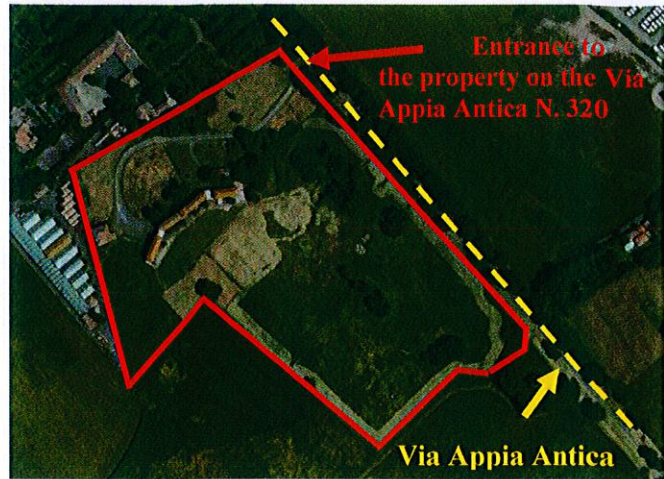
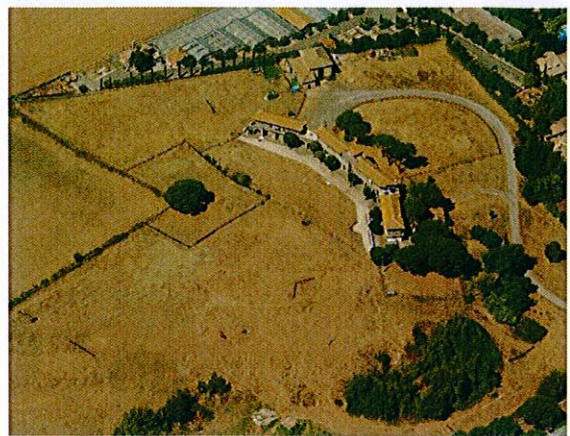
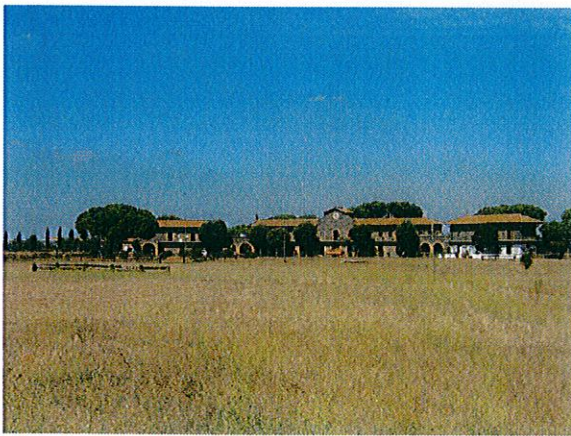


Map



Aerial photo



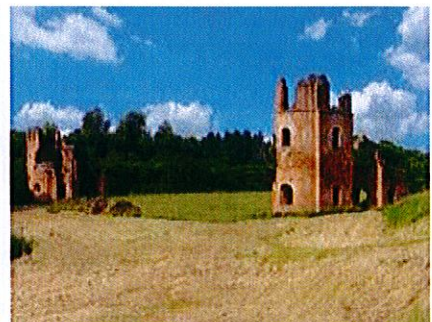
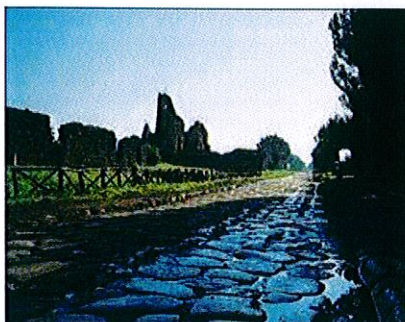
General description

The real estate complex extends over a plot of land of approximately 65,000 square meters, and consists of three buildings, with unplastered stone facing, dating from the early 20th century, described in detail below, with attached area of pertinence, situated in Rome in the locality originally called “Santa Maria in Selce” approximately one kilometre beyond the Ring Road (G.R.A. - Grande Raccordo Anulare) on the right-hand side of the Via Appia Antica, as you leave Rome. Access is directly at number 320 of the Via Appia Antica.

