



Commercial offer

on sales of land parcel by total area of 28,7632 hectares,
located in administrative borders of Schaslyve village council

Owner: «Business–park 3000» LLC

Developer: «City State» LLC



Content

Situation plan

Land parcel configuration

Topographical plan

Engineering communications and objects

Transport accessibility

Survey characteristics

Fragment of territories planning scheme of Schaslyve village council

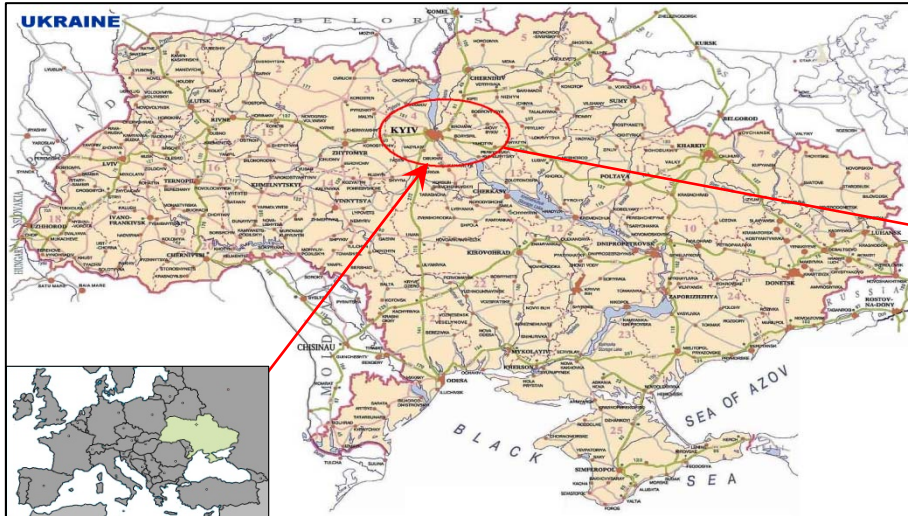
Visibility from the land parcel

Airview on the land parcel

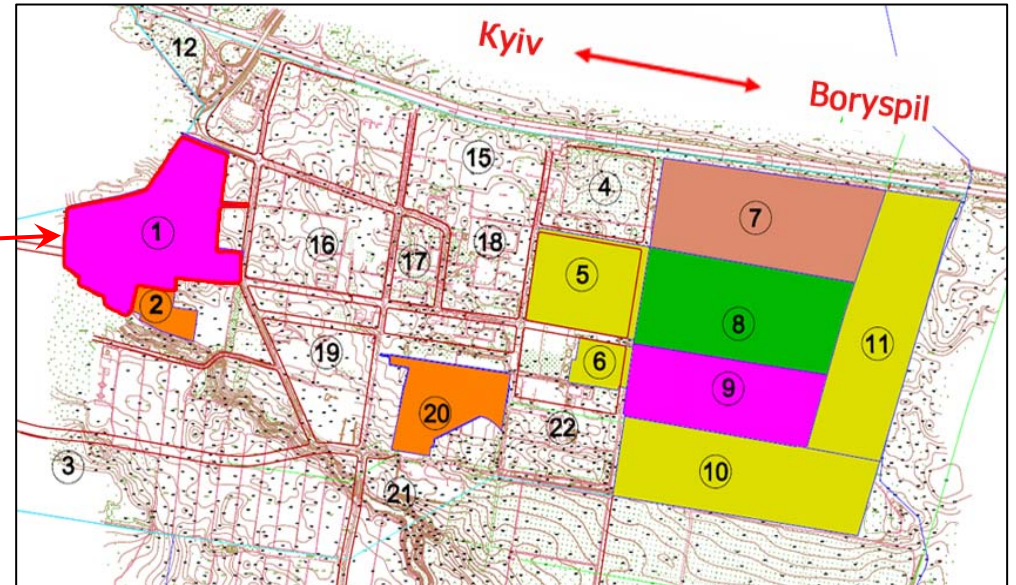
Contact information

Situation plan

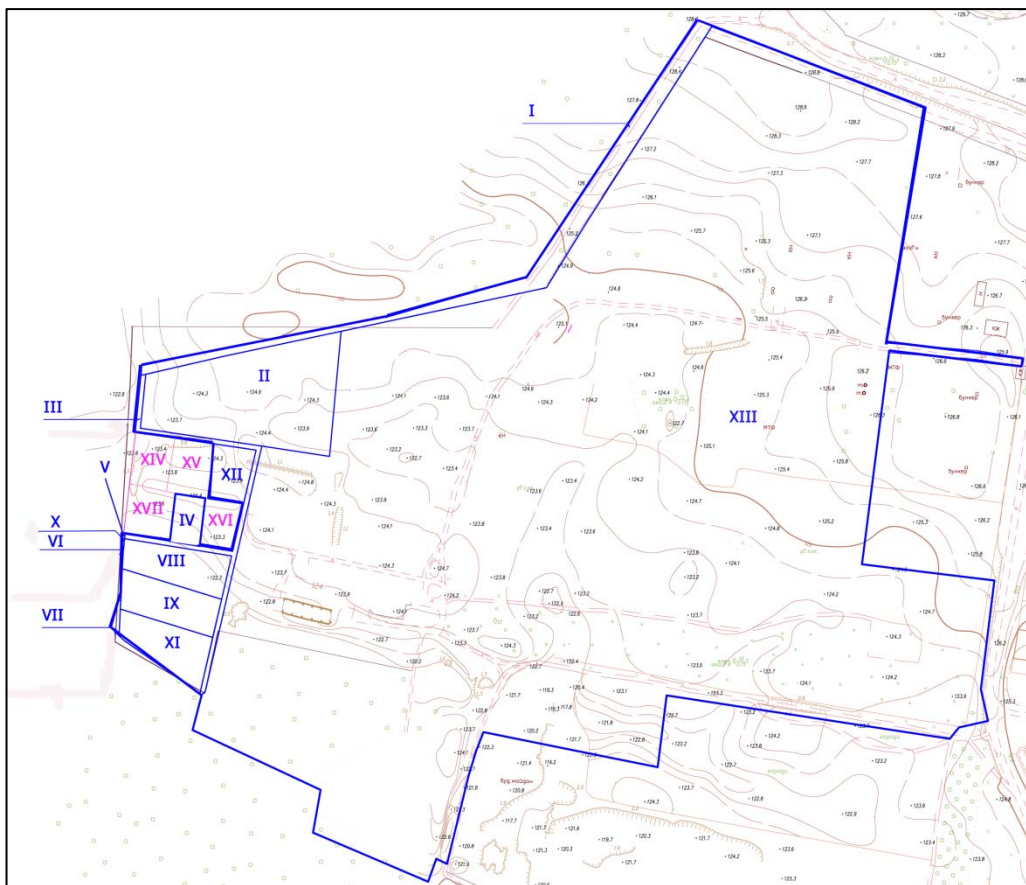
On a geographical map



On a satellite map (marked as number 1)



Land parcel configuration



Nº of land plot	Area of land plot according to the state certificate property act, ha	Current land special-purpose designation
«City State`s» subject area of land plot (marked by blue color on the scheme)		
I	0,6276	For the conduct of subsidiary agriculture household.
II	1,1872	For the conduct of the individual gardening, building of necessary structures and household constructions
III	0,1792	
IV	0,1000	
V	0,0007	
VI	0,0025	
VII	0,0120	
VIII	0,2712	
IX	0,2712	
X	0,0003	
XI	0,2712	
XII	0,1500	
XIII	25,6901	Land for residential development and public land.
Total area	28,7632	—
Purchase of stated below land plots is possible from third-party land owners (marked by red color on the scheme)		
XIV	0,1500	For the conduct of the individual gardening, building of necessary structures and household constructions
XV	0,1500	
XVI	0,1200	
XVII	0,1500	
Total area	0,5700	—
Total area	29,3332	—

