 Building NO. 12: throwing equipment ...
- 3.13 BUILDING ofsenten



Map of the business park in Rosiori

In this report we start with a tour of the buildings: "

No. 1 Starting at the strada there is No. 1 weighbridge

No. 2 animal feed factory and storage

No. 3 on the left home and dog houses

Behind No. 4 pump housing and water reservoir

In addition No. 5 shed

Opposite of our own road no. 6

Beyond no. 7

Right behind it no. 12

Then further nr 8 shed

Then further nr 9 shed

Then no. 10 storage of foil

Then 9 foil greenhouses complete with water source, water silo and pumps are not listed.

No. 11 the fuel storage is further forward

## 2. GENERAL PRESENTATION

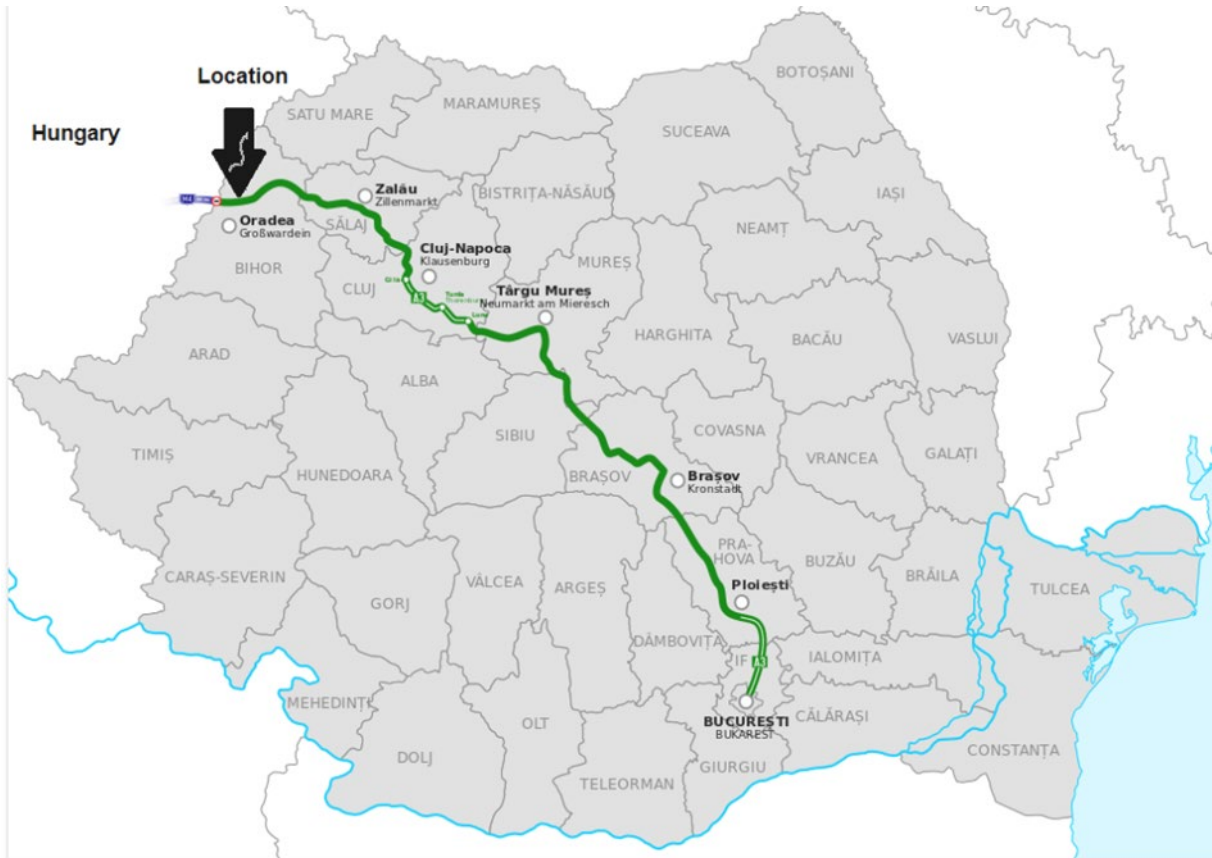
Location: 25 km from Oradea - 30 km from the Hungary border - 280 km from Budapest

The Quik Center is conveniently located for entrepreneurs who want to use, for example, cheaper labor, but who want to focus on Western Europe. It is not without reason that many Western European and Italian entrepreneurs are active in this region. Moreover, the A3 motorway under construction offers opportunities for growth in the region; the ideal connection between East and West!

