



PROPERTY FILE

Building owned by "CAMERA DI COMMERCIO, INDUSTRIA, ARTIGIANATO E AGRICOLTURA DI VENEZIA ROVIGO DELTA – LAGUNARE", comprising 7 above ground floors, located in the historical city center of Venice, Saint Mark's District with main entrances in *Calle Larga XXII Marzo*, house numbers 2024, 2032, 2033 and others.

GENERAL DESCRIPTION

Brief History

In the 1920s, the economic class of Venice, represented by the Chamber of Commerce, expressed the urgent need to find an adequate location for the Chamber where a Stock Exchange and a Commodities Exchange could also be placed, and that this location would be a symbol of the vitality and initiative of Venetian entrepreneurial activity. To this end, an area was selected within the heart of the city, in *Calle Larga XXII Marzo*, close to Saint Mark's Square. The project was entrusted to the prominent architects and engineers Camillo Puglisi Allegra and Giorgio Silvio Coen, and to the most brilliant artists and artisans of the age, who used advanced techniques for that time. In the 1920s, the choice to construct the main building in reinforced concrete was entirely extraordinary and the first of its kind in the Saint Mark's area. The façade, which was designed in the Liberty style, would also express the utmost skill in metalworking craftsmanship of that day and age. The façade, too, would represent the highest in artistic inspiration, with decorative elements typical of Eclecticism and workmanship of the highest quality in both wall decorations as well as the works in the interior settings (for example, the wrought iron masterpieces by the great Italian artist Umberto Biondo). In 1926, the structure was completed and originally named "*Il Palazzo del Commercio*". The entire building would undergo a series of interventions, including works carried out due to the war. Ultimately, a complete restoration was begun on October 5 2009 and concluded on January 31 2013. The restoration involved the recovery of the monumental façade and the renewal, restructuring and re-functionalizing of the interior settings.

General Notes

The building is located in the historical center of the City of Venice, Saint Mark's District, with its main entrances in house numbers 2032 and 2034 in *Calle Larga XXII Marzo*. Other secondary and service entrances are found in *Calle del Cristo*, *Piscina San Moisè* and *Calle de le Veste*. The building faces one of the main walking areas of tourist traffic in the historical center, the meeting point between *Campo Santo Stefano* and Saint Mark's Square. The premise is easily reached on foot by the lagoon transport stop *S. Marco – Vallarezzo* (5 minutes) and, thus also by the main access points to the city (*Piazzale Roma* and the train station). It is a high-density area with numerous buildings of architectural merit, many of which are prevalently used for commercial or office activities. It has excellent access to public and private community services (public offices, banking institutions, hotels, etc.); in fact, *Calle Larga XXII Marzo* houses the main luxury shops and is, therefore, a particularly sought after location from a real estate perspective. The area opposite the entrances is subject to *acqua alta* floodwaters of 90 cm on the side streets and 120 cm on *Calle Larga XXII Marzo*.



DESCRIPTION OF REAL ESTATE

Building Description

The building in question has seven above ground floors. Its main façade on *Calle Larga XXII Marzo* has rich decorations and ornamental motifs that include winged heads, fruit baskets, pinecones, cornucopias, etc.

The rear façade on *Piscina San Moisè* has typological and distributive features of three-celled Venetian palaces.

The most prestigious rooms of the building are: the *Saloncino Borsa* and the *Sala delle Grida*.

The latter has undergone the least work in terms of building interventions during recent years, and so has remained relatively unaltered. It has rich wall decorations, such as stuccoes, stonework and coffered wooden ceilings.

From a structural standpoint, the seat of the *C.C.I.A.A. di Venezia Rovigo Delta – Lagunare* is the first building with a reinforced concrete structure and foundation to be constructed in the Saint Mark's area. The foundation is well insulated to impede capillary water rising from the ground.

The elevated load bearing walls and the internal dividing walls are in solid and perforated bricks that have been suitably plastered. The horizontal structures have been constructed with materials that are not typical of historical Venetian building; the mixed ceiling beams are double-T and the flooring blocks are hollow and perforated.

The ceilings of the rooms, which have architectural value or architectural purpose, feature stuccoes, cornices and suspended ceilings in plaster, as well as fabric upholstering with wood paneling.

The building includes two types of flooring: Venetian-style concrete flooring, with miniscule grains of mixed colors – mostly light colors – and slat flooring made from oak or beech wood laid in a herringbone pattern in the central panel, with a cornice perimeter of orthogonal slats.