Constitutive information

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

Contract form

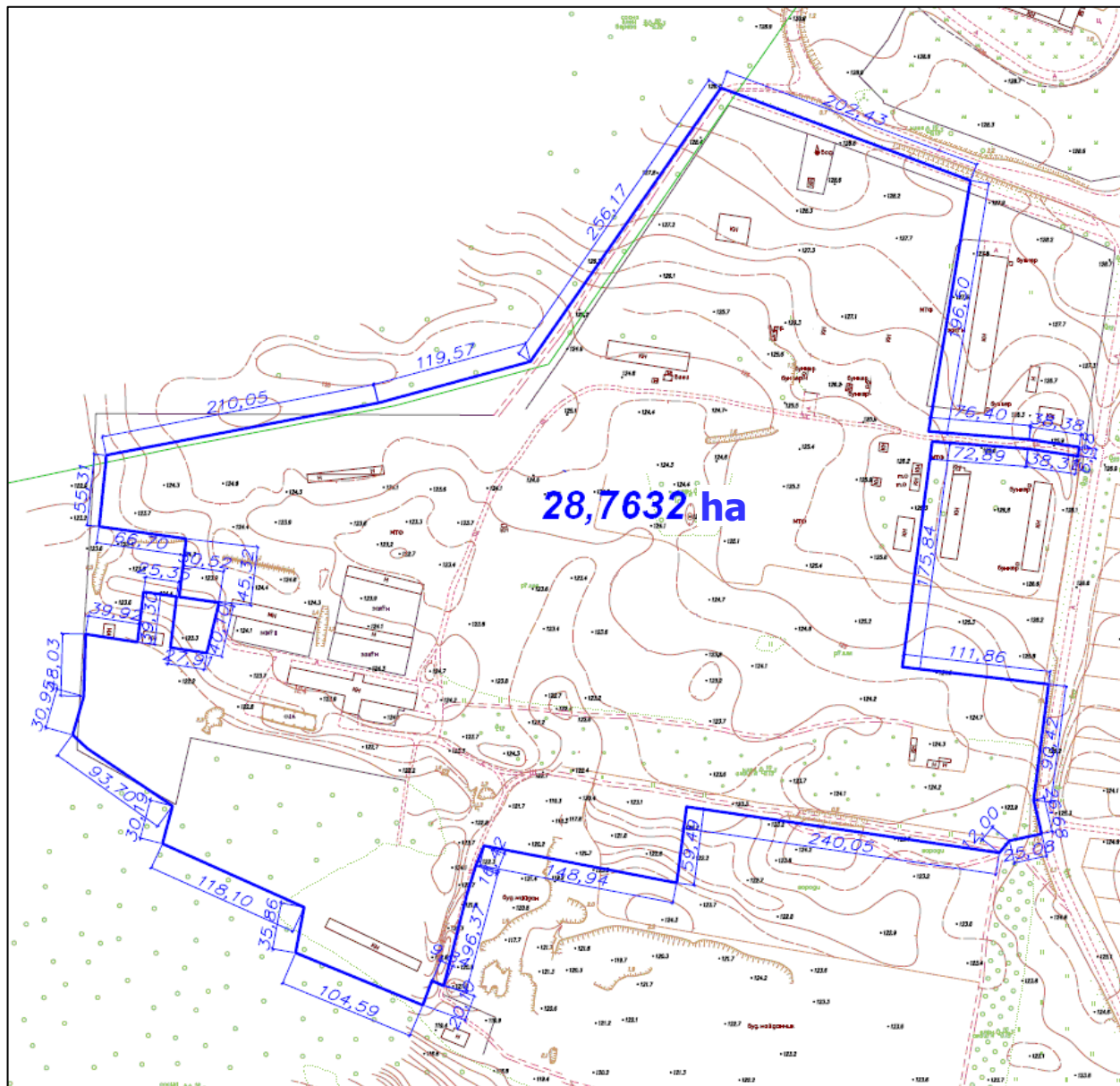
Agreement on sales of corporate rights of legal entity (resident of Ukraine), owning a land parcel.

