



Commercial offer

on sales of land parcel by total area of 26,2086 hectares,
located in administrative borders of Schaslyve village council

Developer: «City State» LLC



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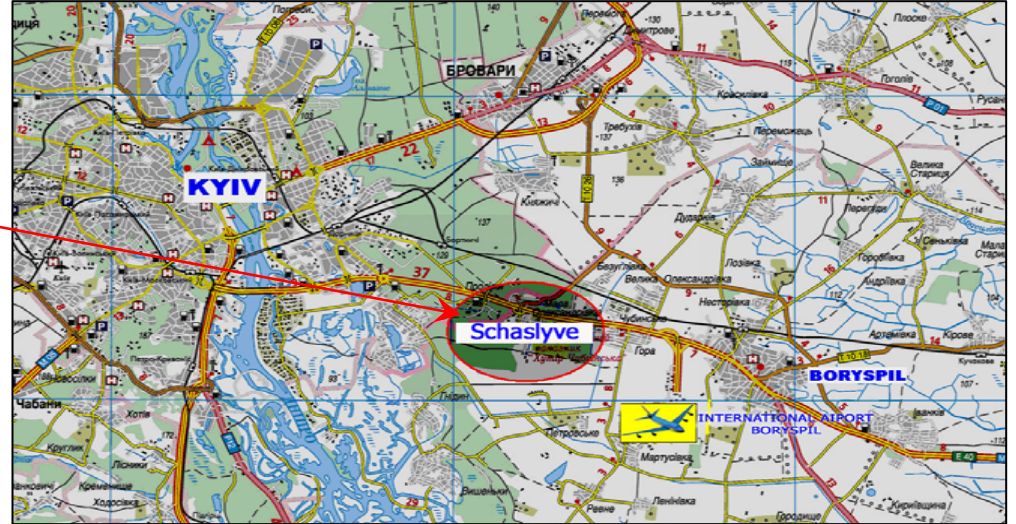
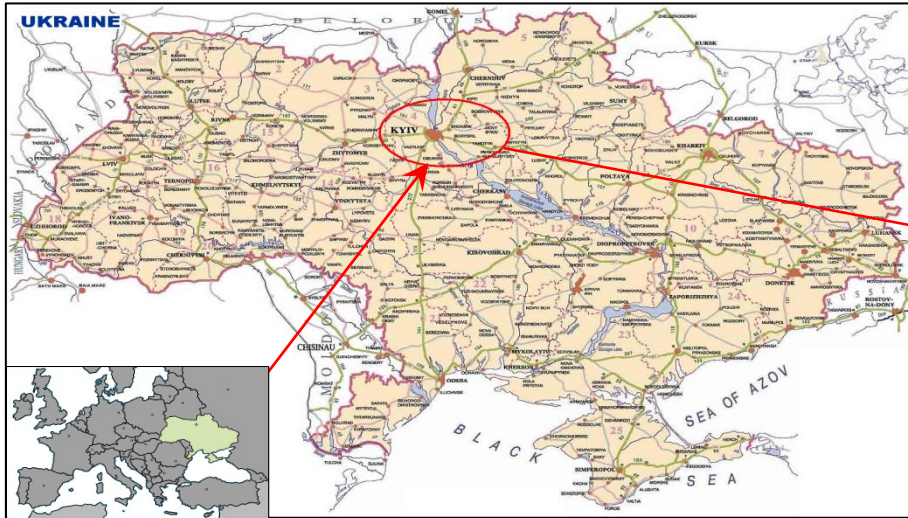
Visibility from the land parcel