The complex is located in the Appia Antica Regional Park, establish in order to better preserve and improve this area with its wealth of historical, artistic and natural resources.

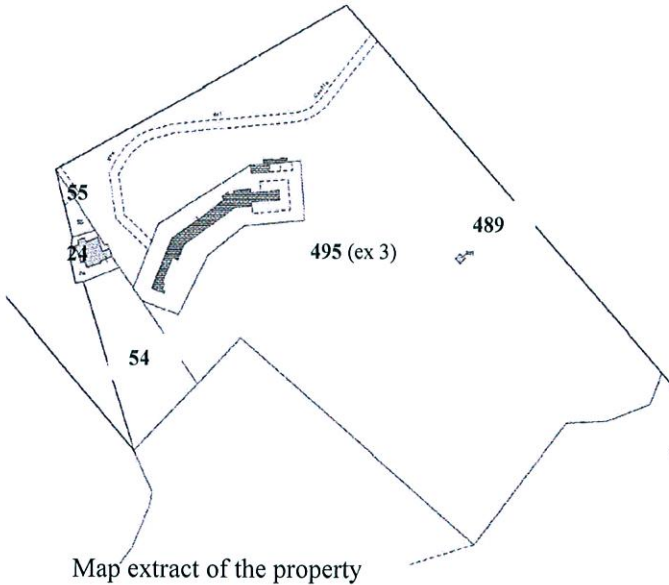
The real estate complex is located near the Ciampino’s international airport “G.B.Pastine”.

The property has been owned by the CONI (Italian Olympic Committee) since 1951.

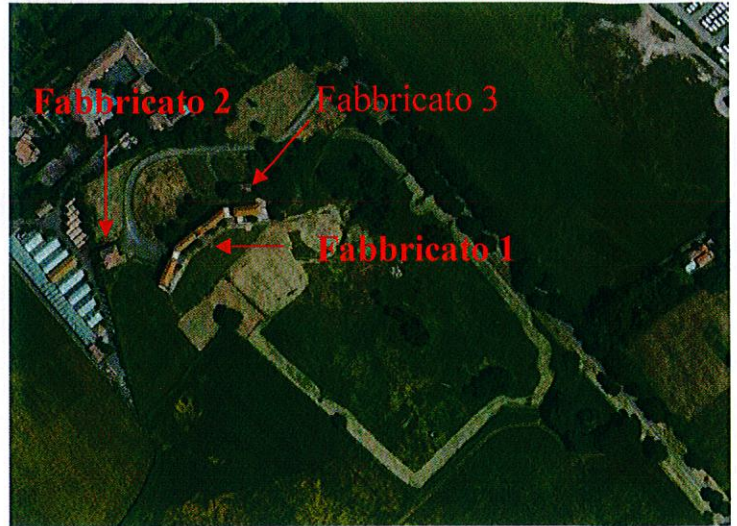


Images of the Via Appia Antica (Ancient Roman basalt paving and some archaeological remains)

