

Pursuant to Article 391 Paragraph 1 of the Act on Ownership and Other Real Rights (The Official Gazette of the Republic of Croatia no. 91/96, 22/00, 73/00, 114/01 and 79/06) and the Decree on Public Bids for Selling Real Property owned by the Međimurje County, class: 940-01/07-03/12, file no. 2109/1-02-07-02 dated 19th October 2007 (The Official Gazette of the Međimurje County), the Prefect of the County of Međimurje announces:

INVITATION TO BID

for sale of property in the area of the business zone

“MEĐIMURJE BUSINESS PARK”

I. Subject of the bid is a sale of property in the area of the business zone „Međimurje business park “(former military training ground „Gmajna“) in Čakovec and Pribislavec registered in:

- land register sheet no. 4404, cadastre municipality Čakovec, land registry plot no. 1134/53/1 (identical to cadastral plot nr. 1703/1), by nature infertile land, overall surface area of 380 395 m² (ca. 38 ha) and
- land register sheet no. 2467, cadastre municipality Pribislavec, land registry plot no. 805/A/1/1/1/5/1 (identical to cadastral plot nr. 3385/5), by nature a pasture, overall surface area of 301 251 m² (ca. 30 ha)

The property is being sold in its entirety. Participation in bidding is open to all domestic and foreign, natural and legal persons.

II. The initial bidding price is 25.00 € per 1/m² payable in kuna counter value according to the middle exchange rate of the Croatian National Bank on the date of payment.

III. Domestic bidders are required to furnish a bid security in the amount of **180,000.00 kuna** to the Međimurje County business account no: 2392007-1800020004 in Međimurska bank d.d. Čakovec, V. Morandinija 37, payment code no. 21 7340 – MB (for legal persons) and payment code 22 7340 – Pers.Id.No. (for natural persons), payment purpose: “POSLOVNI PARK MEĐIMURJE“

Foreign bidders are required to furnish a bid security in the amount of **25,000.00 EUR** to the Međimurje County foreign currency account in Međimurska bank d.d. Čakovec, V. Morandinija 37, no: 2392007-1800020004, SWIFT: MBCKHR2X, svrha uplate: „POSLOVNI PARK MEĐIMURJE“.

Bid securities furnished by bidders who have not been selected shall be released within 8 days as of the day of the selection of the most successful bidder, in its nominal amount without interest, while the amount of bid security shall be calculated towards purchase price as far as the successful bidder is concerned.

The bidder who fails to sign the contract upon being chosen as the most successful bidder, or the bidder who fails to pay the whole sum of the purchase price within scheduled date, shall forfeit the right to the bid security retrieval.

IV. Contents and enclosures to the bid

1. Name, surname and address of the bidder (if natural person), i.e. company name and company registered location (if legal person);
2. Copy of an identity card, certificate of registration at the company/crafts register (foreign legal persons can submit any other certificate proving the status of the legal person);

3. Bidding price for the property for which the bid is submitted (in numbers and in words) and payment terms;
4. Proof of the bid security payment and bidder's account number and the bank to which the bid security shall be returned ;
5. Business-investment plan for the first five years as of the date of signature of the contract stating the date of commencement of construction works;
6. Certificate issued by the tax office confirming that the bidder has no outstanding debts arising from his public obligations of which the official records are kept by the tax office, or the equivalent certificate of authorised bodies of the country of a foreign bidder, not issued more than 30 days before the date of this invitation to bid;
7. Balance sheet, profit and loss account or equivalent financial statements for year 2007 and other data on bidder's financial and economic capacity;
8. Document issued by a bank or other financial institution certifying the solvency of the bidder;
9. References;
10. Declaration of a first-class Croatian bank confirming that the bank shall issue a bank guarantee payable upon the first call for the amount equal to 100% of the bidding price, reduced by the amount of the furnished bid security, as the security to the County, for fulfilling of contractual obligations of the bidder in case of contract agreement on the sale of the property with the bidder;

If the offer is submitted by the bidder established in the year 2008, the documents under 6, 7, 8 and 9 shall be submitted by its founder. In this case, additional obligatory enclosure shall be provided to the bid:

11. Declaration of the founder certifying that it accepts being a joint guarantor in case the County signs contract on the sale of the property with the bidder.

- V. Bidder shall submit a conceptual proposal, i.e. a site development plan and the manner of use of the respective property which shall encompass mixed, commercial and industrial activities. The development plan should also include the property which is not for sale, registered in land register sheet no. 2272, cadastre municipality Čakovec, land registry plot nr. 1134/2, overall surface area of 10 8637 m² intended for social activities (Polytechnics, secondary schools, incubation centre and similar) which makes an integrated complex with the mentioned property.

When creating the conceptual proposal, i.e. the site development plan, the bidder should take into consideration the important development guidelines for the site defined by the County of Međimurje - for more details see the following web page:

www.redea.hr (Invitation to submit bids for purchase of property – hyperlink: Centre of Knowledge)

The seller is willing to accept proposals which shall enable optimal utilisation of the site provided that the proposal does not differ considerably from the set guidelines and the interest of Međimurje County.

The bidder will be obliged to develop the area in cooperation with the Međimurje County and the Regional Development Agency of the Međimurje County – REDEA ltd. Therefore, the bidder shall propose the form of such collaboration.

VI. Apart from the price and date of payment, other selection criteria are: compatibility of the site development plan and the manner of use of the property with the interests of the Međimurje County, anticipated deadlines for the development of the site (by stages and as a whole), anticipated number of new jobs from the beginning of investment to the finalisation of the project (by stages).

VII. The bidder shall submit the written bid along with the enclosures in Croatian language in a sealed envelope to the following address: Međimurska županija, Ruđera Boškovića 2, 40 000 Čakovec specifying the bid reference: "Ponuda za kupnju nekretnina – POSLOVNI PARK MEĐIMURJE". All bids must be **received** by the deadline, **1th December 2008 at 12.00 hrs**, no matter what type of delivery is chosen. Late and incomplete bids will automatically be rejected.

VIII. Selection of the most successful bid shall be announced by the Council of the Međimurje County within 7 days as of the expiration of the deadline for submission of bids. Final decision on sale and award of the contract shall be made by the Assembly of the County of Međimurje within additional period of 10 days.

If the successful bidder fails to sign the contract within 7 days as of the final decision on sale, it will be considered the bidder is refraining from the purchase. Property transfer tax and other costs incurred by the bidder related to signing of the contract, translation costs, notarisaton costs and costs relating to the transfer of ownership shall be borne by the buyer.

IX. The seller reserves the right to reject all bids and to cancel this invitation to bid without any justification.

For further information on this invitation to bid and to view the documentation please contact Secretary's Office of the Međimurje County (Vjeran Vrbanec), telephone: 040/374-252 or Redea d.o.o. (Matija Derk, Director), telephone: 040/374-079, 040/374-091, e-mail: poslovni-park@redea.hr

PREFECT

Josip Posavec