Possible purpose

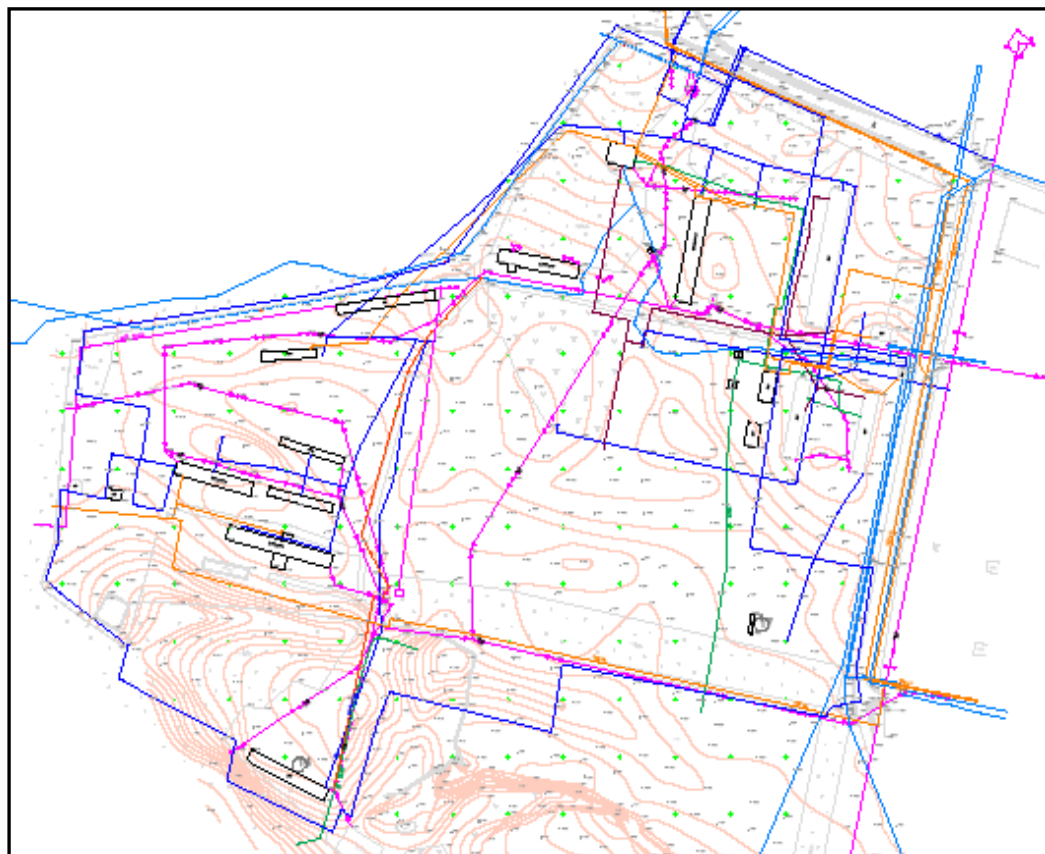
Within the framework of commercial offer it is possible to change the current land special purpose designation according to plans of their further development (for example, for placing and maintenance of real estate objects).

Object territorial abuts with areas which are under residential and public development (north & east), forest arrays (west), areas intended for the building of commercial objects (south).

