PROVINCE: Mersin  SUB-PROVINCE: Tarsus  VILLAGE/NEIGHBOURHOOD: Sofular  STREET: 37th and 42nd Streets
INFORMATION SHEET:

ALLOCATION SITE

PROVINCE: Mersin
SUB-PROVINCE: Tarsus
VILLAGE/NEIGHBOURHOOD: Sofular
STREET: 37th and 42nd Streets

OWNERSHIP: Treasury

THE INSTITUTION ASSIGNING THE POWER OF DISPOSAL / NO.-DATE

Expropriated approval no. 148 dated 01.02.2000

PERIOD OF ALLOCATION: 49 Years

ENDORSEMENT SHARE OF THE MINISTRY: 2%

PLAN DECISION

Precious Immovable Cultural Property

The Number of Buildings Subject to the Allocation:

Special Parcel No. 1: 4
Special Parcel No. 2: 2
Special Parcel No. 3: 3

<table>
<thead>
<tr>
<th>SPECIAL PARCEL</th>
<th>LOT</th>
<th>PARCEL</th>
<th>LAND USE AREA (m²)</th>
<th>LAND USE STATUS</th>
<th>CAPACITY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>677</td>
<td>61</td>
<td>272</td>
<td>Accommodation</td>
<td>654 m² Closed</td>
</tr>
<tr>
<td></td>
<td>677</td>
<td>63</td>
<td>118</td>
<td>(Boutique Hotel</td>
<td>Construction Area</td>
</tr>
<tr>
<td></td>
<td>677</td>
<td>64</td>
<td>137</td>
<td>or Special Facility)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>677</td>
<td>70</td>
<td>127</td>
<td>and Food-Beverage Unit</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>677</td>
<td>66</td>
<td>136</td>
<td>Accommodation</td>
<td>230 m² Closed</td>
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<td>677</td>
<td>67</td>
<td>94</td>
<td>(Boutique Hotel</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td>or Special Facility)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>121</td>
<td>1</td>
<td>134</td>
<td>Accommodation</td>
<td>468 m² Closed</td>
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<tr>
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<td>121</td>
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<td>Construction Area</td>
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<td>121</td>
<td>3</td>
<td>233</td>
<td>or Special Facility)</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>and Shopping Unit</td>
<td></td>
</tr>
</tbody>
</table>

INFRASTRUCTURE STATUS

Existing urban infrastructure services such as drinking and serving water, sewage system, electrification, telecommunication etc. might be used. Urban infrastructure services that are inefficient for the requirements or which require renovation shall be realized by the Municipality, the related public institutions and/or the investors or the required financial contribution shall be made.

EXPLANATIONS AND GENERAL CONDITIONS

1) Subject parcels of allocation are located around St. Paul’s Well where is regarded as sacred by the Christian and known as the place in which St. Paul was born and lived. There are cultural properties at the subject parcels of allocation that have been registered as “Precious Immovable Cultural Property” by the decision (01.01.1990/696) of Adana Conservation Council of Cultural and Natural Properties.
Within the frame of Rehabilitation Project for Precious 42nd Street in the Urban Site (decision of Adana Conservation Council of Cultural and Natural Properties dated 27.10.1998 and numbered 3188), maintenance and renovation of the cultural properties have been adopted in the principle. Rehabilitation Project for Precious 42nd Street, their survey, restitution and restoration projects have been prepared in accordance with the decisions (on different dates) by the mentioned Council and they have been approved. Interior and exterior restoration projects of the registered buildings in lot no. 677 parcels no. 63, 64 and 70 have been prepared by Istanbul Technical University and are available at Tarsus Municipality. Interior ornamentation, heating and load-bearing structure projects of the other buildings have to be prepared.

All the parcels except for the lot no. 677, parcel no. 63 subject to the allocation have been expropriated for the purposes of Street Rehabilitation and Religious Tourism in 2000. A part of allowance for Rehabilitation Project for Precious Street have been transferred to The Directorate of Special Provincial Administration by The Ministry of Culture and Tourism and Administrative Board decision regarding required allowance in order to complete the project have been taken by DOSIMM.

Present situations of subject parcels of allocation:

- The two-storey building in lot no. 677 parcel no. 61 was utilized as Judiciary Building in the initial years of the Republic. Then it was utilized for accommodation. It has a single entrance. The upstairs is ascended by the stairs. The door and the windows of the lower floor of the building look at the courtyard. Exterior restoration of the building has been completed.

- The two-storey building in lot no. 677 parcel no. 63 is entered from the gate looking at St. Paul's Square. The upstairs is ascended by the stairs. Restoration of the building has not been realized. Due to the fact that the expropriation has not been completed.

- The lower floor of the two-storey building in lot no. 677 parcel no. 64 is made of hewn stone and the upper floor is wooden. Exterior restoration of the building has been completed.

- The lower and upper floors of the two-storey buildings in lot no. 677 parcels no. 66 and 67 are made of hewn stone. They have flat-roofs. They share the same courtyard. Restorations of exterior elevations have been completed. Interior restorations are in progress.