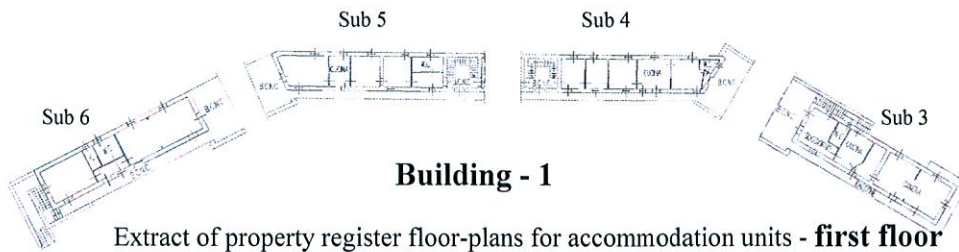
Description of the complex



Map extract of the property

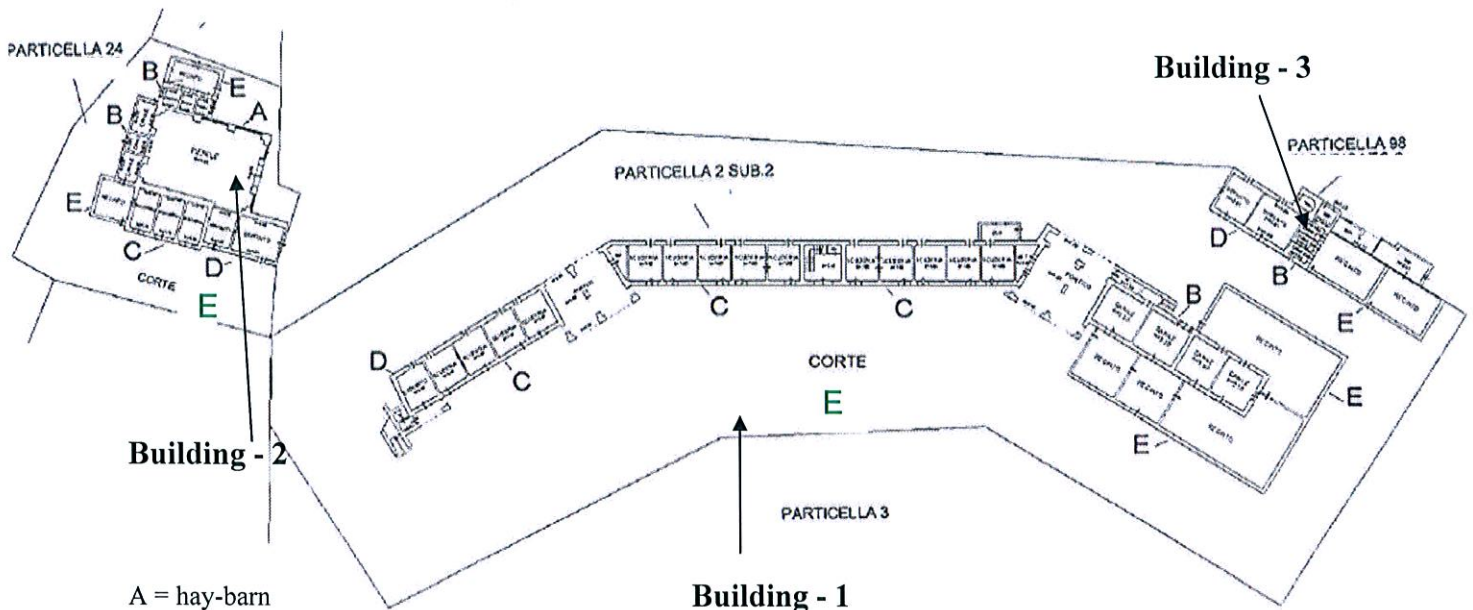


General view



Building - 1

Extract of property register floor-plans for accommodation units - **first floor**
C.F. Sheet 987 - parcel 2 - sub 3, 4, 5, 6



- A = hay-barn
- B = kennels
- C = stables
- D = storage
- E = fenced outdoor areas
- E = outdoor courtyards

Building - 1

Extract of property register floor-plans – **ground floor**
C.F. Sheet 987 - parcel 2 sub 2 (building 1)
- parcel 24 (building 2)
- parcel 98 (building 3)

The complex consists of:

Building - 1: Main building with two floors, good quality architectural and structural features, consisting of three rectangular structures connected on the first floor by a walkway, by two terraces and, on the ground floor, by two passageways with cross-vaulting supporting the terraces above. The ground floor is used as stables for horses and kennels; the first floor contains four custodian apartments with a gross area of approximately 100 m² each:

