



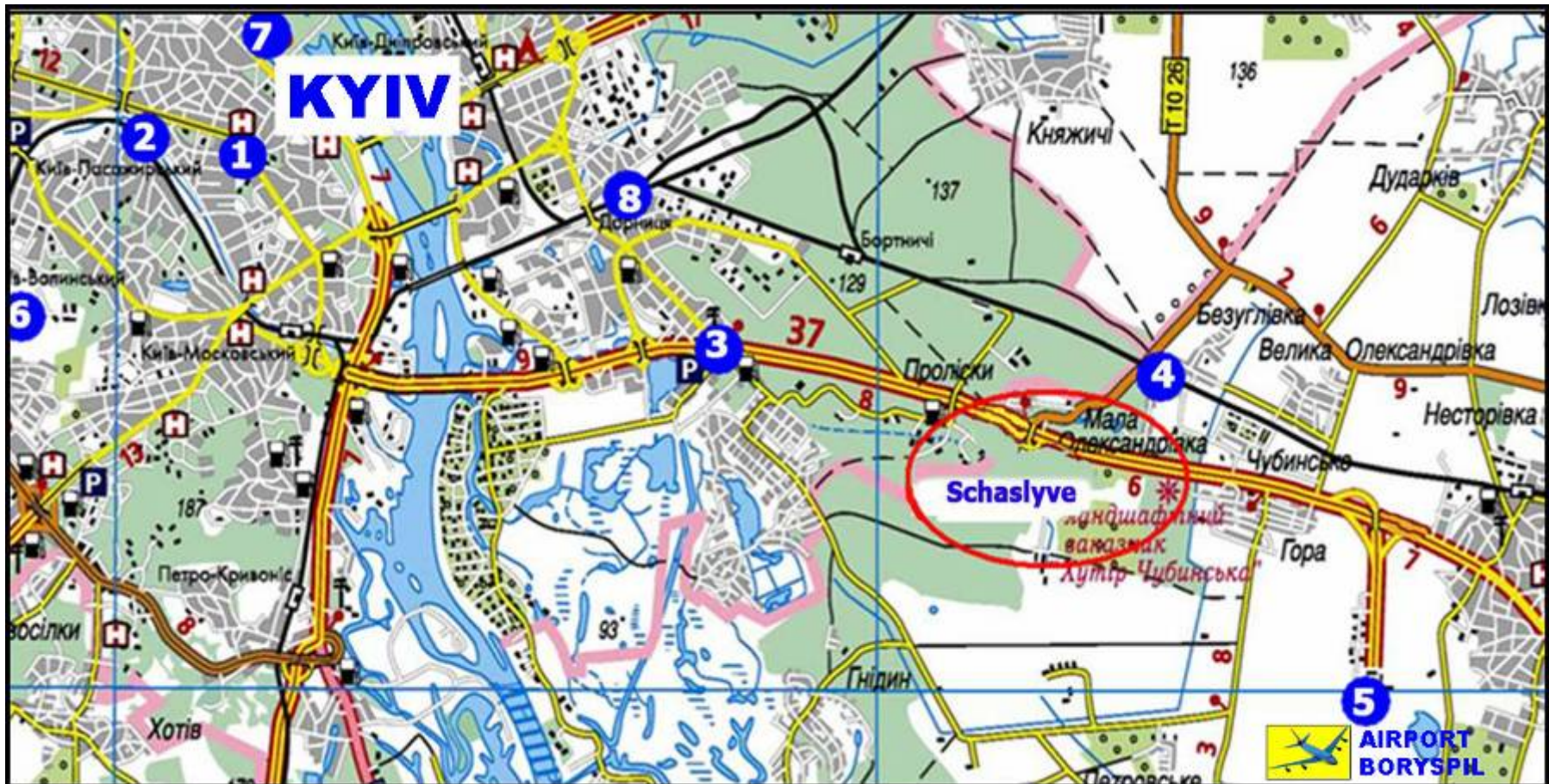
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Land parcels location



Main transport points location



- 1 — Kyiv center — 22 km;
- 2 — central railroad station — 26 km;
- 3 — «Boryspil'ska» underground station — 9 km;
- 4 — nearest train station («Oleksandrivka») — 3 km;

- 5 — the airport «Boryspil» — 8 km;
- 6 — the airport «Kyiv» («Zhulyany») — 30 km;
- 7 — river-boat station in Kyiv — 25 km;
- 8 — railway station «Darnytsya» — 14 km;

In economic and geographical terms Schaslyve village has an advantageous location that explains by its proximity to Kiev, good quality of access roads and well developed transport infrastructure.