The external window frames are wooden and have standard thickness double-glazed glass; others have double windows.

The shutters are original and are in varnished wood with roller shutters. The roofing is composed of curved tiles on blocks resting on scantlings and the main roof frame is trussed.

The building has very recently undergone restoration and conservation works and high level functional and utilities upgrading utilizing innovative and eco-compatible materials and technologies, including nanotechnology.

The structure has the following intended uses:

- Ground floor: two shops, the historical *Sala Borsa* and other rooms, equipment rooms, toilet facilities and open spaces;
- First floor: offices, archives and toilet facilities;
- Second floor: offices and toilet facilities;
- Third floor: offices, the large *Salone Consiliare*, toilet facilities, *altana* and terrace overlooking *Calle Larga XXII Marzo*;
- Fourth floor: offices, the great gallery with view over *Sala Consiliare* below, toilet facilities and terraces;
- Fifth floor: offices, toilet facilities, attics and terraces;
- Sixth floor: store room, toilet facilities and attics.

The rooms allocated as attics are of reduced height and some are not accessible. The connection from the ground floor to the fourth floor is ensured by three elevators and numerous staircases, while the connection from the fourth floor to the fifth is made by an elevator and one staircase; the sixth floor, instead, is not reachable by elevator but it is connected with the fifth floor by an internal staircase.

Description of property

The entire building has four registered property units.

Following is a brief description of each individual property unit as currently found in the land registry. The intended use of these spaces is declared in the cadastral plans.

1 *Property unit Fq.15, map section 2909 sub. 12* **(Attachment no. 1)**

Property unit on the fourth floor, registered as private dwelling with common entrance at house number 2050 in *Piscina San Moisè*. It is composed of: boxroom, living room, studio, two rooms, two bathrooms with area preceding and storeroom, some rooms are temporarily being used as archives.

The property unit has the following finishes and utilities:

- parquet flooring in all rooms, ceramic tiled floors in the bathrooms and area preceding bathrooms;
- plastered and painted walls and ceilings in all rooms, tiled in toilet facilities;
- wooden internal doors;
- varnished wooden window frames with double-windows;
- painted wooden shutters.
- Toilet facilities include sink, toilet and bidet.

The systems are composed of heat pumps for heating, cooling, and hot water for sanitary fittings; there is also an internal track electrical system, a fire protection system and an intercom.

Overall, the general condition of the property unit in terms of maintenance and conservation is considered "excellent".

2 *Property unit Fg.15, map section 2909 sub. 15* **(Attachment no. 2)**

Property unit on the ground floor, for commercial use, with main private entrance at house number 2033 in *Calle Larga XXII Marzo*.

The property unit (inner height between 4.63m and 1.20m) is composed of a main rectangular room with shop windows, a rear storeroom, and a bathroom with area preceding; there are other small rooms on the basement floor and one on the first floor.

The property unit has the following finishes and utilities:

- marble floors;

- plastered and painted walls and ceilings in all rooms except the main room, where the ceiling is decorated with stuccoes, and the toilet facilities where the walls are partially tiled;
- wooden internal walls;
- varnished wooden window frames with double-windows;
- access doors in crystal and metallic profile.
- Toilet facilities have sanitary fittings.

The systems are composed of the main technological systems (heat pumps for heating, cooling, water, electricity and fire protection).

Overall, the general condition of the property unit in terms of maintenance and conservation is considered "excellent".

3 Property unit *Fg.15, map section 2909 sub. 17(ex sub 16)*

The property unit, intended for public office use, has private main entrances at house numbers 2032 and 2034 in *Calle Larga XXII Marzo*, and other entrances on *Calle del Cristo*, *Piscina San Moisè* and *Calle de le Veste*. The unit is laid out over seven above-ground floors and has the following intended uses:

- **ground floor** (interior heights vary from 2.20m to 7.64 m): the historical *Sala Borsa* and other rooms, equipment rooms, toilet facilities and open common spaces; **(Attachment no. 3)**
- **first floor** (interior heights vary from 2.41m to 2.72m): offices, archives, and toilet facilities; **(Attachment no. 4)**
- **second floor** (interior heights vary from 2.70m to 3.22m): offices and toilet facilities; **(Attachment no. 4)**
- **third floor** (interior heights vary from 3.30m to 7.89m): offices, the large *Salone Consiliare*, toilet facilities, *altana* and terraces overlooking *Calle Larga XXII Marzo*; **(Attachment no. 5)**
- **fourth floor** (interior heights vary from 3.00m to 3.85m): offices, the great gallery with view over the *Sala Consiliare* below, toilet facilities and terraces; **(Attachment no. 5)**
- **fifth floor** (interior heights vary from 2.70m to 3.64m): offices, toilet facilities, attics and terraces; **(Attachment no. 6)**
- **sixth floor** (interior heights vary from 2.48m to 2.51m): storerooms, toilet facilities and attics. **(Attachment no. 6)**