Location business center:

- Motorway A3 nearby
- Along the Oradea - Satu-Mare main road (see map)
- Within walking distance of train station / bus stop

- Debrecen Airpo



rt 40 minutes: Direct



flight Ei



ndhoven – Debrecen

### 3. Buildings and other fixed assets

General information:

- Electricity - the group has its own 250 KVA transformer that supplies all necessary power, including three-phase electrical power. Each building is connected to the electrical system and has three-phase electrical power too.

- Running water is possible due to the local township running water system. The group also has a pump house with a 66 meter deep well. Its main purpose is to ensure a permanent supply of water to the reservoir at 350 cubic meters (in the event of a fire), but can also be used when there is no water from the local municipality network. For those situations when the supply of water from the local system is temporarily interrupted, there is a 3,000-liter tank in the pump's house, which is connected directly to the drilled well in order to provide the entire plant with drinking water.

- For waste water and rainwater, each building has its own septic tank.

- Heating system - There are 3 places on the site for which Heating: the administrative building (building no. 3), the dentist's office (part of building no. 5) and the offices (part of building no. 6). Each of these buildings has its own wood-fired heating unit. During the cold season, wood is stored in a building located on the south side of the plant, which cannot be used for other purposes due to its high level of degradation, and for which renovation is not recommended, but it must be demolished earlier. For this reason, the building is not included in this report.

- Protection against fire - the entire installation is equipped with a modern fire prevention and extinction system. In order to prevent forest fires, a number of materials with high fire protection capacity were used as renovating the buildings (for example, the mill has a metal structural frame and is made of fire-resistant panels. For fire detection and extinction purposes, the group quickly has the following taken:

a. There is a 350 cubic meter reservoir with water for fire extinction

b. Every building is connected to the fire protection system

c. In the pump house there are two pumps that pump water from the reservoir into the fire extinction system

d. Every building has fire hydrants connected to the same system

e. There are fire hydrants on the concrete platforms and between buildings; these fire hydrants are buried in the ground so they would not impede the movement of vehicles around the plant, but they are well marked for quick access in case of need

f. There are smoke detectors in buildings 7, 8, 9, and 10 that automatically switch on the pumps in the pump's house in the event of a fire

g. The fire through the control panel system, which allows the constant control of the fire system, is located in building no. 6, where the group's main offices are

h. All employees trained with regard to the operation of the fire system so that they can respond to a fire in the shortest possible time in case of a fire.

On the following pages we provide a general description of the buildings:

### 3.1 Building NO. 1: WEIGH BRIDGE



It consists of the authorized weighbridge with a maximum capacity of 15 tonnes and the operator of the room.

Year of construction: 1980

Year of the renovation: 2005

Year when operating accrued:

July 2017

address: 442 Rosiori district Bihor usable floor space: 41 m<sup>2</sup>

Construction of identification: C13-

"Constructii anexa / Cantar si cabina" (CF 50107 lot 5)

Description: Building made of brick with concrete floors

Space division: the operator of the room and the outside weighbridge

Height: ground floor Utilities: electricity, Heating usage: vehicle weighbridge tenants: N / A

Best use possible: weighbridge



2 Building No.2: compound feed installation



This building consists of 3 building units that are connected to each other



#### Unit A - The mill

Unit A building has a reinforced concrete and structural metal frame, with brick walls and fire-resistant drywall panels; the hiding places, the grain mill and the accompanying equipment.