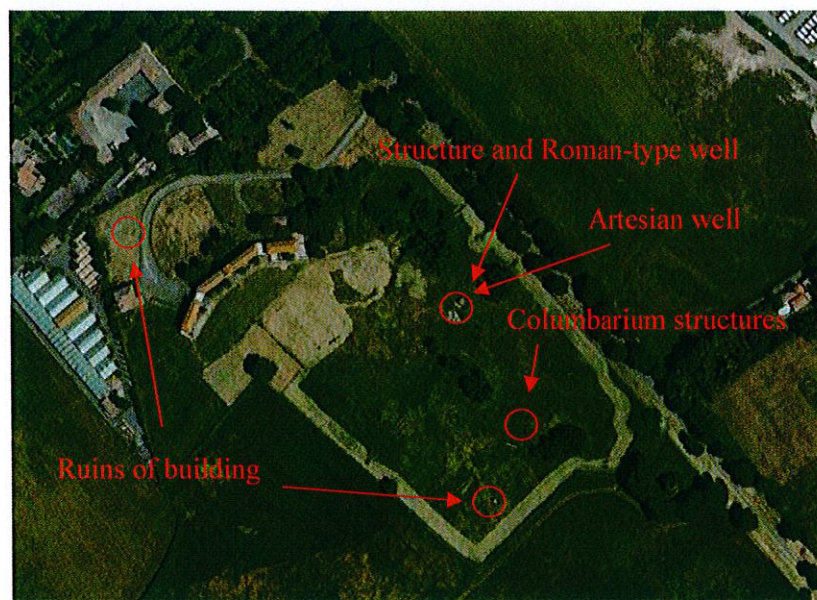
Building - 2: used as hay-barn, stables, storerooms, services and kennels.

Building - 3: storeroom, services and kennels.

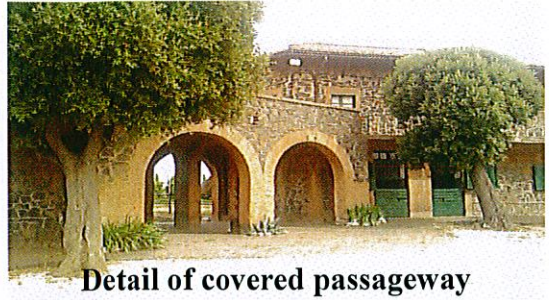
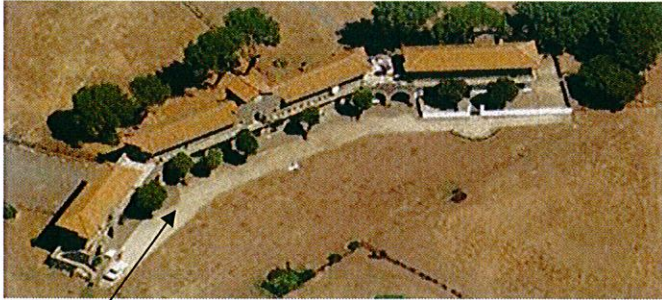
The complex also includes two ruins of modest masonry buildings in which the roofs have collapsed. Since it has not been possible to ascertain the date of construction and the eventual rules of compliance, the Company is in the process of submitting to the Park Administration an application for their demolition, in accordance with the laws in force.

There are also:

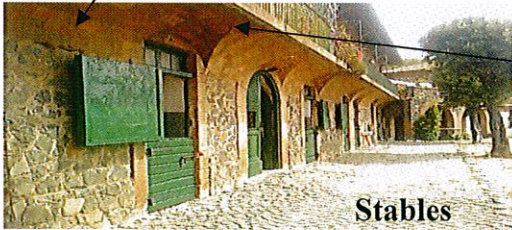
- a small structure classified as a technical annexe to the property complex, containing a Roman-type well;
- an artesian well with a water pump;
- two ancient Roman ruins (Columbariums) not shown on the property register maps, and subject to the restrictions applying to the entire complex.



- Building - 1 (main)