Airview on the land parcel

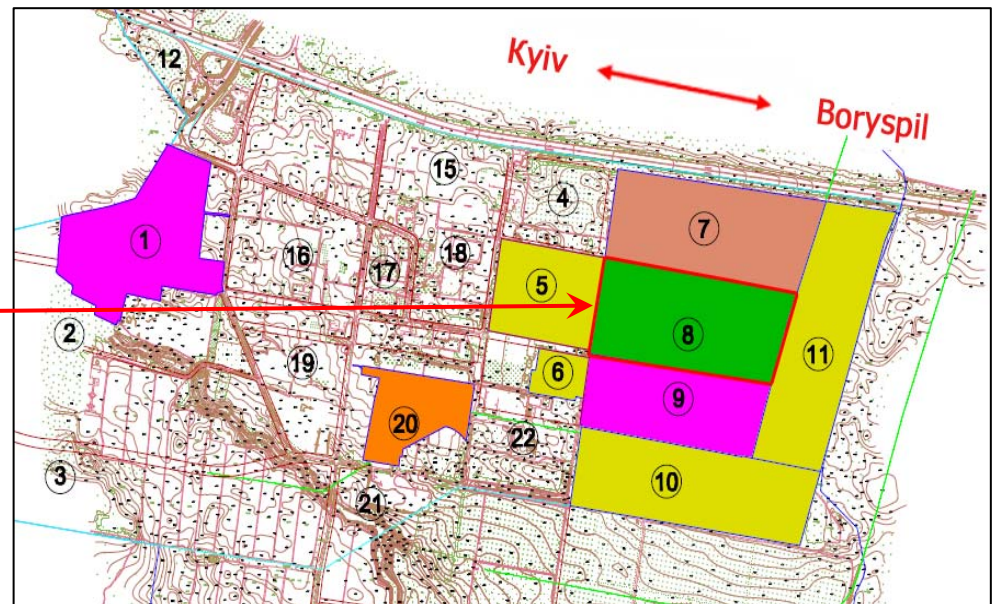
Contact information

Situation plan

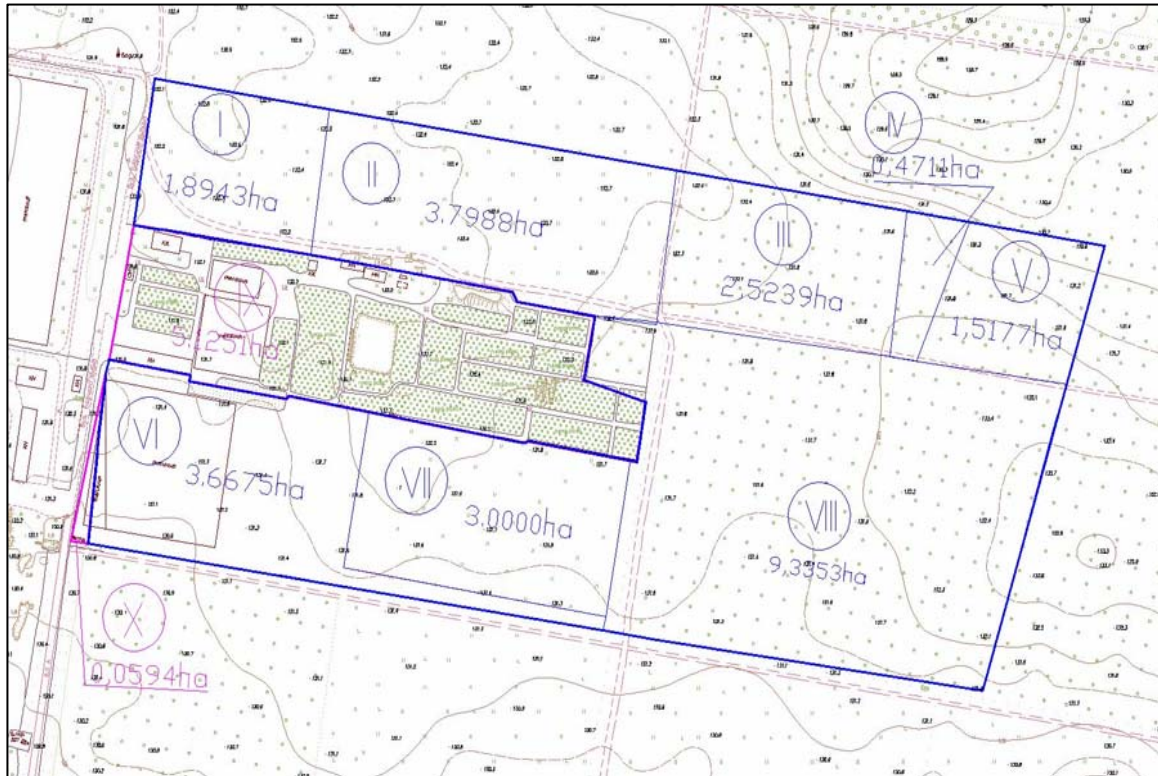
On a geographical map



On a satellite map (marked as number 8)