The grain mill has a capacity of 5 tons / hour (for the production of the flour) and consists of:

- ☐ Cereal feeder with magnet (to eliminate metal scraps or objects from the grains)
- ☐ Cereal bunkers (4 pieces) with a total capacity of app. 5 cubic meters

Molen Hammer mill



☐ Granulator

☐ Goods storage bunkers (4 pieces) finished with a total capacity of app. 10 cubic meters

☐ Additive feeder for obtaining combined forage crops

☐ Electronic scales

☐ Electric heating tank for molasses

☐ Guest room for the dryer the air compressor

☐ Guest room for the steam boiler (60-80 degrees Celsius)



Year of construction 1980 /

overall renovation 2005 year

when operating built up:

Address: 442 Rosiori, Bihor district

Usable floor space: C11 187 m = 2; C14 = 4 m<sup>2</sup>

Building identification: C11 "constructii edilitare si industriale / cladire moara" (CF 50104 lot 2); C14 "camera cazan abur" (CF 50107 lot 4)

Description: metal frame with structural fire-resistant drywall panels, concrete floors, electrically operated industrial entrance gate. Near the main building there is an electrically heated external molasses tank and two separate rooms that are connected to the main building: one for the air compressor needed for the dryer (which removes moisture from the air is used to dry the compressed air in pipes), with brick walls and concrete floor, and another for the steam boiler (60-80 degrees Celsius) with walls and roofs made of sandwich panels.

Room division: The unit of this building is linked to the construction of unit B, without any doors or other access roads;

Height: ground floor, 18 m high

Utilities: electricity (including three-phase electrical energy)

Use: grain mill

Renters: N / A

Best use possible: compound feed installation





## Building unit B - storage space

This building originally served as a shed, but then it was consolidated, modernized and walled up to serve as a warehouse. The unit of this building has two main areas: the warehouse (warehouse 1) and the office. The building has a structural frame of reinforced concrete and concrete floors, the roof is made of asbestos-free corrugated sheets and the side walls are made of sandwich panels. The first space was later expanded with another warehouse (warehouse 2) with wooden structural frames, concrete floors, a made of zined metal corrugated roof and the side walls made of sandwich panels. The office space has a separate access door, but it can also be entered from warehouse 1. Warehouse 1 has three large access gates (industrial sectional doors with a manual vertical sliding system) allowing easy loading and unloading of goods from / to the warehouse. Warehouse 2 has a double entrance gate.

Year of construction / renovation: 2005 / -

Year when operating summ

Address: 442 Rosiori, Bihor district

Usable floor space: 473 m<sup>2</sup>

Construction of identification: C10 "constructii anexa / sopron"; C12 - "Constructii administrative si sociocultural / sopron" (CF 50104 lot 2)

Description:

☑ Warehouse 1: reinforced concrete structural frame, concrete floor, roof made of asbestos-free corrugated sheets, side walls made of sandwich panels; 3 large access gates (industrial sectional sliding door system and a manual vertical system);

☑ Warehouse 2: wooden structure, concrete floor, side walls and ceiling made of sandwich panels, unusable attic, roof made of zined corrugated metal sheets, double access gate;

☑ Office space: structural frame of reinforced concrete, concrete floor, roof made of asbestos-free corrugated sheets, side walls made of sandwich panels, windows, separate entrance and direct access door from warehouse 1.

Room division: The unit of this building is connected to unit B (the mill), with direct passage, without any doors or other access roads; Warehouse 1 has a room of 320.82 m<sup>2</sup>, Warehouse 2 has two rooms (65.59 m<sup>2</sup> + 66.59 m<sup>2</sup>) and the office space has a room of 20 m<sup>2</sup>.

Height: warehouse 2 / office: max. Height 3.11 m, warehouse 1: min. Height 3m, max. Height

4.5 m

Utilities: three-phase electrical current

Use: storage place for vegetables in wooden crates

Renters: N / A

Best use possible: warehouse

Conditions of sale: with the entire agricultural crops

Investments needed immediately after the acquisition: Nr.