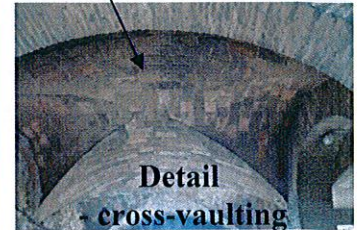
Detail of covered passageway



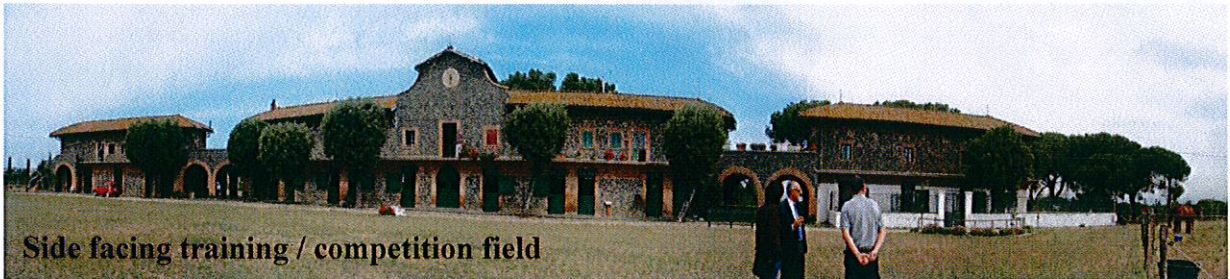
Stables



Detail



**Detail
- cross-vaulting**



Side facing training / competition field

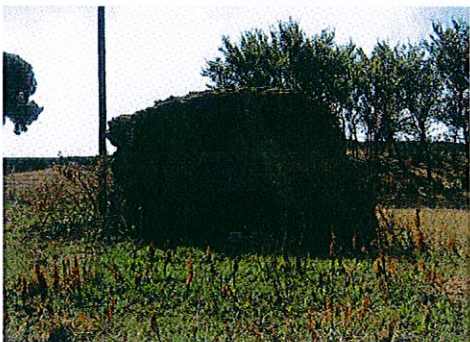


Side facing entrance road

- Building - 2



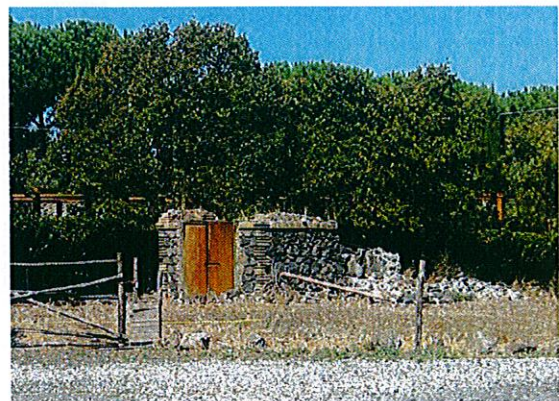
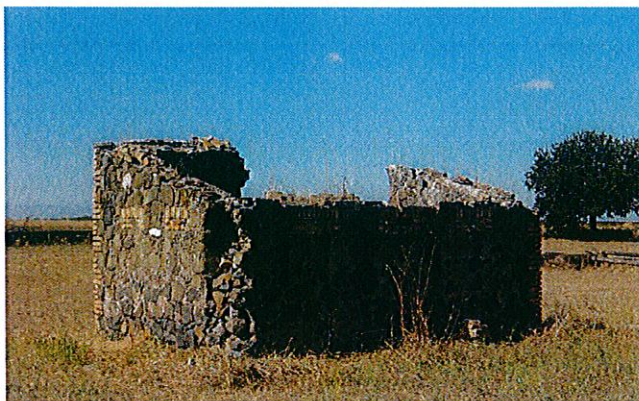
- Building - 3



↑ Structures with Roman type well and artesian well

← Columbarium structures

↓ Ruins



Titles of ownership

The property has been owned by the CONI since 1951 according to the following titles:

- Deed of sale by Società Torre Appia to the COMITATO OLIMPICO NAZIONALE ITALIANO - C.O.N.I. with deed by Notary Carlo TERRACINA of 28.09.1951, register 4686, collection N. 2780 registered in Rome on 03.10.1951 in Volume 24, for the purchase of land with an area of 06.16.90 hectares.

- Deed of sale with deed by Notary Carlo TERRACINA of 27.10.1952, register 5569, collection N. 3213, registered in Rome on 03.11.1952 under number 3218, Volume 2 and transcribed in the Archives for Real Estate Registers on 31.10.1952 under consecutive number 43018 and particular number 30076, by which the Società Cooperativa Edilizia Torre dell'Appia Antica sold to the COMITATO OLIMPICO NAZIONALE ITALIANO - C.O.N.I. a plot of land with an area of 00.45.50 hectares.

