



CONSORZIO ZONA INDUSTRIALE DI PADOVA

CALL FOR EXPRESSIONS OF INTEREST AND BIDS FOR THE PURCHASE OF LOTS OF BUILDABLE LAND IN THE PADUA INDUSTRIAL DISTRICT

1. GENERAL INFORMATION

CONSORZIO ZONA INDUSTRIALE E PORTO FLUVIALE DI PADOVA [THE PADUA INDUSTRIAL DISTRICT AND RIVER PORT AUTHORITY], having its registered office in Padua at Galleria Spagna 35, tax ID and registration in the Padua Companies Registry no. 80007410287, in the person of its legal representative *pro tempore* (hereinafter the “CONSORZIO ZIP”) owns three lots of buildable land with a total area of 56,672 m².

Said lots shall be assigned through an informal procedure for potential buyers, subject to public disclosure as specified in this document, in accordance with the principle of the highest bid (hereinafter the “Procedure”). However, it is understood that the CONSORZIO ZIP may revoke, discontinue, suspend or modify the Procedure at any time, without such action entitling those parties which have submitted expressions of interest or bids to any form of compensation or indemnification.

The Procedure shall consist of a single selection stage intended to identify the winning bidder.

2. DESCRIPTION AND SPECIFICATION OF LEGAL STATUS OF PROPERTIES

2.1 DESCRIPTION

LOT NO. 1

The lot of land in question is located in the Padua industrial district at the intersection of Via Messico and Via Portogallo, behind Hotel Campanile, approximately 200 meters from the Padova Zona Industriale toll booth on the A13 motorway. The lot is rectangular in shape and has 10,240 m² of total area, of which 7,830 m² is buildable land, 1,133 m² is zoned for park use, and 1,277 m² is zoned for public parking. The area is surveyed in the Land Registry in Figure 149, map sections 676-49-680-682-802-217-50-216-222-223-677-54-52-55-56-358-361 and Figure 150, map sections 807-810-812-817-818-821-825-394-401.

LOT NO. 2

The lot of buildable land in question is located in the Padua industrial district at the intersection of Via Nuova Zelanda and Via Marina, approximately 1.5 km from the Padova Zona Industriale toll booth on the A13 motorway. It is irregularly shaped and has an area of 24,687 m². The lot is surveyed in the Land Registry at Figure 162, map sections 454-456-458-463-468.

LOT NO. 3

The lot of buildable land in question is located in the Padua industrial district at the intersection of Via Nuova Zelanda and Via Inghilterra, approximately 2.0 km from the Padova Zona Industriale toll booth on the A13 motorway. It is trapezoidal in shape and has an area of 24,155 m². The area is surveyed in the Land Registry at Figure 161, map sections 174-280-282-320-321-322-323-324-325-289.



2.2 LEGAL STATUS

Construction on the lots identified in section 2 must comply with national, regional and local urban planning, construction, environmental and safety provisions.

In detail, the following legislation, as amended, is relevant: Presidential Decree No. 380/01 (the “Consolidated Construction Act”), Legislative Decrees Nos. 192/05 and 311/06 (“Construction Energy Yield”), Legislative Decree No. 81/09 (the “Consolidated Safety Act”), Legislative Decree No. 152/06 (the “Consolidated Environmental Act”), Regional Law No. 11/04 (“Provisions for Governance of the Territory”), the General Urban Plan of the Municipality of Padua and, as regards Technical Implementation Provisions in particular, the following articles:

article 7, limits on the distance between roads and buildings;

article 8, availability of parking;

article 25, permission to build in areas for services of public interest, which contains the following general provisions applicable to the lots in question:

“Public-interest infrastructure serving the industrial district consists of public and public-interest services in support of the activities set forth in article 21, such as:

- *participative, cultural, social, associative, charitable and accommodation facilities;*
- *headquarters and/or offices of the Padua Industrial District Authority and founding entities;*
- *the headquarters and/or offices of entities that engage in research to foster innovation and employment in the fields of science, technology, and telecommunications;*
- *bank branches, insurance agencies, commercial premises not exceeding 100 (one hundred) m², and athletic and recreational facilities;*
- *private and/or public garages, workshops, fuelling stations, car-washes, kiosks, newsstands, and other supporting facilities for the Industrial District to be specified when agreements are made.*

New construction, expansion, demolition and new construction relating to services for the Industrial District must meet the following requirements:

- *indoor area may not exceed 50% of each area;*
- *ratio of gross indoor space to total land may not exceed 1 m²/1 m²;*
- *height may not exceed 35m.”*

The provisions of Regional Law No. 14/09 (“Veneto Home Plan”) do not apply to the areas covered by this document.