Building unit C storage space



This is the main building around which building units A and B were erected. It is made of brick walls with a structural frame of reinforced concrete and an asbestos-free corrugated roof. The storage space is spread over two levels (ground floor and first floor).

Right next to the main building there is an annex made of brick. This serves as a small storage room and is currently used as storage for a construction company

Year of construction / renovation: 1922/2005 year when operating built up: August

Address: 442 Rimnicu, Bihor district

Usable floor space: C8-708.11 m<sup>2</sup>; C9 - 33 m<sup>2</sup>;

Building identification: C8 / C9 "constructii anexa / depozit cereale si depozit pesticides" (CF 50103 lot 1);

Description: C8 grain storage room: brick walls (100 cm thick on the ground floor and 75 cm thick on the first floor), structural framework of reinforced concrete, corrugated metal roof, concrete floor; C9 storage construction: brick walls (25 cm thick), concrete floor, windows grilles for protection.

Area division: C8 grain storage room has two floors: ground floor (342.61 m<sup>2</sup>) and first floor (365.50 m<sup>2</sup>) - the area in the CF (cadastral register certificate) is 438 mp gross floor area; C9 pesticide storage has only one room of 33 m<sup>2</sup>.

Height: C8 grain storage room: ground floor (height 3.15 m) and the first floor (height min. 3 m - max. 4.6 m), C9 pesticide storage: ground floor, max. Height 2.9 m;

Utilities: three-phase electrical current

Use: grain storage

Renters: N / A

Best use possible: grain storage or other



No. 3: residential building



Building 3 is a residential building currently used to accommodate one of the employees of the company.

The building consists of bricks, with shingle roof, and it has a kitchen, a bathroom, two rooms, a lobby and the heating room unit. The building has electricity, drinking water, sewerage and its own heating system (wood-fired heating unit).

This building is ideal for office space  
or living spaces for the plant manager / keeper.

In addition to the administrative building, there is a shed that is currently being used as a shelter for dogs, but it can also be used for parking.

Year of construction / renovation: 1980/2005 years when operational built up: price 18150 euros

Address: 442 Rosiori, Bihor district

Usable floor space: C1 = 79 m<sup>2</sup>; C20 = 33 m<sup>2</sup>; C18 = 9 m<sup>2</sup>

Building identification: C1 - "constructii administrative si sociocultural / cladire adminstrativa"; C20 "constructii anexa-Sopron"; C18- "constructii industriale si edilitare / centrala termica" (CF 50108 lot 6)

Description: brick walls and slate roof

Room division: C1 - three rooms, kitchen, bathroom, the lobby; C18 heating unit rooms; C20 - outer cast.

Level of finish: plastered and painted both on the outside and inside

Height: ground floor

Utilities: electricity, running water, sewerage, heating

Use: living quarters / shed / heating unit

Renters: none.

Best use possible: quarters or office space heating / unit / barn living





### 3.4 Building no.4: pump house and WATER RESERVOIR

No. 4 building consists of the pump house (with the drilled well) and a water reservoir with a capacity of 350 cubic meters - the water supply in case of fire.

The pump house is made of brick, with a concrete floor and a roof made of zinc-coated corrugated metal sheets.

As a measure to protect against freezing during the cold season, there is a 2 meter wall of stone raised around the building.

In the pump house one finds the drilled (with a submersible pump), the main pump that pushes the water out of the reservoir and into the fire protection system, the secondary pump (which replaces the most important in case of failure) and a 3,000 liter tank drinking water.

The drilling is now 66 m deep and 125 mm wide. The water was brought to the surface with the help of a submersible pump.

The drilled well's purpose is to fuel the reservoir, but it is also intended to supply the entire plant with drinking water in the event that the connection to the local city water system is cut off for various reasons.