Land parcel configuration



Nº of land plot	Area of land plot according to the state certificate property act, ha	Current land special-purpose designation
Subject area of land plot (marked by blue color on the scheme)		
I	1,8943	For the conduct of subsidiary agriculture household.
II	3,7988	
III	2,5239	
IV	0,4711	
V	1,5177	
VI	3,6675	
VII	3,0000	For building and maintenance of resident houses (multistory and individual)
VIII	9,3353	For the conduct of the subsidiary agriculture
Total area	26,2086	—

Purchase of stated below land plots is possible from third-party land owners (marked by red color on the scheme)		
IX*	5,1251	x
X	0,0594	
Total area	5,1845	—

** Note: property of «Demetra» LLC*

Total area	31,3931	—
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Constitutive information

8 state property acts on the right of ownership (marked by I—VIII on the scheme). Land parcel is a part of an administrative units of Schaslyve village council.

Contract form

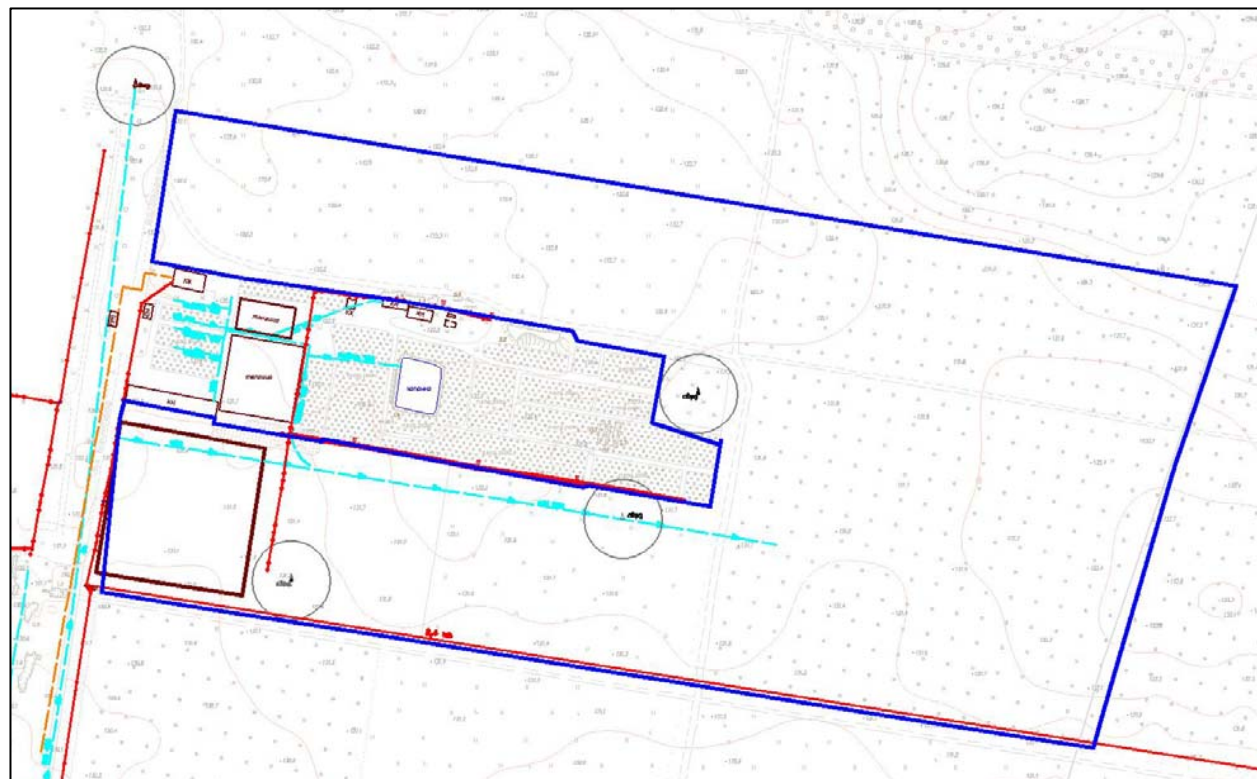
Agreement on sales of corporate rights of legal entity (resident of Ukraine), owning a land parcel.