- ✓ 25 minutes drive to the Kyiv's city center;
- ✓ 10 minutes drive to the nearest underground station «Boryspilska»;
- ✓ easy access routes;
- ✓ Location on the main transportation flow crossings;
- ✓ Proximity to the countries largest international airport;



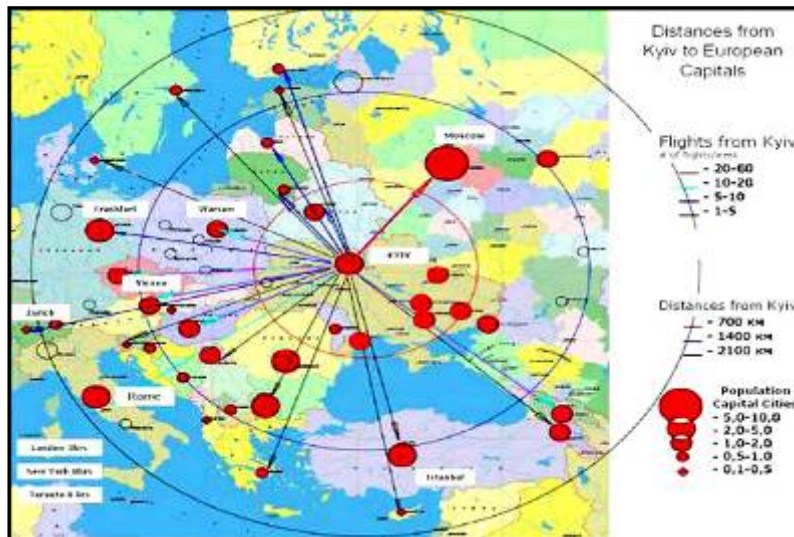
The highway Kiev – Kharkov, along of which the Schaslyve village is located, is one of the main transport arteries of the country, that connects Kiev to East Ukraine, where reside about 50 % of the country's population and the city of Borispol, with the 50 thousand residents.

Intensity of the highway – 20 thousand cars a day.

General information about Schaslyve village location

Raises no doubts considerable economic importance of Schaslyve village location close to one of the largest strategic enterprise - the international airport "Borispol", which powerfully impacts development of the whole region infrastructure.

The Airport regularly accepts flights of more than 38 foreign and 32 Ukrainian companies, it services more than 6 millions passengers yearly. Taking into account a rapid development of business aviation, Boryspil International Airport offers it's services for private airplanes.



The capital	Amount of air trip per week	The capital	Amount of air trip per week
Moscow	60	Warsaw	5
Paris	10	Minsk	5
London	10	Brussels	5
Amsterdam	9	Tbilisi	4
Budapest	7	Lublin	4
Vienna	7	Athens	4
Prague	7	Ankara	4
Vilnius	7	Stockholm	3
Istanbul	7	Tallinn	3
Riga	7	Copenhagen	3
Zurich	7	Yerevan	3
Helsinki	7	Sofia	2
Berlin	6	Nicosia	2
Rome	6	Belgrade	2

- **Historic information**

Boryspil district was formed in 1923. It is located on the area of about 1500 sq. km; in 43 of its towns and villages resides about 54,000 inhabitants.

- **Climate**

The climate of the region is moderately continental. The average July temperature is +19,50°C, the average January temperature is -6°C.

- **Relief**

The surface of this area is flat, sometimes wavy: clearly marked uplands alternate with plains.

- **Geology**

The soil is mostly dark -grey black-earth and black-earth on average-loamy loess (yellow) soil, partially sabulous and clay soil. Minerals are brick -tile raw materials, sands, peat.



- **Hydrogeology**

On the south and south-west scopes of the Borispol district flows the river Dneper, its left inflows, and also right inflow of Trubezh river. This area is characterized by availability of full-flowing elevations and is rich in underground water which could be used at drilling of artesian wells.

- **Economy**

There are more than 150 enterprises and organizations, about 20 large agricultural enterprises. Closer to the capital city there are large objects of trade and logistics in Gora, Velyka Oleksandrivka and Mala Oleksandrivka villages.

Ecological indices

The territory around Schaslyve village has a comparatively favorable environmental situation due to the absence of large industrial complexes on this area.

In these picturesque areas of suburb the nature yet has not lost its natural beauty.



There are few natural preserve areas on the territory of Boryspil district:

«Vyazove» natural area is an ornithological preserve site for breeding common herons, it was set up in 1998 and is located in Protsev village;



Sulymivsky Park - is a sight of landscaping art with the area of 23,6 hectares, this park was founded in the 19th century;

«Protsevsky» preserve area is an ichthyological preserve site for breeding fish of Kaniv reservoir, set up in 1999 on the territory of Protsev;

«Bile boloto» preserve area is a hydrological preserve site created for the purpose of protection and preservation of a valuable natural bog complex; it was set up in 1999 in Soshnykiv village.