Year of construction / 2005

Year when operating accrued: 2009

Address: 442 Rosiori, Bihor district

Usable floor space: C15 118 m<sup>2</sup>; C16 = 50 m<sup>2</sup>

Building identification: C16 "constructii industriale si edilitare / casa de pompe, put forat"; C15 "constructii industriale si edilitare / rezervor apa" (CF 50108 lot 6)

Description: brick walls, concrete floor, roof insulation panels, app. 2 m from v wall for thermal insulation. The reservoir has a capacity of 350 cubic meters.

Space division: pump house - two rooms, and water reservoir

Height: ground floor

Utilities: electrical power

Use: pump house and water reservoir

Renters: N / A

Best use possible: pump house and water reservoir





Nr 4





Construction of fire brigade pipes across the entire site No. 4, in accordance with strict Romania legislation

### 3.5 Building no. 5: storage space and OFFICE space

Building no. 5 is a modernized building. The walls are made of brick, and the roof is made of sandwich panels, laid on a frame of metal and wood structural. The building has double glazing windows and three-phase electrical energy.

The building is multi-functional



Right next to the main house there is a metal shed with a metal sheet roof and exterior sockets for three-phase power, which is currently used as storage space for machines. It has a covered area of 83.92 m<sup>2</sup> and a maximum height of 3 m.

The building is divided into two spaces: the storage space and the office space (3 offices, toilet and heating unit room - these are all rented to a dentist's office). The dentist's office has all the necessary facilities: electricity, drinking water, sewerage and wood-fired heating system.

Year of construction / renovation: 1975/2005 year

Bihar district Useful floor area: 908.12 m<sup>2</sup>

Building identification: C2 "constructii anexa / Depozit 1" (CF 50108 lot 6)

Description: brick walls (25 cm thick), roof made of sandwich panels laid on a structural frame of metal and wood. The warehouse floor is made of concrete, while the office floors are tiled. The building has double glazing windows and three-phase electrical energy. Access to the main storage area is via the main access gate that can be opened manually or through a door at the end of the hall.

Room division: storage space (861 m<sup>2</sup>) and office space: office no. 1 (12.46 m<sup>2</sup>), office no. 2 (9.25 m<sup>2</sup>), office no. 3 (14.16 m<sup>2</sup>), toilet (6.79 m<sup>2</sup>) and heating unit rooms (4, 46 m<sup>2</sup>) - both the offices and the heating unit room have separate access doors.

Level of finish: plastered on the interior and exterior

Height: ground floor. Storage space height: 3-4.7 m; office space height: 3m

Utilities: storage space: three-phase electrical energy; office space: drinking water, sewage, electricity and heating of the unit

Use: general warehouse / office





The renovation of every building has been thoroughly tackled, with strong sustainable constructions



Rear of building 5

Sturdy design inside - Bottom photo view side from the street





### 3.6 Building no. 6: storage space and OFFICE space

Building No.6 is a modernized building. The walls are made of brick, and the roof is made of sandwich panels, laid on a frame of metal and wood structural. The building has double glazed windows and three-phase electrical power.

The building is used as storage space and office space (administrative offices of the group)

The building consists of two: the storage space and the office space

(office, archive room, small office, storage room, toilet and heating unit rooms).

The building has all the necessary utilities: electricity, drinking water, sewage, wood-burning heating unit and heating system.

Year of construction / renovation: 1975/2005 year address: 442 rosiori district Bihor

usable floor space: C6 = 704.13

Building identification: C3 - "constructii anexa" (CF 50103 lot 1)

Description: brick walls (25 cm thick), roof made of sandwich panels laid on a structural frame of metal and wood. The warehouse floor is made of concrete, while the office floors are tiled. The building has double glazing windows and three-phase electrical energy. Access to the storage room is via a shared door or through different gates that are opened manually (two on each side of the building)

Room division: storage space (655.06 m<sup>2</sup>) and office space: office (23.01 m<sup>2</sup>), room (6.82 m<sup>2</sup>), small office (11.46 m<sup>2</sup>), storage room (1.82 m<sup>2</sup>), toilet (1.4 m<sup>2</sup>) and heating unit rooms (4.56 m<sup>2</sup>) -There is a separate access door to the heating room unit, from the outside.