Possible purpose

Within the framework of commercial offer it is possible to change the current land special purpose designation according to plans of their further development (for example, for placing and maintenance of real estate objects).

Object territorial abuts with areas intended for the building of commercial objects.

Engineering communications and objects



Communal objects

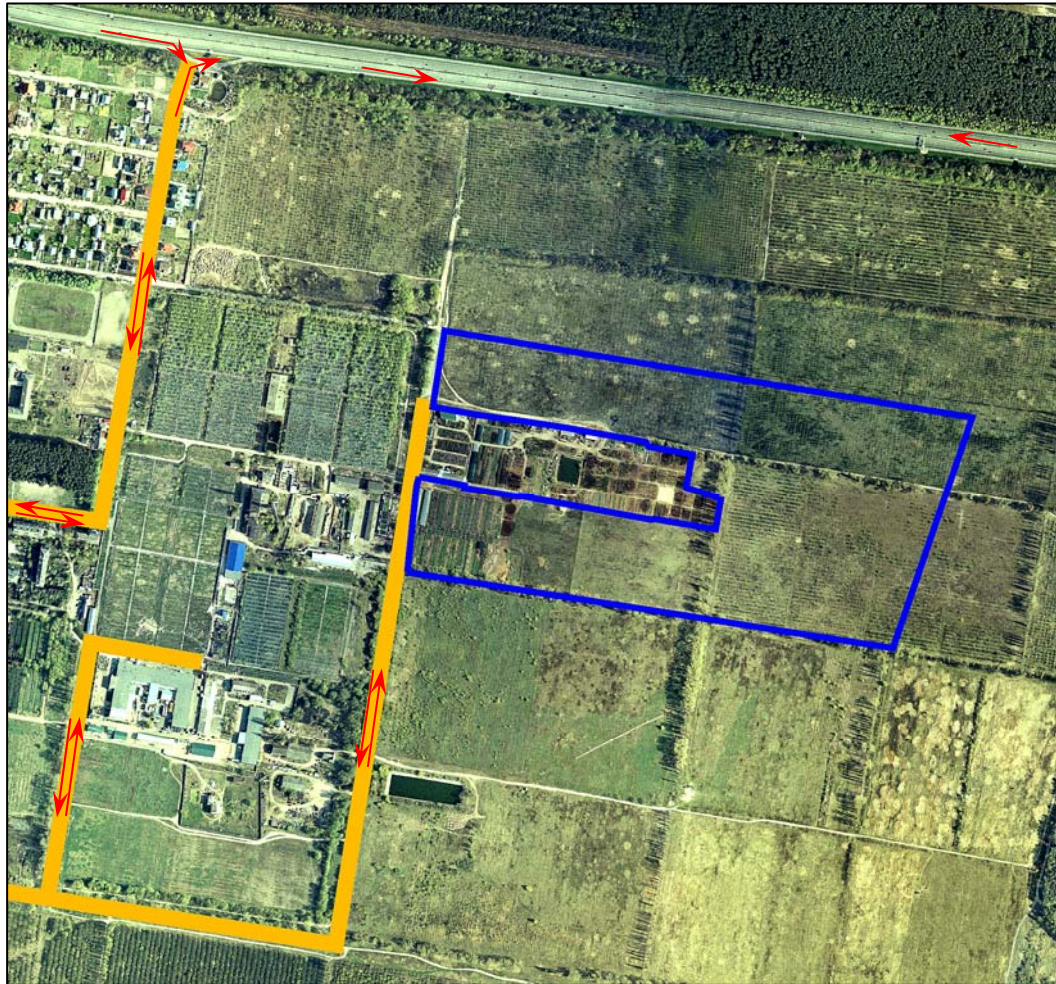
№	Name of networks	Legend	Description of networks	
			Ø, mm	Extent of networks, m
1	Plumbing		200	156
2	Lines of electricity transmissions 0,4 kW		x	360
3	Water tower(3 шт.)		250	120
Territory of «Demetra» LLC (marked by IX on the scheme of land parcel configuration)				
1	Gas		50	20
2	Plumbing		100	450
			25	200
3	Lines of electricity transmissions 0,4 kW		x	1 783