Topographical plan



Engineering communications and objects



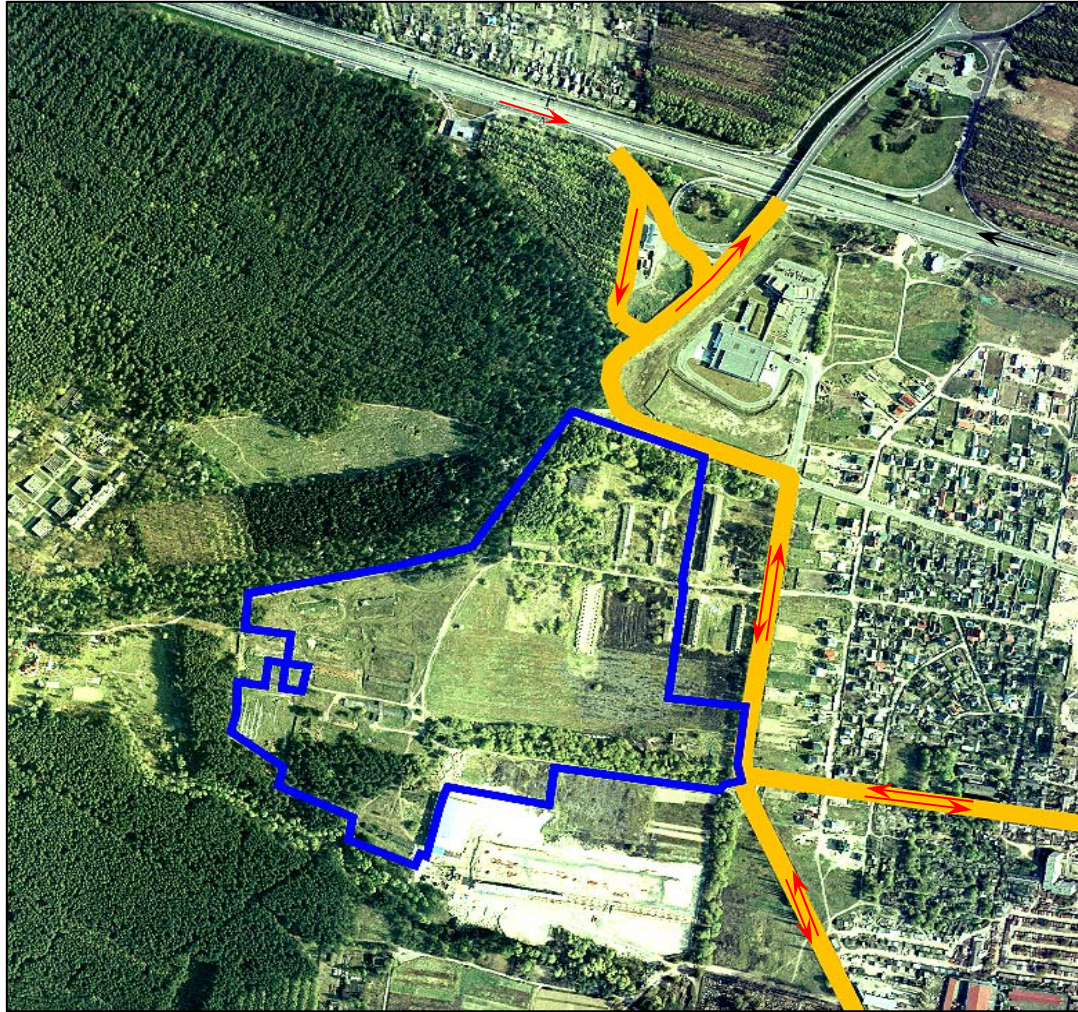
Communal objects

№	Name of networks	Legend	Description of networks	
			Ø, mm	Extent of networks, m
1	Plumbing	— Bn —	25	50
			32	748
			50	210
			100	463
2	Sewage system	— K —	150	295
3	Gas	— Г —	60	620
			80	
			100	
4	Heating system	— —	120	650
5	Telephone cable	— —	x	785
6	Lines of electricity transmissions (0,4 kW)	— —	x	700
7	Transformer substation (2)	— —	x	x
8	Water tower (1)	— —	x	x
9	Cable (10 kW)	— —	x	760
10	Lines of electricity transmissions (10 kW)	— —	x	555
11	Wells	— —	32	x



Real estate objects		
№	Objects	Area, m ²
1	Registered in BTI	—
2	Unregistered	8 237
Total area		8 237

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 («Boruspilska») — 9 km;
- nearest railway station («Alexandrivka») — 3 km;