Level of finish: plastered on the interior and exterior

Height: ground floor. Storage height: min. 3 m, max. 4.7 m; office space height: 3 m Utilities: storage space: three-phase electrical energy; office space: drinking water, sewerage, electricity, heating system

Use: general warehouse / office

Renters: N / A

Best use possible: general warehouse / office.

Conditions of sale: with the entire agricultural crops

Investments needed immediately after the acquisition: Nr.



Front no. 6 with offices - At the end 2 overhead doors



Inside - doors to offices



Space between 6 and 7



3.7 Building NO. 7: storage space and WORKSHOP



Building no. 7 is a modernized building.

The walls are made of brick, and the roof is made of sandwich panels, laid on a frame of metal and wood structural.

The building has double glazing windows and three-phase electrical energy.

It is used as storage space, workshop and spare parts storage.

Year of construction / renovation: 1979/2005 year

address: 442 Rosiori district Bihor useful floor area: 689.23 m2

Building identification: C4 - "constructii anexa" (CF 50103 lot 1)

Free span

Description: brick walls (25 cm thick), roof made of sandwich panels laid on a structural frame of metal and wood. The warehouse floor is made of concrete. The building has double glazing windows and three-phase electrical energy. There are 6 large access ports (2 on the storage room, 1 on the storage of the spare parts and 3 during the workshop). There are also two smaller size entry doors (1 in the storage room and 1 in the workplace).

Room division: storage space (324.10 m<sup>2</sup>), storage room (136.30 m (spare) parts<sup>2</sup>) and workshop (207.07 m<sup>2</sup>) - in the workshop there is a separate dining room (18.03 m<sup>2</sup>) and a toilet (3.73 m<sup>2</sup>)

Level of finish: plastered on the interior and exterior

Height: ground floor. Storage space height: min. 4 m, max. 7.2 m

Utilities: storage space: three-phase electrical power, drinking water, sewerage, electricity (near the dining room and toilet)

Use: general warehouse / workshop / dining room

Renters: N / A

Best use possible: general warehouse all installation of the spaces can be dismantled then it becomes an open space



Thorough renovation no. 7 new Hardeman construction





Work side no. 7

Backside nr7 and inside



### 3.8 Building no. 8: storage space, carpenter shop, shoe factory and administrative space

Building no. 8 is a building that has been renovated. The walls are made of brick, and the roof is made of sandwich panels, laid on a frame of metal and wood structural. The building has double glazing windows and three-phase electrical energy.



The building has several separate spaces: a workspace with many electrical connection points, 6 storage spaces, a spray booth (equipped with a hot air unit and evacuation chimneys) and administrative space (the administrative space and a storage room are rented out)

Year of construction / renovation: 1979/2005 year when operational built:

address: 442 Rosiori, Bihor district usable floor area: 718.56 m<sup>2</sup>

Building identification: C5 "constructii anexa" (CF 50103 lot 1)

Description: brick walls (25 cm thick), roof made of sandwich panels laid on a structural frame of metal and wood. The warehouse floor is made of concrete, while the floors in the administrative room are covered with ceramic and wooden tiles. The building has double glazing windows and three-phase electrical energy. Each room has a large entrance gate, with the exception of the offices and a smaller storage room that only provides access doors for people.

Room division: workspace (169.15 m<sup>2</sup>), spray booth (43.77 m<sup>2</sup>), Storage room 1 (161.5 m<sup>2</sup>), storage room (38.25 m<sup>2</sup>), Storage room 3 (100.3 m<sup>2</sup>), Storage room 4 (98.25 m<sup>2</sup>),

Storage room 5 (7.41 m<sup>2</sup>), Storage room 6 (76.5 m<sup>2</sup>) and office space: office (9.41 m<sup>2</sup>), dressing room (7.06 m<sup>2</sup>), lobby (5.7 m<sup>2</sup>) and toilet (1.26 m<sup>2</sup>).