The rooms allocated as attics are of reduced height and some are not accessible. The connection from the ground floor to the fourth floor is ensured by three elevators and numerous staircases, while the connection from the fourth floor to the fifth is made by an elevator and one staircase; the sixth floor, instead, is not reachable by elevator but it is connected with the fifth floor by an internal staircase.

All four sides of the main façade of the property unit overlook *Calle Larga XXII Marzo* to the south, *Calle del Cristo* to the east, *Piscina San Moisè* to the north, and *Calle de le Veste* to the west.

The property unit has the following finishes and utilities:

- marble floors on the ground floor, Venetian-style flooring in the terraces and parquet on the upper floors;
- commonly painted walls;
- ceilings are commonly equipped with squared suspended ceilings, others are painted; wooden coffered ceilings in the *Sala Borsa*; barrel vaulted decorated coffered ceilings in the entryway; a number of ceilings in rooms on the main floor have decorative stuccoes;
- wooden window frames.
- Toilet facilities include sink, toilet and bidet.

The systems are composed of heat pumps for heating, cooling, and hot water for sanitary fittings; there is also an internal track electrical system, a fire protection system and an intercom.

Overall, the general condition of the property unit in terms of maintenance and conservation is considered "excellent".

4 *Property unit Fg.15, map section 2914 sub. 11 (ex sub 10)* (Attachment no. 7)

Property unit on the ground floor, for commercial use, with private corner entrance at house number 2024 in *Calle delle Veste* and house number 2051/a in *Piscina San Moisè*. The property unit (internal heights

vary from 2.70m to .80m) is composed of a main room with shop windows and a bathroom and area preceding the bathroom.

This unit features finishes and utilities systems similar to the other rooms on the ground floor.

It results from the merger of ex Property unit Fg.15, map section 2914 sub 10 and a little part of ex Property unit Fg.15, map section 2909 sub 16. (Attachment no. 8)

Cadastral Data

The properties are registered in the City of Venice thusly:

LAND CADASTRE

| Sec. | Sheet | Parcel | Quality | Class | Surface m ² | Euro Return | |
|----------|-----------|-------------|--------------------|-------|------------------------|-------------|--------|
| | | | | | | estate | Agric. |
| A | 15 | 2909 | ENTE URBANO | - | 680 | - | - |
| A | 15 | 2914 | ENTE URBANO | - | 60 | - | - |

BUILDING CADASTRE

| Sheet | Parcel | Sub. | Category | Class | Number of Rooms | Size m ² | Size m ³ | Income € |
|-----------|-------------|----------------------|------------|-----------------------|-----------------|---------------------|---------------------|------------------|
| 15 | 2909 | 12 | A/2 | 3[^] | 7 | - | - | 1.474,64 |
| 15 | 2909 | 15 | C/1 | 19[^] | - | 95 | - | 13.835,88 |
| 15 | 2909 | 17 (ex 16) | B/4 | 4[^] | - | - | 17.898 | 64.704,85 |
| 15 | 2914 | 11 | C/1 | 18[^] | - | 55 | - | 6.888,24 |

Registered to:

- "CAMERA DI COMMERCIO, INDUSTRIA, ARTIGIANATO E AGRICOLTURA DI VENEZIA ROVIGO DELTA-LAGUNARE con sede in VENEZIA — C.F. 04303000279 - proprietà per 1/1".

