



REPUBLIC OF BULGARIA
MINISTER OF TRANSPORT,
INFORMATION TECHNOLOGY AND COMMUNICATIONS

TO
ALL INTERESTED PERSONS IN THE PROCEDURE FOR
GRANTING A CONCESSION FOR SERVICE FOR THE OBJECT
“CIVIL AIRPORT FOR PUBLIC USE SOFIA”

RE: *Received questions concerning the procedure for granting a concession for service for the object “Civil airport for public use Sofia”*

DEAR SIR/MADAM,

In connection with received question concerning the procedure for granting a concession for service for the object “Civil airport for public use Sofia” – public state property, we submit the following answers:

	QUESTION	ANSWER
A	Please explain how the Grantor shall include in the Object of the Concession regulated land plot XVII, provided that there is a dispute at court regarding ownership over parts of this land plot, in which the Grantor does not participate?	Regulated land plot XVII is of a total area of 160,277 square meters. The border inspection check-point at the airport of the Food Safety Agency to the Ministry of Agriculture and Food occupies 1575 square meters of Regulated land plot XVII and is a state public property. "Airline" Hemus Air" EAD owns 80.4291% of Regulated Land Plot XVII. The other common parts of the property are owned by "Sofia Airport" EAD. Currently is implemented amendment in the current a private building, regulation and cadastral plan to carve out new plots of plot XVII. Following the amendment of the private building, regulation and cadastral plan, the newly Regulated Land Plot will refer respectively to: the state via the Food Safety Agency within the Ministry of Agriculture and Food, because there is situated the border inspection check-point at Sofia airport; "Airline" Hemus Air "EAD, because there are situated its buildings; "Sofia Airport" EAD, because they are buildings of the company, buildings - state property and buildings of individuals. In this distribution, the controversial part of plot XVII will fall into the newly Regulated Land Plot equivalent to Airline" Hemus Air "EAD.
<u>B</u>	<u>ADDITIONAL DOCUMENTS AND INFORMATION</u>	
<u>I</u>	<u>STATE OWNERSHIP ACTS</u>	
1	State Ownership Acts issued by Vassil Levski City Council [in Bulgarian:	The information is available on the spot under the conditions and the order, specified in Section III, art.

	“Актове за държавна собственост, издадени от НС Васил Левски“] as specified in the State Ownership Acts available on the official website of the Ministry of Transport, Information Technologies and Communications (MTITC)	3.3 of the Documentation for participation in the procedure, as follows:
a	№ 03880 (13657) dated 11.11.1986	Annex № B.I.1.a
b	№ 3860 (13631) dated September, 1986	Annex № B.I.1.b
c	№ 3914 (13848) dated 06.10.1987	Annex № B.I.1.c
d	№ 13637 dated 09.10.1986	Annex № B.I.1.d
e	№ 13655 dated 11.11.1986	Annex № B.I.1.e
f	№ 13803 (3899) dated 1987	Annex № B.I.1.f
g	№ 13640 dated 1986	None
2	State Ownership Acts issued by the Regional Governor of Sofia [in Bulgarian: “Актове за държавна собственост, издадени от Областен управител - София“] as specified in the State Ownership Acts available on the official website of the Ministry of Transport, Information Technologies and Communications (MTITC)	The information is available on the spot under the conditions and the order, specified in Section III, art. 3.3 of the Documentation for participation in the procedure, as follows:
a	№ 03299 dated 27.11.2002	Annex № B.I.2.a
b	№ 03296 dated 27.11.2002	Annex № B.I.2.b
c	№ 09089 dated 11.04.2016	Annex № B.I.2.c
d	№ 09114 dated 25.04.2016	Annex № B.I.2.d
e	№ 01865 dated 13.12.1999	Annex № B.I.2.e
f	№ 0086 dated 07.02.1997	Annex № B.I.2.f
g	№ 03210 dated 21.08.2002	Annex № B.I.2.g
h	№ 03211 dated 21.08.2002	Annex № B.I.2.h
i	№ 03300 dated 27.11.2002	Annex № B.I.2.i
j	№ 03297 dated 27.11.2002	Annex № B.I.2.j
u	№ 03298 dated 27.11.2002	Annex № B.I.2.k
3	Other State Ownership Acts:	The information is available on the spot under the conditions and the order, specified in Section III, art. 3.3 of the Documentation for participation in the procedure, as follows:
a	№ 0993 dated 26.01.2007 issued by the Minister of Defense	Annex № B.I.3.a
b	№ 0015/07.10.1998 issued by the Regional Governor	Annex № B.I.3.b
II	NOTARY DEEDS CONCERNING REAL ESTATES TAKEN FROM SOFIA AIRPORT EAD BY RESOLUTION No. 264/12.04.2016 OF THE COUNCIL OF MINISTERS	The information is available on the spot under the conditions and the order, specified in Section III, art. 3.3 of the Documentation for participation in the procedure, as follows:

1	<p>Ownership Notary Act No. 37 volume I reg. No. 902 file 36/2015, registered with the Property Registry Office with entry reg. No. 24783 act 20 volume LVII file 17778/2015</p> <p>(The Notary Act relates to Land Plot with identity number 68134.709.13 and buildings 68134.709.13.1, 68134.709.13.3 and 68134.709.13.8 specified in item 3.1.26 of Resolution 419/20.05.2016 of the Council of Ministers for opening of the concession procedure)</p>	Annex № II.1
2	<p>Ownership Notary Act No. 36 volume I reg. No. 901 file 35/2015, registered with the Property Registry Office with entry reg. No 24782 act 24 volume LVII file 17784/2015</p> <p>(The Notary Act relates to Land Plot with identity number 68134.709.14 and buildings 68134.709.14.1 and 68134.709.14.2 specified in item 3.1.27 of Resolution 419/20.05.2016 of the Council of Ministers for opening of the concession procedure)</p>	Annex № II.2
3	<p>Ownership Notary Act No. 35 volume I reg. No. 900 file 34/2015, registered with the Property Registry Office with entry reg. No 24780 act 21 volume LVII file 17780/2015</p> <p>(The Notary Act relates to Land Plot with identity number 68134.709.15 and buildings 68134.709.15.3, 68134.709.15.4, 68134.709.15.5 and 68134.709.15.6 specified in item 3.1.28 of Resolution 419/20.05.2016 of the Council of Ministers for opening of the concession procedure)</p>	Annex № II.3
4	<p>Ownership Notary Act No. 242 volume II reg. No. 7143 file 191/2006, registered with the Property Registry Office with entry reg. No 99633 act 183 volume LLLLLXVII file 68679/2006</p> <p>(The Notary Act relates to Land Plot with identity number 68134.709.17 specified in item 3.1.29 of Resolution 419/20.05.2016 of the Council of</p>	Annex № II.4

	Ministers for opening of the concession procedure)	
5	Ownership Notary Act No. 241 volume II reg. No. 7142 file 190/2006, registered with the Property Registry Office with entry reg. No 99632/28.12.2006 act 182 volume LLLLLXVII file 68678/2006 (The Notary Act relates to Land Plot with identity number 68134.709.24 specified in item 3.1.30 of Resolution 419/20.05.2016 of the Council of Ministers for opening of the concession procedure)	Annex № II.5
6	Notary deed No 118 volume XL reg. No. 11884 file No. 8928/07.05.2001 (The Notary Deed relates to Land Plot with identity number 68134.608.2050 specified in item 3.1.35 of Resolution 419/20.05.2016 of the Council of Ministers for opening of the concession procedure and it is referred to in Cadastral sketch 15-212483-03.05.2016 to SOA 09133/14.05.2016)	Annex № II.5
III	OTHER NOTARY DEEDS REFERRED TO IN THE PROVIDED STATE OWNERSHIP ACTS AND/OR CADASTRAL SKETCHES	The information is available on the spot under the conditions and the order, specified in Section III, art. 3.3 of the Documentation for participation in the procedure, as follows:
1	Notary deed No. 34 volume XV file No. 2970/05.07.1995 (The notary deed relates to Land Plot with identity No. 68134.709.65 and is referred to in State Ownership Act No. 09087/11.04.2016)	The act concerns individuals and it is not at our disposal.
2	Notary deed No. 108 volume XXX file No. 5732/01.01.1991 (The notary deed relates to Land Plot with identity No. 68134.8571.156 and is referred to in State Ownership Act No. 09124/25.04.2016)	Annex № III.2
3	Notary deed No. 199 volume X file No. 1249/01.01.1975 (The notary deed relates to Land Plot with identity No. 68134.8571.157 and is referred to in State Ownership Act No. 09125/25.04.2016)	The cited notary deed is prior to the one resulting from the expropriation by the District Governor of the city of Sofia in 2002 - 2004. The documents are in the Sofia Region Administration. We have information that the persons Vasilka Mihaylova Kremenlieva PIN 4808067075 and Mihail Angelov Apostolov PIN 2001047048 have received their compensations with a bank transfer under Decisions of the Sofia Civil Court on 18.07.2003 and 02.12.2002.
4	Notary deed No 135 volume LIV reg. No. 17274 file No. 12859/27.05.2003	Annex № III.4
5	Notary deed No 72 volume LXVII reg. No. 20615 file No. 15276/15.05.2002	Annex № III.5