Land register identification

L'intero complesso immobiliare, composto da terreni e fabbricati, è così censito all'Agenzia del Territorio – Ufficio Provinciale di Roma:

Land Register

- sheet 987, parcel 2 hectares 00.41.80 urban entity;
- sheet 987, parcel 495 hectares 05.59.08 urban entity;
- sheet 987, parcel 489 hectares 00.00.18 agricultural;
- sheet 987, parcel 24 hectares 00.06.05 urban entity;
- sheet 987, parcel 54 hectares 00.39.50 agricultural;
- sheet 987, parcel 55 hectares 00.03.40 agricultural;
- sheet 987, parcel 98 hectares 00.00.94 urban entity;

for a total of 06.50.95 hectares.

Building Register

- sheet 987, parcel 2, sub. 1 Common Area not subject to registration (courtyard, stairways, terraces and balconies);
- sheet 987, parcel 2 sub. 2 attached with parcels 24 and 98, Via Appia Antica N. 320, ground floor, census zone 6, category D/6, income €. 8,842.00 (Ground floor of Building 1, Buildings 2 and 3);
- sheet 987, parcel 2, sub. 3, Via Appia Antica N. 320, first floor, census zone 6, category A/4, class 5, number of rooms 4.5, income €. 429.95 (custodian's lodging) (First floor of Building 1);
- sheet 987, parcel 2, sub. 4, Via Appia Antica N. 320, first floor, census zone 6, category A/4, class 5, number of rooms 5.5, income €. 525.49 (custodian's lodging) (First floor of Building 1);
- sheet 987, parcel 2, sub. 5, Via Appia Antica N. 320, first floor, census zone 6, category A/4, class 5, number of rooms 4.5, income €. 429.95 (custodian's lodging) (First floor of Building 1);
- sheet 987, parcel 2, sub. 6, Via Appia Antica N. 320, first floor, census zone 6, category A/4, class 5, number of rooms 3,5, income €. 334.41 (custodian's lodging) (First floor of Building 1).

Building and town planning regulations

Having examined the property registration map extracts and landed property registration maps of the New Land Registration Office, it can be stated that the real estate complex in question was already included in the maps following the survey conducted in 1926 – 1927. This means the de facto legitimacy of the previously existing structure from the viewpoint of town planning and building regulations, since the complex is built in the Agro Romano area, and therefore outside of the General Town Planning Scheme for the year 1931, and previous to the year 1934, when the Rome Building Regulation was issued.

The property is included in the perimeter of the “Appia Antica Regional Park” the administration of which has drawn up the “Layout Plan”; this necessary instrument for the management and better utilisation of the Park has been approved, and then subjected to revision proposals. As of today, this Plan has not yet been approved in accordance with the Law. While awaiting such approval, only works of ordinary and extraordinary maintenance of the existing buildings are allowed, pursuant to Art. 1 of Regional Law N. 37/94, through the documentation provided for in the report drawn up by the Park Administration.

Town planning utilisation and protection restrictions

The property registered at the Land Property Register on sheet 987, with parcels 2, 489 (new formation), 495 (formerly 3), 24, 54, 55 and 98, according to the General Town Planning Scheme approved City Council Resolution N. 18 of 12.02.2008 has the following town planning utilisation:

- Systems and Rules – Environmental System - Parks: Parks Established (Art. 69 - Paragraph 4 – N.T.A. of the General Town Planning Scheme).
- Ecological Network: primary component “A” (Art. 72 – paragraph 2 – Letter a) – N.T.A. of the General Town Planning Scheme);
- The property is subject to Archaeological Protection Restrictions pursuant to Law N. 364/1909 and N. 1089/1939.

According to provisions of the “Historical – Archaeological – Monumental and Landscape Map of the Suburban and Agro Romano Area”, the property is subject to the landscape protection restrictions set forth under letter E (“Appia Antica”- Landscape Protection Restriction Ministry Decree 14.12.1953 “Declaration of Considerable Public Interest of the Appia Antica Zone located in the area of the Municipality of Rome”, pursuant to Law 1497/39.