Real estate objects



№	Objects	Area, m ²
1	Registered in BTI	—
2	Unregistered	—
3	Hothouses (metallic framework)	22 500
Territory of «Demetra» LLC (marked by IX on the scheme of land parcel configuration)		
1	Registered in BTI	—
2	Unregistered	2 360
3	Hothouses (metallic framework)	9 500
Total area		34 360

Objects of archaeological legacy and monuments of archaeology are absent on the land parcel. Archaeological researches, excavations and surveys were not conducted.

Transport accessibility



Legend

-  Two-ways asphalt road to motorway Kyiv—Kharkiv
-  Direction of motion

Transport availability

- center of Kyiv — 22 km;
- central railway station — 26 km;
- nearest subway station («Boryspilska») — 9 km;
- nearest railway station («Alexandrivka») — 3 km;
- international airport «Boryspil» — 8 km;
- airport «Kyiv» («Zhulyanu») — 30 km;
- river-boat station — 25 km;
- railway station «Darnitsya» — 14 km.

Survey descriptions

Climate

The climate of the region is moderately continental.

Duration of sun period is 1900—2000 hours in a year. Total sun radiation is 3800—4000 MJ / sq. m in a year. The average July temperature is +19,50°C, the average January temperature is -6°C. Amount of days with a temperature higher 0°C is 245. For the region is characteristically the cold winters with long duration. The snow cover keeps up to 105—110 days.

Annual rainfall does not exceed 530 mm. Amount of useful fallouts is ordinary 210—220 mm. The areas of formation of excessive fog are absent.

Ecology

Greater part of territory is occupied hothouses — 3,5 ha (+ «Demetra» — 5,1 ha); on the areas 2,9 ha planted with fruit trees (apple trees), that doesn't require a preservation. Height of trees to 5 m, diameter of tree-trunk is 20—25 cm. Area of other leafy trees, that doesn't require a preservation, is 1,2 ha. Height of trees from 5 to 10 m, diameter of tree-trunk is 10—30 cm. Rest part of territory is covered by grass vegetation. There are rarely growing trees on territory: maple, poplar, birch, fir-tree. The preserved areas are absent on the territory.

Topography

The absolute marks of territory vary from 130,8 m to 132,8 m above the sea level. The height discontinuity is up to 1,9 m. Considerable local deviations on a site are absent.

Soils

The structure of soil is made by fine-grained and quartz sands, loesslike loams, which serve as natural base for foundations of buildings. Depth of soil's freezing is 120 cm. Normative loadings are 2 kg/sm. Calculation temperature for enclosing structures is -21°C.

