

INFORMATION SHEET:

ALLOCATION SITE

PROVINCE : İstanbul (Bostancı Abdullah Ağa Mansion)
SUB-PROVINCE : Üsküdar
VILLAGE : Çengelköy
LOCATION : Çengeldere

OWNERSHIP STATUS

CHART :146
ISLET : 811
PLOT : 1
AREA : 1.094 m²
OWNERSHIP : Treasury

PLANNING STATUS

1/ 1.000 SCALE : Bosphorus Frontal View Region Land Use Plan (Approval Date: 22.7.1983)

LAND USE STATUS

TYPE OF USE : Restaurant und Accommodation
CONSTRUCTION RATIO : 1.368 m²
OUTDOOR AREA (Garden): 520 m²

INFRASTRUCTURE STATUS

Subject plot of allocation has electricity, service water, communication services available. However, urban infrastructure services that are inefficient shall be realized by the related public institutions and/or the investors or the required financial contribution shall be made. Projects related with said facilities shall not be commenced without the approval of our Ministry and the related public establishments.

OTHER INFORMATION

1) Bostancı Abdullah Ağa Mansion, constituting the subject of the allocation, has been registered as an immovable cultural asset requiring protection and it as been determined by the Higher Board of Real Estates and Monuments that demolition and reconstruction of the mansion is necessary with decision no. 13461 of 16.01.1982; and thus supporting with reinforced concrete structure and restoration of all ceilings, doors, windows etc. have been decided upon and the 1/100 Scale Preliminary Design covering said tasks has been approved and raising of the ground floor has been deemed acceptable with the consideration of utilization of the ground floor of the mansion in line with its original characteristics, and application is requested in line with the approved project.

The structure has been reconstructed in line with the dimensions drawings and the restoration projects as per said decisions and all original parts of the building have been protected. The dimensioned plans and the restoration projects approved with the decision dated 16.01.1982 of the Higher Board of Real Estate Ancient Works and Monuments shall be observed. The investor cannot commence application prior to obtaining of the functionality decision from the related Protection Board and approval of the restoration projects.

2) The investor shall calculate the Total Investment Cost on the basis of the related unit m2 prices regarding the outdoor and indoor arrangements defined under the "Restoration" section of the table in Annex 1 of the Specifications and a bid bond shall be submitted at application on the basis of the total price. Prior to the final allocation to the investor who has been granted a preliminary permit, the calculations shall be made for the new total investment cost, final bid value and the annual lease fee on the basis of the indoor construction area and outdoor arrangements determined as per the Survey, Restitution ad Restoration projects. Subsequent

to submission of a notarized statement to evidence that the performance bond to be calculated on said price shall be submitted and the annual lease shall be paid by the investor, the final allocation process shall be concluded by the Ministry and easement shall be imposed by the Ministry of Finance.

SPECIAL CONDITIONS FOR THE PRESERVATION, RESTORATION, RECOMMISSIONING AND ENVIRONMENTAL ARRANGEMENTS FOR ISTANBUL BOSTANCI ABDULLAH AĞA MANSION

Investors applying for the allocation of the immovable at Istanbul, Çengelköy, Çengeldere Location, will also comply with the following ad hoc terms and conditions in addition to those enumerated in the General Guidelines for the Allocation of Public Property.

AD HOC CONDITIONS:

1- Restoration shall be realized on the structure registered at Istanbul, Çengelköy, Çengeldere Location in line with the Decision No. 13461 of 16.01.1982 of Higher Board of Real Estate Ancient Works and Monuments.

2- The investor shall restore the registered building in the allocated plot and realize the environmental arrangements to ensure functionality subject to the consent of the related Protection Board.

3- The investor who shall obtain an allocation from our Ministry pursuant to the assessment, shall elaborate the restitution and restoration designs (along with the dimensioned designs if required) and the structural static-strength report (approved by the Chamber of Civil Engineers), material decomposition report (building chemistry), electrical installations and facilities report (electrical and plumbing engineering), the reports determining principle on the preservation, the Preliminary Designs and reports on Architecture and Environmental Arrangements and the Final Program for architectural use and environmental arrangements regarding the recommissioning of the subject buildings in the preliminary permit period.

4- The projects elaborated and reports issued shall be presented to the Istanbul Protection Board No. III and application shall be implemented upon the approval by the Board along with the additional information, documents and corrections required by the Board.

4- The investor will, during the project design and construction stage, obtain a tourism investment and operation certificate from the Ministry pursuant to the provisions of the Law #2634 on the Promotion of Tourism.