3. THE PROCEDURE

3.1 Only joint-stock companies and legal entities are eligible to participate in the procedure, provided that they are allowed to contract with the government, are not in a state of insolvency, liquidation, receivership, discontinued operation, settlement with creditors or any other equivalent situation under the laws of the jurisdiction in which their registered offices are located, there are no ongoing proceedings in which an adjudication that such a situation applies to them is sought, they are not in a state of suspension of business activity and have not been punished with the inhibitory sanctions and precautionary measures set forth in Legislative Decree No. 231/2001, barring them from contracting with the government.



3.2.1 Only Italian or non-Italian entities that enjoy the status of legal person in their home jurisdictions may participate in the Procedure.

3.2.2 Those interested in participating in the Procedure shall deliver an expression of interest and bid (hereinafter simply a “Bid” or “Bids”) in written form and in the Italian language, accompanied by two copies of the documents indicated below in the Italian language in an envelope bearing the statement **“Manifestazione di interesse con offerta per l’acquisto n. 3 lotti di terreno edificabile in zona industriale di Padova”**, addressed to CONSORZIO ZIP, Galleria Spagna, 35 – 35127 PADUA, Italy by 12:00 PM on 30 June 2010, to the attention of: Pietro Francescon.

Bids may refer to the purchase of one or more of the lots for sale.

3.2.4 Bids, in the form of a letter signed by persons holding the power of representation, cannot be subject to conditions inconsistent with this document and shall be accompanied by:

- a brief profile of the business in which the party/parties engage(s);
- a statement to the effect that the party/parties may contract with the government, are not in a state of insolvency, liquidation, receivership, discontinued operation, suspended operation, settlement with creditors or any other equivalent situation under applicable legislation, and have not been punished with inhibitory sanctions or the precautionary measures set forth in Legislative Decree No. 231/2001 barring them from contracting with the government;
- the name, telephone number and e-mail address of the contact person for the interested party/parties.

3.2.5 Interested parties shall engage in conduct inspired by full compliance with the principles of propriety and good faith while the Procedure is ongoing.

Representatives of the CONSORZIO ZIP shall provide information required by tender participants.

4. SELECTION STAGE

4.1 On dates to be determined, interested parties shall be provided access to documents and records at the CONSORZIO ZIP’s office so that they may conduct their due diligence before formulating a Bid.

5. AWARD STAGE AND ADDITIONAL ROUND

5.1 The CONSORZIO ZIP shall evaluate the Bids and designate the bidder that has submitted the highest price as the winner.

Alternatively, at the CONSORZIO ZIP’s sole discretion, rankings may be constructed and the three highest bids, or the two highest bids if more than three bids have not been submitted, may be placed in pricing competition with one another by holding one or more additional rounds of bidding. The opening bid for additional rounds shall be the highest of the bids submitted by parties admitted to the additional round.

5.2 The CONSORZIO ZIP reserves the right to designate a winner even if only one Bid is received. In this case, the CONSORZIO ZIP may nonetheless negotiate improvements to the bid before resolving to designate the winner.

6. Sundry provisions

The publication of this notice shall not place the CONSORZIO ZIP under any obligation nor represent any undertaking by the CONSORZIO ZIP to sell the lots to the parties interested in purchasing them, nor shall it entitle such parties to any consideration from the CONSORZIO ZIP (including brokerage or advisory fees). The CONSORZIO ZIP reserves the right to withdraw from the sales negotiations at any time, regardless of the state of progress thereof, to suspend, discontinue, or modify the terms and conditions of the Procedure, and to enter into undertakings with other parties, without such action entitling the interested parties to make any claims of the CONSORZIO ZIP by way of compensation or indemnification.



The data provided by the interested parties shall be processed in accordance with the provisions of Legislative Decree No. 196 of 30 June 2003. In accordance with article 10 of the same law, personal data shall be processed lawfully, properly, and in a manner fully respectful of interested parties' rights and confidentiality; the data shall be processed in order to determine whether interested parties are eligible to participate in the Procedure and to ensure that said Procedure is properly conducted.

The data controller shall be the CONSORZIO ZIP, which interested parties may contact to exercise their rights under article 7 of Legislative Decree No. 196 of 30 June 2003.

This tender notice shall be displayed on the CONSORZIO ZIP's notice board from 12 April 2010.

In the interest of ensuring maximum publicity, this notice shall be published on the CONSORZIO ZIP's website, and an abridged version shall be published in two locally and two nationally distributed newspapers.

By participating in the Procedure, participants expressly accept all of the terms and conditions set forth in this notice, which must be signed by a legal representative by way of acceptance.

Interested parties may obtain any further information concerning the Procedure that they may require by contacting: Pietro Francescon, tel. +39 049 8991811 – the CONSORZIO ZIP.

Padua, 12.04.2010

The President
Angelo Boschetti