

ANNOUNCEMENT OF THE SECOND ORAL OPEN TENDER

for the sale of developed land properties, plots No. 608, 620 located in Mysłakowice at 1 and 2 Sułkowskiego Street.

The Head of the Mysłakowice Commune, acting pursuant to Article 38 of the Act of August 21, 1997 on real estate management (i.e. Journal of Laws of 2023, item 344, as amended) and the Regulation of the Council of Ministers of September 14, 2004. on the manner and mode of conducting tenders and negotiations for the sale of real estate (i.e. Journal of Laws of 2021, item 2213) announces the 2nd oral open tender for the sale of the above mentioned real estate (the 1st tender was held on 23.10.2023):

- Location of the property: Mysłakowice ul. Sułkowskiego no. 1, Mysłakowice ul. Sułkowskiego no. 2, Mysłakowice municipality, Karkonosze county, Lower Silesia province,

- Real estate designation according to KW and real estate cadastre: cadastral district: 0009 Mysłakowice, plots no: 608, 620 Land and Mortgage Register no: JG1J/00068876/3, kept by the District Court in Jelenia Góra, Land and Mortgage Register Division,

- Area of the property: area of plot no. 608 - 2.1234 ha, area of plot no. 620 - 0.4396 ha (total area: 2.5630 ha)

DESCRIPTION OF THE PROPERTY**1. LAND NO. 608**

Built-up land property, marked in the land register with number 608, AM 3, precinct 0009 - Mysłakowice with an area of 2.1234 ha, located in Mysłakowice at Sułkowskiego Street No. 1. The plot is built-up with a palace building erected as a detached house (the building is entered in the register of monuments with the decision No. A/5685/639/J dated 13.05.1980). Currently, the building is used as an Elementary School. The usable area of the building: 3.363,04 m². The plot is developed: the palace park surrounding the building is entered in the register of monuments with the decision No. A/5374/508/J of 07.12.1977. In addition, a sports field with a grass and asphalt surface has been arranged, and in front of the building there are elements of small architecture, greenery and paved alleys - pedestrian access and approaches. The plot has direct access to a public road - the property is located at the intersection of 1 Maja Street and Sułkowskiego Street (two-way roads of local importance). The plot area is partially fenced. Equipped with technical infrastructure facilities: water supply network, sewage system, gas network, power grid, teletechnical network.

2. LAND NO. 620

Built-up land property, marked in the land register with number 620, AM 3, precinct 0009 - Mysłakowice with an area of 0.4396 ha, located in Mysłakowice at Sułkowskiego Street No. 2. The plot is built-up with a detached villa building with a usable area of 1,190.75 m² (the building is entered in the list of monuments, currently the building is used as a Primary School). Developed plot: an area of low and high greenery and high, paved access to the building and elements of small architecture. In the neighborhood, the

palace park surrounding the building is entered in the register of monuments with the decision No. A/5374/508/J of 07.12.1977. The plot has direct access to a public road - the property is located near Sułkowskiego Street, access is established via a pedestrian road. The plot area is fully fenced.

Equipped with technical infrastructure facilities:

water supply network, sewerage network, gas network, electricity network, teletechnical network.

1. Purpose of the property in the zoning plan :

According to the current zoning plan for the village of Mysłakowice, adopted by Resolution No. 92/XIV/2007 of the Mysłakowice Municipality Council dated 15/12/2007, the plot:

No. 608 is located in the area marked with the symbol "57.UP1" and "58.ZP", for which the basic use has been established: areas of public services - existing and areas of arranged greenery

- park;

No. 620 is located in the area designated with the symbol "68.UP1" and "69.ZP", for which the basic use has been established: areas of public services - existing and areas of arranged greenery

- park.

2. Information about the destination for sale:

Sale by open tender.

3. Asking price of the property:

15,000,000.00 PLN (in words: fifteen million zlotys)

In the case of disposal of the real estate in question, a 1% discount will be applied on the price of the real estate obtained as a result of the tender (pursuant to Resolution of the Mysłakowice Municipality Council No. LXVI/426/23 of April 26, 2023.).

The sale is exempt from VAT under Article 43 paragraph 1 item 10 of the Act of March 11, 2004 on tax on goods and services, Journal of Laws of 2023, item 1570.