- international airport «Boruspil» — 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 than 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 — about 25 ha — is covered by grass vegetation. Area about 2,8 ha is occupied by forest arrays, which are presented by a maple, poplar, willow, pine-tree. Height of trees from 5 to 20 m, diameter of tree-trunk is 20—50 sm. The preserved areas are absent on the territory.

Topography

The absolute marks of territory vary from 123,8 m to 124,8 m above the sea level. The height discontinuity is up to 1 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.

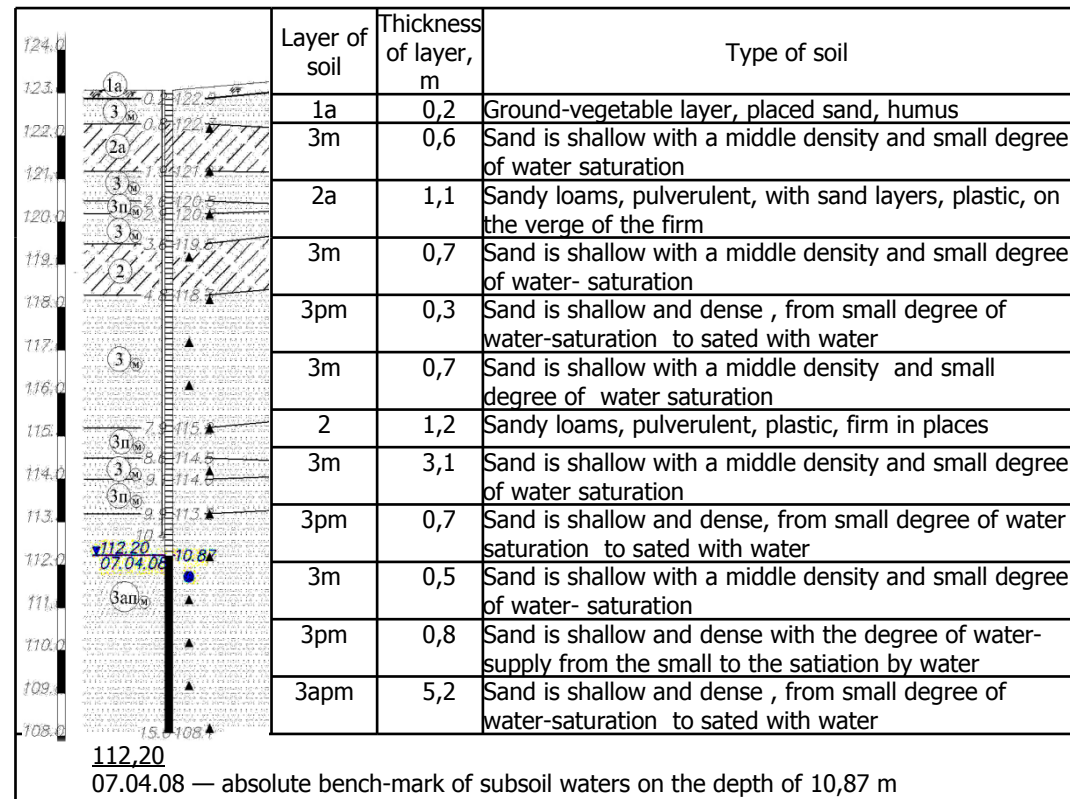
The territory's soil cover has low degree of suitability for the agricultural development. Humus contend in the arable layer from 1,2% to 2,8%.