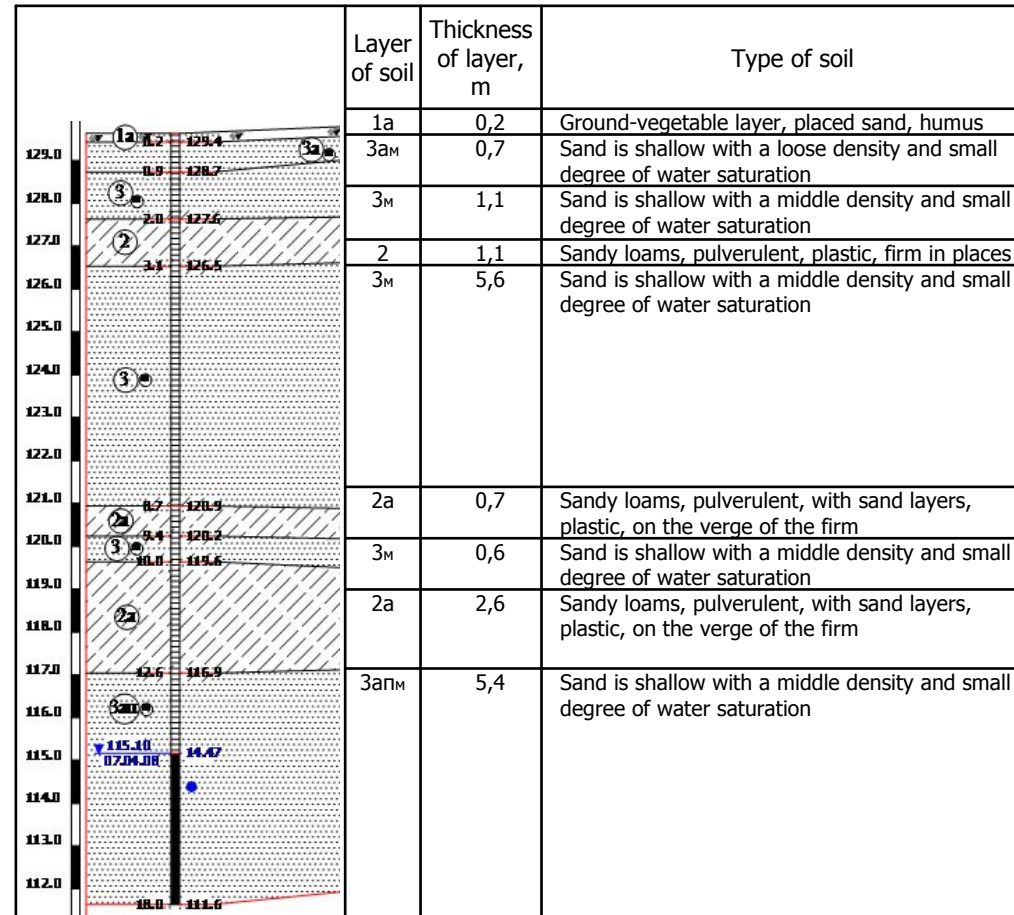
The territory's soil cover has low degree of suitability for the agricultural development. Humus contend in the arable layer from 1,2% to 2,8%.

Hydrology

The water-supply can be provided with organization of down hole water intake. The territory has two basic aquiferous horizons: Senomanskiy with the depth of 120 m and Jurassic with the depth of 270 m.

Geology

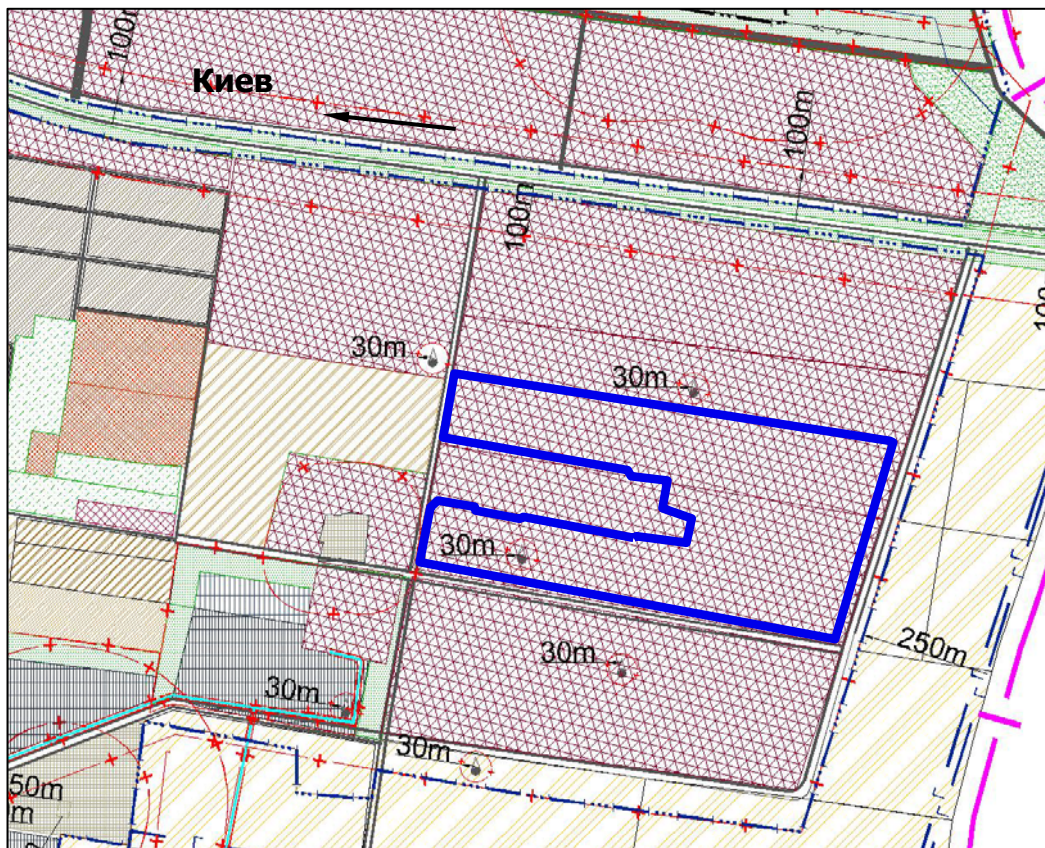
The area is located on the forest-steppe plain of the Pridneprovskaya lowland. As for geological review, the territory of district is presented by Senomanskiy tier (sands with the layers of sandstones), Kharkovskaya retinue (fine-grained sands and clays).