With regard to the above properties, the Lower Silesian Provincial Conservator of Monuments in Wrocław has agreed to sell the property (decision no. 641/2023 dated 19.04.2023) under the following conditions, which will be included in the notarial contract of sale:

- a provision that plots of land No. 608 and 620, precinct 0009 Mysłakowice, are legally protected by entry to the register of monuments by decision no. A/5374/508/J of 07.12.1977, and the palace building is legally protected by entry in the register of monuments by decision no. A/5685/639/J of 13.05.1980, and is subject to protection and care under the provisions of the Act of July 23, 2003 on the protection and care of monuments (Journal of Laws of 2022, item 840, as amended), i.e. all construction work requiring a notification or a construction permit, conservation work and revalorization works and carrying out other works on the monument, change of function, divisions, all repair and construction activities, works on historic decoration and equipment, conservation and revalorization works and all activities on greenery located on the land plots, installation of technical devices, advertisements and installations require a decision - permission from the Provincial Conservator of Monuments;

- provision that a change in the legal status of the above property (change of owner) requires notification of the new owner's data to the Lower Silesian Regional Monument Conservator within

1 month from the change, based on the provisions of the Act of July 23, 2003 on the protection and care of historical monuments.

The property is under permanent management of the Mysłakowice Elementary School on the basis of Decision RBR 7228-1/2011 dated January 27, 2011. Extinction of permanent management and the possibility of transferring the property to the Purchaser will take place when the seat of the school is moved to the newly constructed building at 1 Królewska Street in Mysłakowice (in accordance with the Resolution of the Municipality Council noLXIX/430/23 dated May 31, 2023, the planned date - by the end of February 2024). The Head of the Mysłakowice Municipality reserves the possibility to release the property at another date (agreed with the new owner), related to the implementation of the transformation of the elementary school by changing the seat of the institution.



The tender will be held on January 9, 2024 at 10:00 am in the Municipal Office in Mysłakowice at Szkolna 5 Street (conference room).

The deposit in the amount of 10% of the asking price shall be paid in money with the title of the payment to the bank account:

PKO BP Jelenia Góra Branch 06 1020 2124 0000 8602 0011 1674 by January 4, 2024 at the latest.

The date of payment of the deposit is the date of crediting the bank account of the Mysłakowice Commune. The property may be inspected by appointment at the Mysłakowice Commune Office (in the secretary's office) or at 756439960.

Detailed information about the subject of the sale and the terms and conditions of the tender can be obtained at the Mysłakowice Municipality Office - room no. 15, 15A, tel. 571335988, 756439981.

The condition for participation in the tender is payment of a deposit by the tenderer and submission to the Tender Committee before the opening of the tender:

- in the case of natural persons (including those engaged in business activity)- identity cards, and being married without property separation, the presence of both of them is necessary to carry out the tender activities spouses or one of them with a power of attorney from the other spouse containing consent to the acquisition of real estate against payment;
- in the case of legal entities - a current excerpt from the register, appropriate powers of attorney, identity cards of persons representing the entity (the excerpt from the register should be dated no later than 3 months before the date of the tender, and its validity should be confirmed by the representative of the entity).

Participants take part in the tender in person or by proxy. The power of attorney must be in writing.

- The tender is open to natural persons and legal entities of Polish origin and foreigners who meet the conditions set forth in the Act of March 24, 1920. on the acquisition of real estate by foreigners (i.e., Journal of Laws of 2017, item 2278).

- The deposit paid by the participant who wins the tender shall be credited towards the purchase price. The remaining participants of the tender will be returned immediately after the closing of the tender, but no later than 3 days after the closing of the tender.

- The deposit shall be forfeited to the Municipality in the event of evasion of the tenderer who won the tender.

from the conclusion of a notarial contract of sale and purchase on the date set in the Notary's Office by the Seller.

- The tender is valid regardless of the number of participants, if at least one tenderer offers at least one bid above the starting price.

- The amount of the bid increment shall be decided by the tender participants, but the increment may not be less than 1% of the starting price, rounded up to whole tens of zlotys.

- The costs of the notarial deed, the court fee and the resumption of the boundaries of the property in question shall be borne by the Purchaser.

- Properties are sold on the basis of data from the geodetic records. In the case of resumption of boundaries, performed at the expense and effort of the buyer - the Mysłakowice Commune shall not be liable for any differences in the area of the property.

- The Commune Head reserves the right to cancel the tender for important reasons - in accordance with Article 38 paragraph 4 of the Act on Real Estate Management of August 21, 1997.

- The tender participant may appeal against the actions related to the conduct of the tender to the Head of the Mysłakowice Commune - within 7 days from the announcement of the tender results.