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.

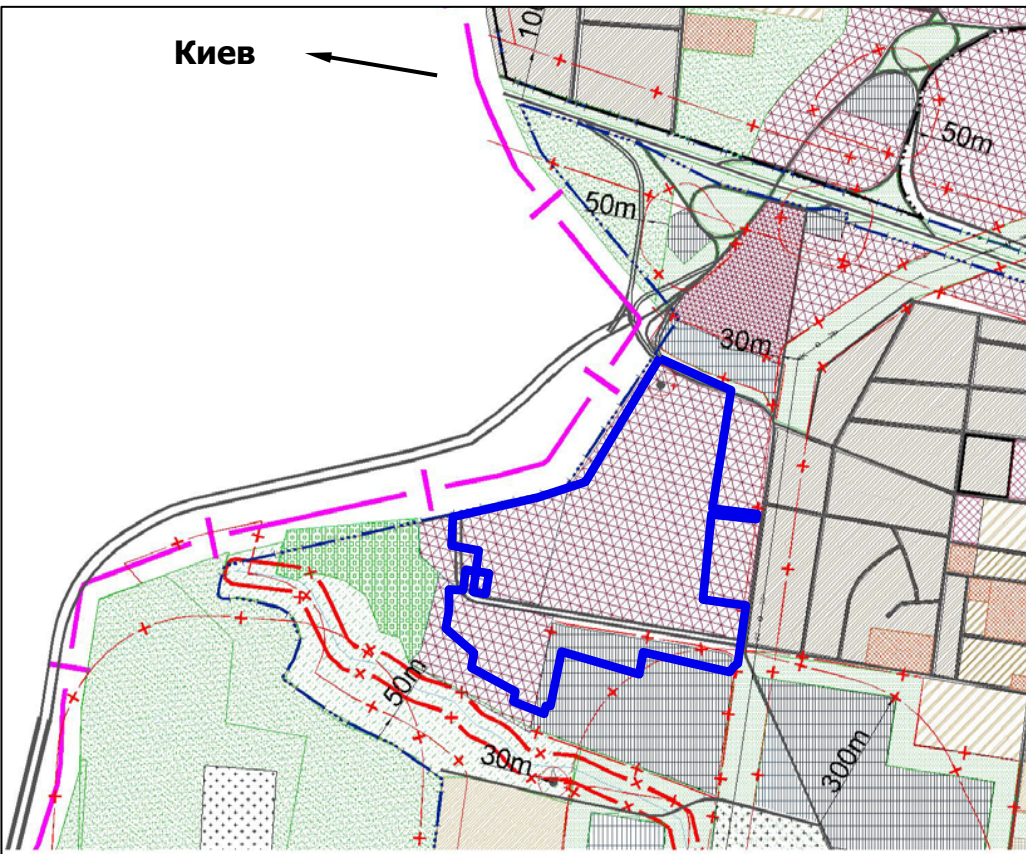
Geology

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).



Fragment of territories planning scheme of Schaslyve village council

Київ ←



as of 01.12.08

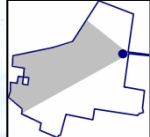
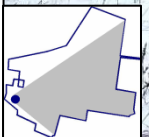
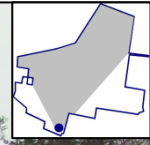
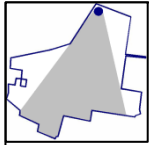
Note.

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.

Legend

Current	Planned	Description
	a) b)	Dwelling building: a) farmstead building b) 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) b)	 	Road: a) asphalt; b) 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

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.



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