6	Notary deed No 39 volume LXVI reg. No. 20257 file No. 14960/11.07.2002	Annex № III.6
7	Notary deed No 29 volume LLXLIII reg. No. 42855 file 32883/19.12.2002	Annex № III.7
8	Notary deed No.177 volume XII reg. No. 3968 file 2976/20.02.2003	Annex № III.8
	(The above 5 Notary deed listed in p.4 to p.8 inclusive relate to Land Plot with identity number 68134. 608.2050 specified in item 3.1.35 of Resolution 419/20.05.2016 of the Council of Ministers for opening of the concession procedure and are referred to in Cadastral sketch 15-212483-03.05.2016 to SOA 09133/14.05.2016)	
9	Notary deed No. 28 volume LLXLIII reg. No. 42853 file 32882/19.12.2002	Annex № III.9
10	Resolution under ZSPZZ No. 226/23.02.1999 issued by Kremikovtzi Land Commission	We do not have the document.
	(The above 2 documents listed in p.9 to p.10 inclusive relate to Land Plot with identity number 68134.608.2043 specified in item 3.1.35 of Resolution 419/20.05.2016 of the Council of Ministers for opening of the concession procedure and are referred to in Cadastral sketch 15-212471-03.05.2016 to SOA 09138/14.05.2016)	
11	Notary deed No 135 volume LIV reg. No. 17274 file No. 12859/27.05.2003	Annex № III.11
12	Resolution under ZSPZZ No. 72K/22.06.2005 issued by Pancharevo Land Commission	We do not have the document. The decision of the SC dated after expropriation.
	(The above 2 documents listed in p.11 to p.12 inclusive relate to Land Plots with identity numbers 68134.608.2048 and 68134.608.2046 specified in item 3.1.36 of Resolution 419/20.05.2016 of the Council of Ministers for opening of the concession procedure and are referred to in Cadastral sketch 15-212507-03.05.2016 to SOA 09136/14.05.2016)	
13	Ownership Notary Act registered in the Property Registry Office in Sofia under act 181 volume 266 file 68693/28.12.2006 entry reg. No. 99631 (concerning Regulated Land Plot XVII in quarter 2 [in Bulgarian: REGULATED LAND PLOTXVII от кв.2])	Annex № III.13

14	Notary Act for Amendment of the Notary act under the preceding item registered in the Property Registry Office in Sofia under act 54 volume 156 entry reg. No. 63665/29.08.2008 (concerning Regulated Land Plot XVII in quarter 2 [in Bulgarian: REGULATED LAND PLOTXVII от кв.2])	Annex № III.14
15	Notary Deed for Sale and Purchase registered in the Property Registry Office in Sofia under act 128 volume 193 file 54166/27.10.2008 entry reg. No.78232/27.10.2008 (concerning the sale of 39.5091% of Regulated Land Plot XVII from Sofia Airport EAD to Hemus Air Company)	Annex № III.15
16	Notary Deed for Sale and Purchase registered in the Property Registry Office in Sofia under act 104 volume 27 file 8936/20.03.2013 entry reg. No.11510/20.03.2013 (concerning the sale of 40.92% of Regulated Land Plot XVII from Sofia Airport EAD to Hemus Air Company)	Annex № III.16
17	Ownership Notary Act registered in the Property Registry Office in Sofia under act 182 volume 266 file 68678/28.12.2006 entry reg. No. 99632 (concerning Regulated Land Plot XVIII in quarter 2 [in Bulgarian: REGULATED LAND PLOTXVIII от кв.2])	Annex № III.17
18	Ownership Notary Act registered in the Property Registry Office in Sofia under act 183 volume 266 file 68679/28.12.2006 entry reg. No. 99633 (concerning Regulated Land Plot XIX in quarter 2 [in Bulgarian: REGULATED LAND PLOTXIX от кв.2])	Annex № III.18
IV	OTHER TITLE RELATED DOCUMENTS	The information is available on the spot under the conditions and the order, specified in Section III, art. 3.3 of the Documentation for participation in the procedure, as follows:
19	Order No. РД-08-408 /ф-7/dated 28.12.1990 issued by the Minister of Transport	Annex № IV.19
20	Balance Sheet of the former State Firm named Sofia Airport [in Bulgarian: Държавна фирма Летище София] as at 31.12.1990, together with Accounts No. No. 201 (related to land plots) and 203 (related to buildings)	The statutory storage period balances is 10 years after it's drawn up and the balance is delivered in an archive with all the accounting documents of the company.