- The property is included in the perimeter of the Territorial Landscape Plan “Appia Antica” set up with Ministry Decree 11.02.1960.
- The property comes within the perimeter of the Appia Antica Regional Park set up under Regional Law N. 66/1988, published in B.U.R.L. N. 32 of 21.11.1988, S.O. N. 4 and later amended by Regional Law N. 14/2002, published in B.U.R.L. N. 17 of 20.06.2002.
- The property comes within the perimeter of the Declaration of Special Archaeological Interest pursuant to Law N. 1089/1939 set up with Ministry Decree of 07.03.1991.

The Transcription Notes of the aforesaid Ministry Decree were made on 22.10.1993.

- The property comes within the “Inclusion in the Area set up by the Appia Antica Park and adjacent zones of Cava Pace, Tor Marancia, Tor Carbone, Casale di Gregna – Anagnina and Capannelle – Barbuta coming within the I, IX, X and XI Boroughs of the Municipality of Rome among the Areas of Archaeological Interest pursuant to Art. 1, letter m), of Law 08.08.1985 N. 431” set up with Ministry Decree of 16.10.1998.
- The property likewise comes within the perimeter of the Regional Territorial Landscape Plan adopted by Regional Resolutions N. 556 and N. 1025/2007 with the relative regulations.
- Subsequently the property was included in the perimeter of National Territorial Landscape Plan N. 15/12 “Valle della Caffarella - Appia Antica and Aqueducts” adopted by the Lazio Regional Administration with Resolution N. 454 of 25.07.2006 and subsequently approved with a resolution of the Lazio Regional Administration of 07.02.2010, when coming within the Complete Protection Zones according to the following specifications: the part containing the buildings comes within zone TI/98 (Villas, Parks and Gardens) while the rest comes within zone TI/99 (Zones of Archaeological and Scenic/Landscape Protection of the Via Appia area).
- With regard to landscape protections, the property comes within System IV Appia Antica, sub-system IV.3 Santa Maria Nuova – border of the Territorial Landscape Plan, area IV.3 and Via Appia Antica and Fioranello area.
- Following the verification of cultural interest pursuant to Art. 12 of Legislative Decree 42/2004 and subsequent amendments and additions, Directive Decree 6 February 2004, the Ministry for Cultural Heritage and Activities, with protocol 0003211 of 17.02.2012, communicated the recognition of the status of Historical and Artistic Interest.

It should be pointed out that any information on updating or completeness of what has been described for the protection restrictions must be acquired by the persons interested in the property.

By letter protocol 0012394 of 28.06.2012, the Ministry for Cultural Heritage and Activities notified the authorisation of the sale of the property, with the following requirements:

- Designs for works of any type intended, acknowledged to be of cultural interest, shall be authorised in advance by the peripheral department of the Ministry for Cultural Heritage and Activities having jurisdiction, pursuant to Art. 21, paragraph 4 of Legislative Decree 42/2001 and subsequent amendments and additions;
- The property shall not be put to uses, even on a temporary basis, that are not compatible with its historical and artistic character and which might prejudice its conservation.

The provisions regarding options set forth in Legislative Decree 42/2001 shall be applicable to the sale.

State of occupation

The property is currently occupied without a title by the Società Romana Caccia alla Volpe.

Base price of auction

Euro 6,350,000.00 (sixmillionthreehundredfiftythousand euro)

Notes

- For the size of the property the de facto status of the location shall apply.
- The purchaser shall be responsible for technological equipment requiring checking and revision, and eventual updating and certification, to ensure compliance with rules in force.
- The energy certification shall be produced pursuant to Legislative Decree 192/05 and subsequent amendments made by Legislative Decree 311/2006 (implementation of European Directive 2002/91/EC regarding energy performance in building) and Legislative Decree 3.3.2011, N. 28 (on energy from renewable sources), published in Ordinary Supplement N. 81 to the last “Gazzetta Ufficiale” (N. 71 of 28.3.2011).
- The property pays to the Consorzio di Bonifica Tevere e Agro Romano an amount of euro 15.00 (fifteen euro) per year.