General information about Schaslyve village

Total area

4,85 sq. km

Date of foundation

1969

Population

3,5 thousands (from them, working age – 60%)

Elements of operating infrastructure as of today:

- ✓ Grocery store, household shop
- ✓ Public school (1180 pupils)
- ✓ Pre-school (200 children)
- ✓ Hospital, Out-patient hospital, Pharmacy
- ✓ Post office, Cafe
- ✓ School of arts

Economy

In Schaslyve village are located: office and logistic complex of Avon Ltd; production of cannery of «Olvita» LLC; «Kozachok» restaurant; large laundry complex is about to be opened; «Radisson SAS» - construction started in May, 2008



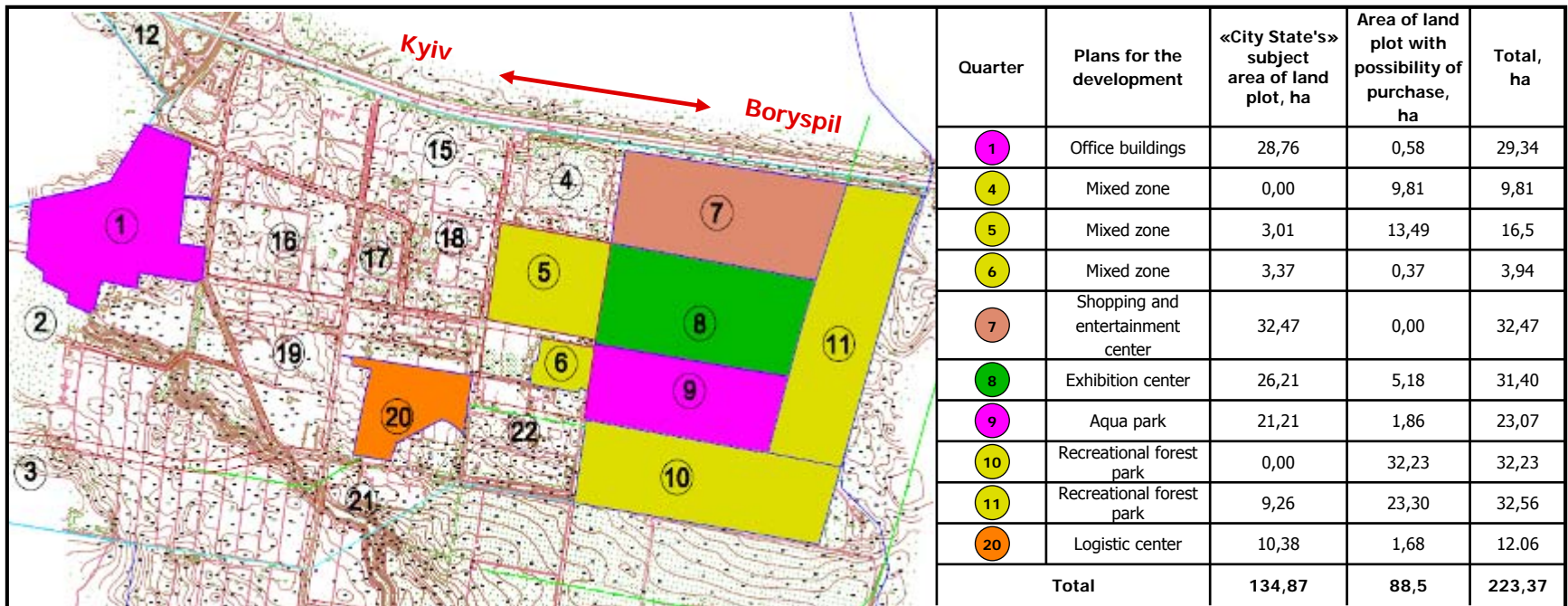
Office and logistic complex of Avon Ltd

Communal-engineering services

Power supply by the power station «Teplychna» 35/10 kW.
Natural gas supply by the gas-distributing station «Bortnychi».

Water supply are fulfilled centrally from artesian wells.
There is a centralized sewerage system. Sewage disposal is conducted at the Bortnychi purifying plant.

Zoning scheme and land use in Schaslyve village, proposed by «City State»



About «City State» LLC

«City State» LLC - fast evolving investment and development company, which creates, develops and operates commercial and residential real estate projects.

We have united a first-class team of professionals with a long-term operational experience in the market of investment building.

The basis of our company's philosophy consists of the modern approach and progressive methods of work in development of residential and commercial projects.

«City State» LLC pays serious attention on building and strengthening its connections with investors, potentially interested in participating in the real estate projects, being realized in Kiev and Ukraine.

The motto «Embodying of dream» reflects our company's mission – to make accessible to all the new environment of comfortable living.



Contact information

01013, Ukraine, Kyiv, Budindustrii Str., 6

Tel: +38 (044) 594 91 84

Fax: +38 (044) 545 75 15

Sales manager: Victoria Levy

E-mail: v.levy@citystate.com.ua

www.citystate.com.ua