21	Initial Balance Sheet of Sofia Airport EOOD as at 14.02.1992, together with Accounts No. No. 201 (related to land plots) and 203 (related to buildings)	The legal term for the storage of the balance is 10 years after it's drawn up and the balance is delivered to an archive with all the accounting documents of the company.
22	Section Protocol dated 27.03.1991 in relation to the incorporation of Sofia Airport EOOD in 1992, together with Enclosure No. 1 and Enclosure No. 2 to the said protocol	Annex № IV.22
23	Order No. ПД-14-3/31.01.2000 issued by the Minister of the Transport and Communications together with Enclosure No. 1 and Enclosure No. 2 to the said order as well as together with Order for amendment No ПД-14-9/19.12.2000 issued by the Minister of the Transport and Communications along with the sketch thereto	Annex № IV.23
24	Other documents, if any, relating to the granting of title rights and/or rights of operation by the State in favour of Sofia Airport EOOD in respect to the real estates specified in items 3.1.18, 3.1.26, 3.1.27, 3.1.28, 3.1.29, 3.1.30, 3.1.31, 3.1.32, 3.1.33, 3.1.34.1, 3.1.35, 3.1.36 and 3.1.37 of Resolution 419/20.05.2016 of the Council of Ministers for opening of the concession procedure	The properties cited in the above paragraphs of the Decision of the Council of Ministers are state public property. Acts of state public property are part of the documentation published on the MTITC website - Annexes 3.1 and 3.2.
	ZONING AND CONSTRUCTION RELATED DOCUMENTS	The information is available on the spot under the conditions and the order, specified in Section III, art. 3.3 of the Documentation for participation in the procedure, as follows:
25	A copy of the Master plan of Sofia Airport under Art. 46 of the Civil Aviation Act (CAA) required for the development of the airport by reconstruction of Terminal 1 and construction of Terminal 2 and related airport facilities including but not limited to runways, taxiways, etc.	Annex № IV.25
26	A copy of Orders of the Metropolitan Municipality Mayor approving construction and development plan/s of Sofia Airport, including a copy of the Order No. ПД-09-50-646/04.11.1999 of the Sofia's Chief Architect and Order No. ПД-09-288/26.09.2007, together with proofs of their entering into force and with the graphic part of the plan/s (in colours)	The Graphic parts of the orders are stored in the Architecture and Urban Spatial Development Service at the Sofia Municipality. The volume and the shape of the drawings is huge and can be seen in the Architecture and Urban Spatial Development Service. Annex № IV.26
27	Copies of Orders approving amendments to the construction and development plan of Sofia Airport under the preceding	This plan does not concern the territory of Sofia Airport. Graphical application store and is available in GSA-CO.