115,10

07.04.08 - absolute bench-mark of subsoil waters on the depth of 14,47 m

Fragment of territories planning scheme of Schaslyve village council



as of 01.12.08

Legend

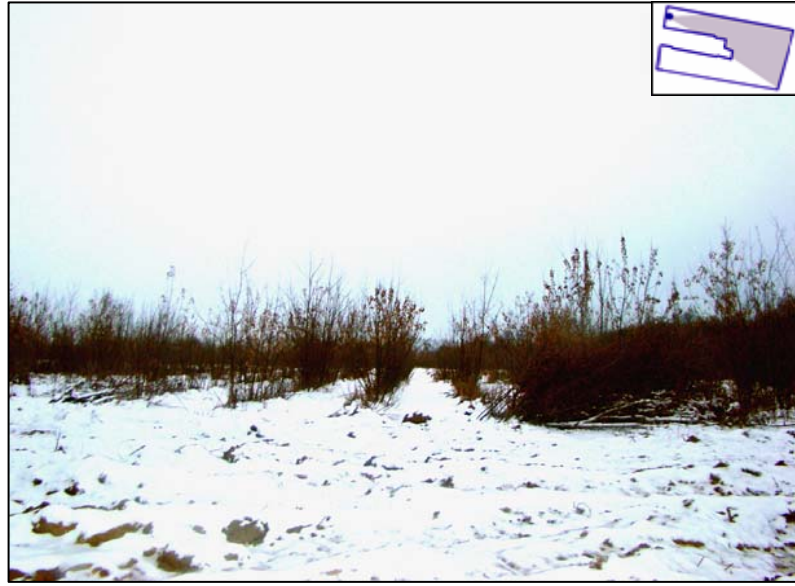
Current	Planned	Description
	a) б)	Dwelling building: a) farmstead building б) multistory building
		Community centre
		Production territories
		Forestry-based territories
		Green planting for the public use
		Cemetery
		Territories of the agricultural purpose
		Communal territories
		Territories of reservoirs
		Territories of service, trade and other unproductive objects
		Greenery of the special purpose
a) б)	 	Road: a) asphalt; б) ground
		Village area boundaries
		Village council's area boundaries
		Aerial electric lines
		Sanitary-protective zone
		Coastland protective zone
		Artesian well
		Gas pipe line
		Products pipeline
		Electricity transmissions line from 330 to 110 substations

Note.

The scheme of Schaslyve village council's territories planning is developed by «UkrNIIPromgrazhdanselstroy» design institute, according to agreement № 8164 on implementation of design and exploration work, dated 11.07.08.



Visibility from the land parcel



Airview on the land parcel



Contact information

Within the framework of commercial offer we are ready to consider the different variants of transaction's executing:

- sale of land parcel;
- partnership;
- development made to order.

Our team can offer you realization of the followings stages:

- development of project's town-planning ground;
- participating in the resolving of pecuniary and legal questions;
- development and claim of project documentation;
- construction and management of object.

We pays serious attention to building and strengthening our connections with investors, potentially interested in participating in the real estate projects, which are being realized in Kiev and Ukraine.



Contacts

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