- The lower floor of the two-storey building in lot no. 677 parcel no. 70 is made of hewn stone and the upper floor is wooden. Exterior elevations are plastered. Exterior and interior restorations of the building are in progress.

- The buildings in lot no. 121 parcels no. 1 and 2 have facades to St. Paul's Well and 37th Street. Exterior and interior restorations of the buildings have been completed. The buildings are interconnected.

- The two-storey building in lot no.121 parcel no.3 is made of hewn stone and has a pyramidal roof. Restoration works have not yet begun.

2) In the event that the buildings in the parcel are used as such in, as per the article 20 of The Regulations on Allocation of Public Land to The Tourism Investments, the easement fee (rent) in proportion as 5% of the total investment price, that is determined on the basis of the unit costs in the related year in respect of the date of final allocation, shall be paid to the Ministry of Finance. However item (b) of article 20 shall not be applied. After the facility begins to operate (granted for a tourism operation certificate), 2% of the turnover shall be paid.

3) Total Investment Cost and Letter of Performance Security have been calculated according to the restoration unit costs by being predicated on closed area unit m² costs according to the unit costs of restoration and these are presented at the table below:

\[
\text{Total Investment Cost} = \text{Closed Area} \times \text{m}^2 \text{ Unit Cost for Restoration}
\]

\[
\text{Letter of Termless Performance Security} = \text{Total Investment Cost} \times 5\%
\]

Closed Area Unit Cost for Restoration : 1.646,31 YTL/m²

65
### SPECIAL CONDITIONS CONCERNING THE WORKS OF REUTILIZATION AND LANDSCAPE PLANNING OF THE REGISTERED BUILDINGS AT LOT NO. 677, PARCELS NO. 61, 63, 64, 66, 67, 70 AND LOT NO. 121, PARCEL NO. 1, 2, 3 IN MERSİN, TARSUS, SOFULAR NEIGHBOURHOOD 37TH AND 42TH STREETS

The investors who shall apply for the special parcels no. 1, 2 and 3 in Mersin, Tarsus, Sofular Neighbourhood have to meet “Special Conditions” described below in addition to “General Conditions for Public Land Allocation” in this Specification.

### SPECIAL CONDITIONS

1) The immovables that:

- is located in cadastral lot no. 677 parcel no. 61, 63, 64, 70 and allocated as special parcel no. 1 with the function of **Accomodation and Food-Beverage Unit**,  
- is located in cadastral lot no. 677 parcel no. 66-67 and allocated as special parcel no. 2 with the function of **Accomodation**,  
- is located in cadastral lot no. 677 parcel no. 1, 2, 3 and allocated as special parcel no. 3 with the function of **Accomodation and Shopping Unit**,  

and have been constructed on the treasury ownership are the registered historic monuments and civil architectural references. For this reason the allocation of these buildings shall be realized on condition that the buildings serve as a function of **Accomodation, Accomodation+Shopping Unit, Accomodation+Food-Beverage Unit** by realizing the restoration in compliance with their originals and the decisions of the related Conservation Council and their environmental arrangements are done.


Projects and reports shall be submitted to Adana Regional Conservation Council. In case of necessity, additional information, documentation and modification shall be submitted to the Council. Following the approval, application could begin.
3) Before beginning the project phase (restoration), the investor qualified for preliminary permit shall take sufficient number of digital photographs and record videos concerning the actual condition, exterior elevations, interior spaces and the details of the buildings in a month beginning from qualifying the preliminary permit. The investor shall sign a statement with the authorized representatives of Mersin Provincial Directorate of Culture and Tourism. Three copies of photographs in the mediums of cd and paper shall be submitted to General Directorate of Cultural Properties and Museums of the Ministry, Mersin Provincial Directorate of Culture and Tourism and Adana Regional Conservation Council of Cultural and Natural Properties, together with the video tapes in the annex of the statement. Then, Public Land Allocation Department of General Directorate of Investments and Establishments of the Ministry shall be informed about the submission. This procedure shall be repeated after completing the phase of restoration.

4) The investor is responsible for examining the building massively, every space of the building in general and every component of the building in detail during and after preliminary restoration applications; getting the necessary samples, making the necessary measures, tests and analyses for determining material deteriorations and static problems in the course of time; suspending, ventilating, constructing temporary covers in spaces significant and dangerous in terms of static and endurance and all the precautions relevant the fire and safety shall be taken by the investor.

5) The buildings shall be restored in compliance with the original architectural characteristics and historic environment. The original architectural characteristics of interior spaces shall be conserved as much as possible by taking the new utilities into consideration. Exterior elevations shall be restored in completely accordance with the original. All applications shall be made in compliance with the decisions of the related Regional Conservation Council.
PROVINCE: Mersin  SUB-PROVINCE: Tarsus  VILLAGE/NEIGHBOURHOOD: Sofular
STREET: 37th and 42nd Streets
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MINISTRY OF CULTURE AND TOURISM GENERAL DIRECTORATE OF INVESTMENTS AND ESTABLISHMENTS