	item, including Order No ПД-09-50-225/23.05.2003 of Sofia's Chief Architect, together with proofs of their entering into force and with the graphic part of the plan as amended (in colours)	Annex № IV.27
28	Copies of Orders of the Mayor of Metropolitan Municipality and/or of Resolutions of the Metropolitan Council approving detailed zoning plans concerning land plots included in the Object of Concession (including orders/resolutions for amendment of such plans), if any, together with proofs of their entering into force and the graphic part of such plans (in colours);	No new General Spatial Development Plan concerning the object of the concession.
29	Copies of Drafts of Detailed Zoning Plans which are in process of approval and which provide for amendment of existing detailed zoning and construction plans related to real estates included in the Object of Concession, if any, along with information on the stage of the procedure for approval of such drafts zoning plans, including, but not limited to the draft of the zoning plan for Section of regulated land plot XVII in quarter 2 which is subject of court case No 2145/2014 as per the inventory of Sofia City Court	At present, in the process of entry into force is only General Spatial Development Plan for dividing the plot XVII of the sq. 2. Decision № 429 of Sofia Municipality Council is published the State Gazette from 15.07.2016. Annex № IV.29
30	Copies of Resolutions of the Agricultural Land Commission with the Ministry of Agriculture approving the change of the designation of former agricultural land plots included in the Object of Concession, including but not limited to Resolution K33-1/22.01.2002, together with proofs of their entering into force	Annex № IV.30
31	Explanatory Notes to Project Designs elaborated and approved for the purposes of re-construction and construction of buildings, facilities and infrastructure included in the Object of Concession (including such related to the current Terminals 1 and 2)	Given the large volume and specificity of this information, access to the same will be extended in the administrative building of "Sofia Airport" EAD. The review will be done after a previously submitted request under the procedure, specified in Section III, item 3.24 of the documentation for participation in the procedure and the review of the documents can be combined with carrying out inspection of the site.
32	Copies of Construction Permits (together with proofs of their entering into force) allowing the re-construction and/or construction of buildings, facilities and infrastructure included in the Object of Concession, together with orders for amendments and supplements of such permits, if any, including but not limited	Information is available for review on the spot at the terms and conditions set out in Section III, point 3.3 of documentation for participation in the procedure as follows:

	to the permits referred to in the Commissioning Certificates available on the official website of the Ministry of Transport, Information Technologies and Communications (MTITC), namely:	
a	Construction Permit No. 8/21.01.2000 issued by the Architecture and Public Works Department with the Metropolitan Municipality	No information available
b	Construction Permit No. PC-12/03.09.2002 issued by the Minister of the Regional Development and Public Works together with Orders No.No. PД-0214-302/27.05.2005 and PC-36/30.10.2005 issued by the Deputy-Minister of the Regional Development and Public Works	Annex № 32.b
c	Construction Permit No. PC-18/16.12.2002 issued by the Minister of the Regional Development and Public Works together with Order No. PД-0214-781/13.12.2004;	Annex № 32.c
d	Construction Permit No. PC-16/28.06.2007 of the Minister of the Regional Development and Public Works;	Annex № 32.d
e	Construction Permit No. PC-21/09.06.2005 issued by the Deputy-Minister of the Regional Development and Public Works together with Order No. PД- 61/01.12.2008 of the Deputy-Minister of the Regional Development and Public Works	Annex №32.e
f	Construction Permit No. PC-67/30.11.2010 issued by the Minister of the Regional Development and Public Works	Annex № 32.f
33	Copies of documents evidencing the commissioning of the buildings, facilities and infrastructure included in the Object of Concession (such as, put into operation certificates, use permits), save for the commissioning certificates available for review on the official website of MTITC	Annex № 33
34	Copies of Resolutions and/or Orders for forcible expropriation of private real estates located within the borders of Sofia Airport and included in the Object of Concession, including but not limited to Order No. 1132/19.12.2001 issued by the Minister of Finance, together with proofs of their entering into force and	The requested documents contain large amounts of personal data, that is why are submitted as annex the lists and transactions by the District Governor and the compensation payments made by "Sofia Airport" EAD as an investor of the object expansion. Annex № 34

	with proofs of the payment of the compensation due to the expropriated owners	
35	List of pending and/or upheld third parties appeals and/or applications related to approval, amendments and/or corrections of the cadastral plans/ map and registers related to the real estates included in the Object of Concession providing information on the affected real estates, the parties involved, the stage of the proceedings and the expected outcome thereof.	At present we are not aware of any pending and/or uphold appeal and/or applications of third parties related to the approval, amendment and/or correction of cadastral plans and/or maps and records on real estate included in the concession object.
	DOCUMENTS AND INFORMATION ON THIRD PARTIES RIGHTS AND ENCUMBRANCES	
36	List of existing encumbrances and third parties rights to the real estates included in the Object of Concession (such as, limited in rem rights of construction and/or use, easement rights, long term lease agreements, etc.), if any, and copies of relevant documents	For the properties included in the concession object there are no disputes, including court ones.
37	List of pending and/or upheld third parties' title claims (including restitution claims) related to the real estates included in the Object of Concession providing information on the real estates the title to which is disputed, the parties involved, the stage of the court proceedings and the expected outcome thereof	For the properties included in the concession object there are no disputes, including court ones.