Level of finishing: plastered on the interior and exterior, insulated ceiling (in the administrative rooms)

Height: ground floor. Storage space height: 2.4 - 5.16 m

Utilities: storage area: three-phase electrical power, drinking water, sewerage, electricity (in the administrative area)

Use: general warehouse / woodworking / shoe factory

Renters: N / A

Best use possible: general warehouse / spray booth / office space



No 8 paint shop



Frontside nr8

### 3.9 Building No. 9: storage space

Building no. 9 is an existing building that has been renovated. From the original building we are stuck with the brick walls that were raised using a metal frame and sandwich-type panels. The roof is made of sandwich panels, laid on a metal and wood structural frame.



Year of construction / renovation: 1979/2005

Year when operating accrued: September 2009

address: 442 Rosiori district Bihor usable floor area: 766.41 m<sup>2</sup>

Building identification: C6 - "constructii anexa / depozit 4" (CF 50105 lot 3)

Description: brick walls (25 cm thick) raised with a metal structure and sandwich panels, roof made of sandwich panels laid on a structural frame of metal and wood. The warehouse floor is made of concrete. The building has double glazing windows and three-phase electrical energy. The building has 3 large access ports on the front wall.

Division room: N / A

Level of finishing: plastered on the interior and exterior height: ground floor. Wall height 4 m - max. 5.95 m Utilities: three-phase electrical current

Use: storage of equipment and machines

Tenants: N / b Best possible use: general





Back No. 9





Front number 9

### 3.10 Construction of NO. 10: storage space

Building no. 10 is actually a building complex consisting of 3 building made of bricks and a metal structure on top of the walls.

A sheet of foil was laid on top structure so that the spaces could be used as greenhouses.

At this moment all 3 spaces are used for storing equipment, and grains

Year o



f construction / renovation: 1985/2005 year when operating

address: 442 Rosiori, Bihor district usable floor space: 1,517 mp

Building identification: C7 "constructii anexa / magazine utilaje" (CF 50106 - lot 4) Description: brick walls reinforced with a metal structure. A sheet of foil was laid on top structure so that the spaces could be used as greenhouses. Access doors to the building are on the front of each conservatory.

Division room: N / A

Use: storage of equipment and machines

Renters: N / A

Best use possible: general warehouse / greenhouse



Front view No. 10 with the fire brigades



### 3.11 Construction of NO. 11: fuel storage room

Building no. 11 is the storage of the fuel with a fuel tank of 5,000 liters and a counter pump. The building is a temporary building and was not registered in the books.

Year of construction / renovation: 2007 / - Year when operational built up: N / a

Address: 442 Rosiori district of Bihor

Usable floor space: 12.43 m<sup>2</sup>

Description: temporary building with a metal structural framework, sandwich-type panel walls, roof of metal sheets and the foundation of a large reinforced concrete zined.

Division room: N / A

Height: ground floor, 3 m high use: fuel storage tenants: N / A

Best use possible: fuel storage room

Still present but not in function diesel nut power generator 100 kva

Set up at the transformer



Diesel tank

3.12 Building No. 12: Machine storage shed



Building no. 12 is a metal shed with a corrugated metal roof made of metal sheets.

Year of construction

2011 / -

License no

RON address: 442 Rosiori district Bihor useful floor area: 512.79 m2

Building identification: not

appear in the cadastral register certificate / barn 2011

Description: metal structural frame, sandwich-type panel walls, zinc metal sheet roof, high reinforced concrete foundation.

Space division: N / a height: 4.63 m Utilities: n / a

Use: awning for agricultural machines

Renters: N / A

Best use possible: storage space for equipment, machines, building materials, etc.

r 12 front





Strong cap construction

Gate and entrance gate - The entire plant is enclosed (with concrete posts and wire netting) and the entrance into the buildings is via a metal gate.