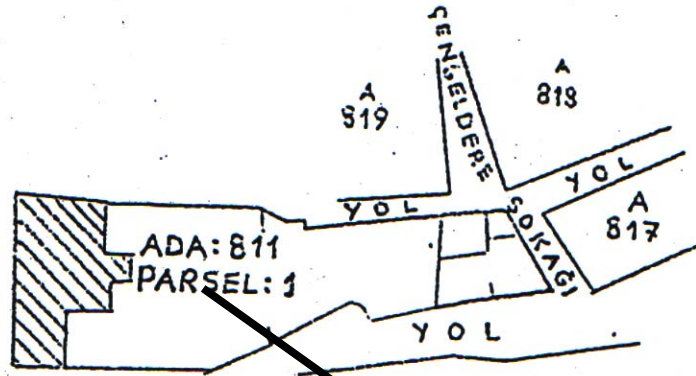
5- Prior to the designing (topogrammetry, restoration and restitution), the investors that may have received preliminary licenses will obtain digital photos in adequate numbers, make video recording on their current status, facades and inner spaces together with appropriate details and delivered to the Ministry in triplicate copies converted into CD environment and an album and the video cassettes in the enclosures of a statement to be executed together with the representatives of Istanbul Provincial Directorate of Culture and tourism. This procedure will be repeated upon completion of the restoration work.

6- During and subsequent to the preliminary implementation stages of the restoration work on the building, the investor will proceed with the examination of all structures in general and all components in particular, execute the sampling, measuring tests and analyses in situ and at the laboratories with a view to determine the eventual materials decompositions and static strength problems and protect in scaffolding their parts that have the risk of caving in, ensure proper ventilation and cladding and protection against fire hazards and security.

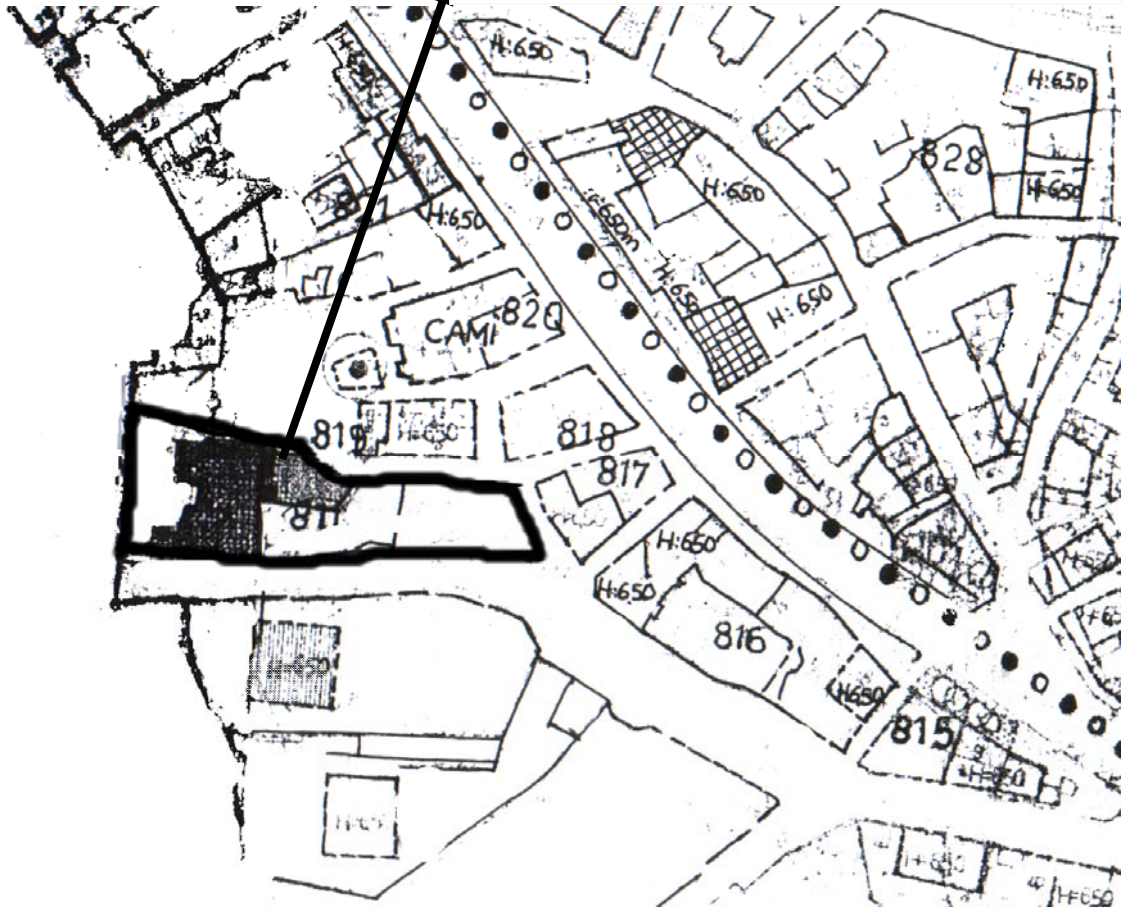
7- The registered building will be restored in conformance with their original architectural characteristics and historical environment. The original architecture will be preserved as much as practicable in the light of the recommissioning while the facades will be restored in strict accordance with the originals. Action will be initiated in accordance with the resolutions to be adopted by the Preservation Council

Province :İstanbul Sub-Province:Üsküdar Village:Çengelköy Location: Çengeldere

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ALLOCATION SITE
BOSTANCI ABDULLAH AĞA MANSION



MINISTRY OF CULTURE AND TOURISM GENERAL DIRECTORATE OF INVESTMENTS AND ESTABLISHMENTS