Estate size

In order to define the estate sizes, the commercial surface areas were taken into consideration, which were determined graphically on the basis of their cadastral plans. The surfaces, reported in the tables below, have been calculated using the gross of the external perimeter walls and 50% of adjacent walls and applying the appropriate scaling coefficients, in accordance with D.P.R. 138/98.

| Floor | Typology | Gross Surface (m ²) | Detail coefficient | Gross scaled surface (m ²) |
|----------------------|---|---------------------------------|--------------------|--|
| B | non-communicating indirect ancillary | 9.15 | 0.25 | 2.29 |
| G | main | 532.05 | 1.00 | 532.05 |
| G | communicating indirect ancillary | 67.10 | 0.50 | 33.55 |
| G | non-communicating indirect ancillary | 144.99 | 0.25 | 35.65 |
| G | Direct ancillary | 292.08 | 0.50 | 146.04 |
| G | Communicating direct ancillary | 15.41 | 0.50 | 7.70 |
| 1st | main | 446.69 | 1.00 | 446.69 |
| 1st | communicating indirect ancillary | 8.24 | 0.50 | 4.12 |
| 2nd | main | 870.48 | 1.00 | 870.48 |
| 2nd | communicating balconies | 7.44 | 0.10 | 0.74 |
| 3rd | main | 924.20 | 1.00 | 924.20 |
| 3rd | communicating balconies, terrace, <i>altana</i> | 58.35 | 0.10 | 5.83 |
| 4th | main | 740.38 | 1.00 | 740.38 |
| 4th | Communicating balconies, terraces | 31.87 | 0.10 | 3.19 |
| 4th | non-communicating indirect ancillary | 5.74 | 0.25 | 1.43 |
| 5th | main | 471.00 | 1.00 | 471.00 |
| 5th | non-communicating indirect ancillary | 103.46 | 0.25 | 25.86 |
| 5th | communicating terraces | 44.02 | 0.10 | 4.40 |
| 6th | main | 98.64 | 1.00 | 98.64 |
| 6th | non-communicating indirect ancillary | 40.70 | 0.25 | 10.17 |
| 6th | communicating terrace | 10.84 | 0.10 | 1.08 |
| 6th | non-communicating terrace and similar | 1.64 | 0.10 | 0.16 |
| Total m ² | | 4,924.47 | | 4,365.65 |

LEGAL TECHNICAL DESCRIPTION OF PROPERTY

Current regulatory framework

The property has been declared of cultural interest, under the laws of Art. 12 of Legislative Degree 42/04, with due provision from 15 April 2010 issued by the *Direzione regionale per i beni culturali e paesaggistici del Veneto del Ministero per i Beni e le Attività culturali* (**Attachment no. 9**)

The property unit represented in Fg15, mappale 2914 sub 11 currently is engaged in a commercial lease with Jesurum s.r.l. with a rental contract stipulated on 1 September 2016 with a duration of 6 years renewable.

(**Attachment no. 10**)

Urban description

The building and the open area (court) are identified by the following urban instruments currently in force (as a variation on the Piano Regolatore Generale Approvato with D.P.R. 17/12/1962 published in G.U. no. 51 on 22/2/1963 – definitive document consequent to regional approval D.G.R. 9/11/1999 n. 3987 published in B.U.R. n. 106 on 07.12.1999 and D.G.R.V. n. 2547 on 13/09/2002) in the following types:

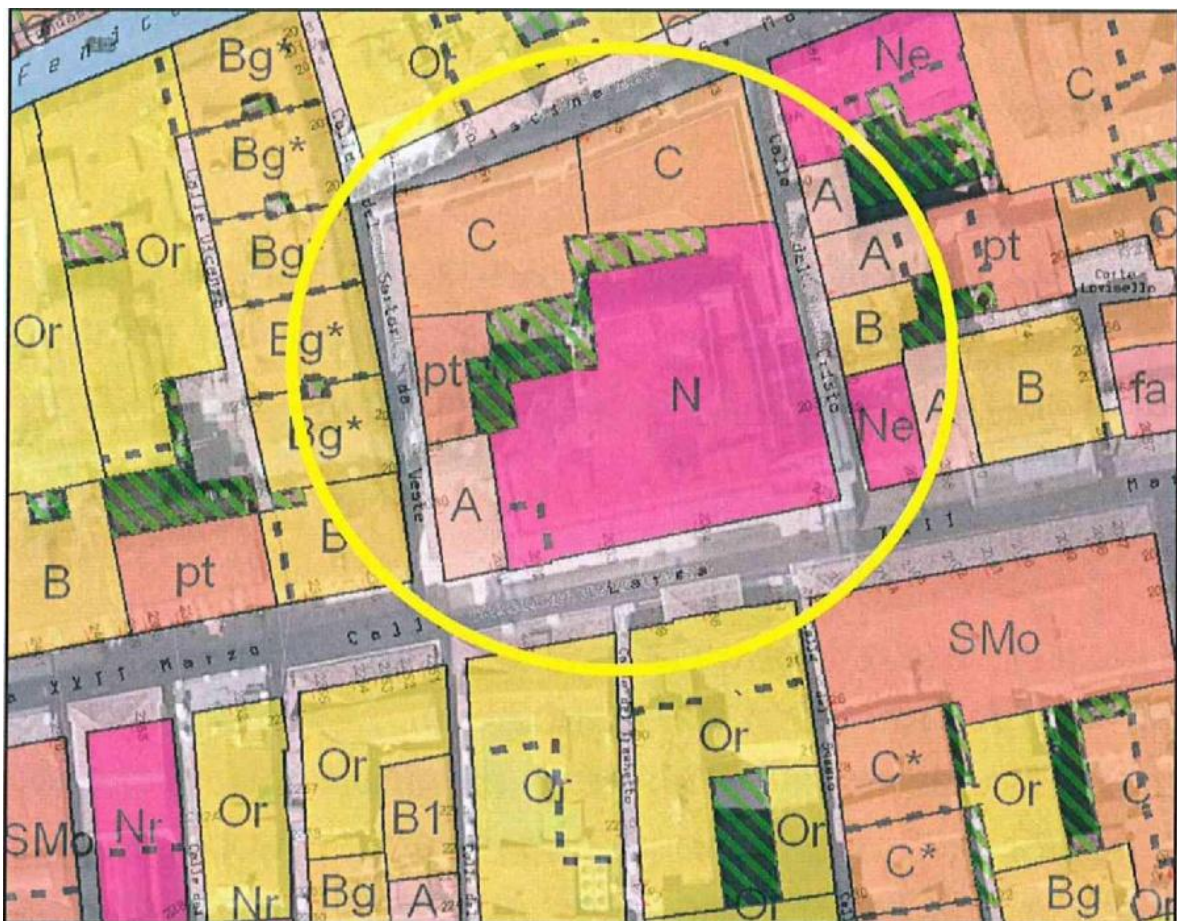
N - "Architecturally valuable XX-century building unit " – governed by art. 12 of the Implementing Technical Standards (N.T.A.) and in particular by **sheet 12**. Such a classification concerns approximately two thirds of the building complex, exposed on the front of Calle Larga XXII Marzo and on Calle del Cristo, with vertical development, according to the covered surface, for five whole stories and part of the sixth. Compatible intended uses include any use consistent with the physical arrangement resulting from the permitted transformations, as per Part 111 of Art. 12 of the Implementing Technical Standards (N.T.A.).

C - "**Pre-XIX-century residential building unit originally with three-opening front**" – governed by art. 5 of N.T.A. and in particular by sheet 6. Such a classification concerns approximately one third of the building complex, mainly exposed on the front of Piscina San Moisè with vertical development, according to the covered surface, for three whole stories and part of the fourth. Compatible intended uses include, on all above-ground stories, administrative offices, private homes,

exhibition venues etc. On the ground floor, crafts shops, retail stores, restaurants. On all stories, on condition that at least one has habitable surface over sqm. 200 and that any homes existing in the same building unit have a separate entrance, hotels, guesthouses, inns, public offices etc. are permitted, as per Part Ili of Art. 5 of the Implementing Technical Standards (N.T.A.).

pt - "Partly transformed pre-XIX-century residential unit" – governed by art. 5 of the Implementing Technical Standards (N.T.A.) and in particular by **sheet 8**. Such a classification concerns a small portion of the building complex, exposed on the front of Calle delle Veste, with vertical development, according to the covered surface, for three whole stories and roof terrace. Compatible intended uses include the same as in Sheet 6, governed by the same Art. 5 of the Implementing Technical Standards (N.T.A.).

28 - "Non-characterized appurtenances of the building units" - governed by art. 17 of the Implementing Technical Standards (N.T.A.) and in particular by **sheet 57**.



Certifications relating to the property

The property possesses the following certifications:

Certificate of fitness for habitation issued by the City of Venice with protocol no. 92637 on 21 February 2013

(ATTACHMENT no. 11);

Energy certifications

u.i.u. Fq.15 mappale 2909 sub. 12 **(ATTACHMENT no. 12)**

u.i.u. Fg.15, mappale 2909 sub. 15 **(ATTACHMENT no. 13)**

u.i.u. Fg.15 mappate 2909 sub. 17 (ex sub 16) **(ATTACHMENT no. 14)**

u.i.u. Fg.15 mappale 2914 sub.11(ex sub 10) **(ATTACHMENT no. 15)**

PHOTOGRAPHIC DOCUMENTATION

(ATTACHMENT no. 16)