



CITY SCHASLYVE

SCHASLYVE VILLAGE, UKRAINE



Online Land Planning

DEVELOPER



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DreamGate at Schastlivoe Village

Schastlivoe Village is located along the freeway between Borispol International Airport, accommodating 6 million passengers per year (and employing 3000 workers) and Kiev, the city center and the capital of Ukraine, where almost 3 million people reside today.

Schastlivoe Village is also along the same freeway that connects Kiev with the eastern portion of the country, where roughly 50 % of Ukraine's 47 million residents live and where almost 80% of Ukraine's gross national product is created. The freeway is well traveled with an intensity of about 20,000 vehicles a day.

Schastlivoe Village is situated near the fast growing suburb of Borysril, where 50,000 people reside today and young families and businesses continue to settle. The property is located only a 10-minute drive away from the closest subway station in Kiev and a 25- minute drive to the city center.

DreamGate Target Audience

Foreign Companies

City State plans to develop the necessary infrastructure in Schastlivoe Village for foreign companies ready to start or expand their businesses in Ukraine. Companies will be able to offer their employees comfortable and affordable business class accommodations in hotels or apartments where they can often walk to their offices. They will be able to work, consult and when necessary, travel to Kiev's city center on short notice for meetings. In the evenings, they can relax and enjoy a nice dinner in a variety of restaurants. On weekends, stay in DreamGate to shop, visit cultural attractions and nearby recreation opportunities or travel back to their own country until the following work week begins.

Eastern Ukraine Business People & Tourists

City State plans to develop the infrastructure for business people and residents of the eastern part of Ukraine, arriving to Kiev by car or airplane. They often come during the late week to conduct business for a few days and sometimes bring their families for an extended weekend. When combined with visits to nearby family and friends they need a comfortable and affordable place to stay, park their cars, and transfer to the subway station or taxi to go to the city center. DreamGate becomes their "home away from home" - a respite to live, work and play all in one location.

Local & Regional Visitors

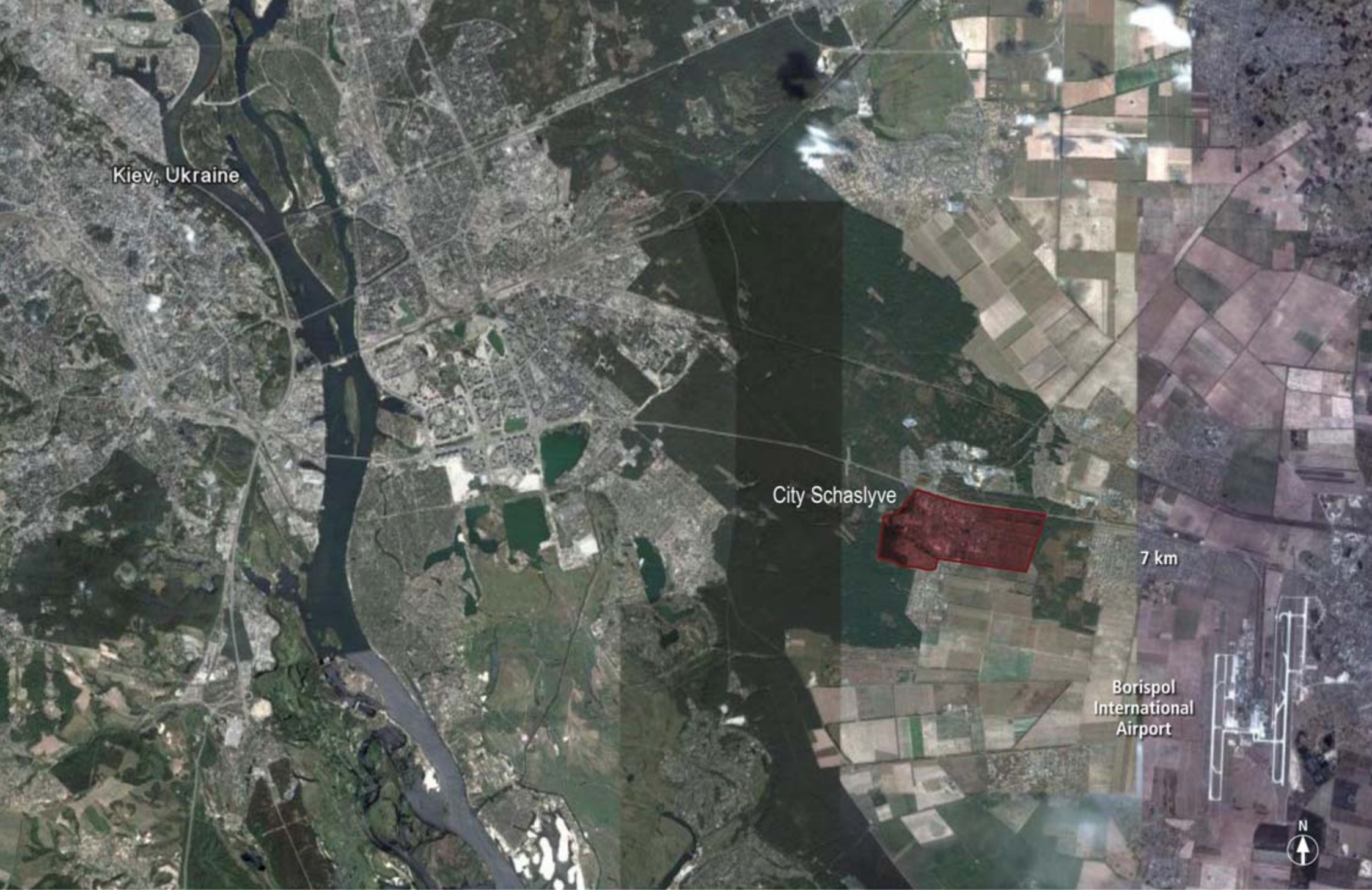
City State has enough available land to provide some of Kiev's largest regional and international venues. DreamGate is positioned as a unique mixed-use destination that combines a world class shopping mall, duty free outlet center, exhibition and trade hall, indoor and outdoor themed attractions, cultural activities, business hotels, residential and recreation opportunities for almost 4 million people that live within 90 minutes of the property.

Dream Gate - Embodying of the Dream



About City State, LLC

City State, LLC is a young and fast developing commercial and social real estate development company. The Company's basic activities include creating the vision, design, entitlement, construction, sales, operations and management for all its projects. The Company motto, "Embodying of the Dream" is not only the essence of the business enterprise, but also the external message to the world - making comfortable and affordable new environments and dwellings for all levels of society.



Kiev, Ukraine

City Schaslyve

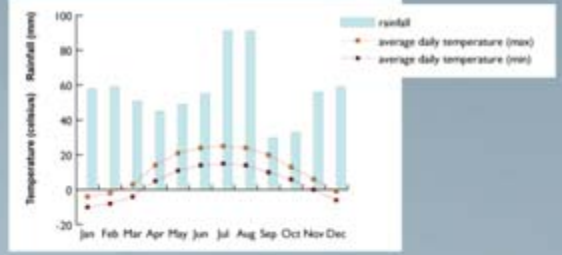
7 km

Borispol
International
Airport





Kiev Climate





CITY SCHASLYVE

in
Schaslyve Village,
Ukraine

Over the next ten years, City Schaslyve will become the top grossing business and retail destination in the Ukraine by consistently providing convenient and affordable lifestyle opportunities for international companies, regional visitors and residents.







Zoning

- | | |
|---|---|
|  Offices |  Trading zone |
|  Residential |  Exhibition complex |
|  Production zone |  Leisure zone |
| |  Recreational forest park zone |

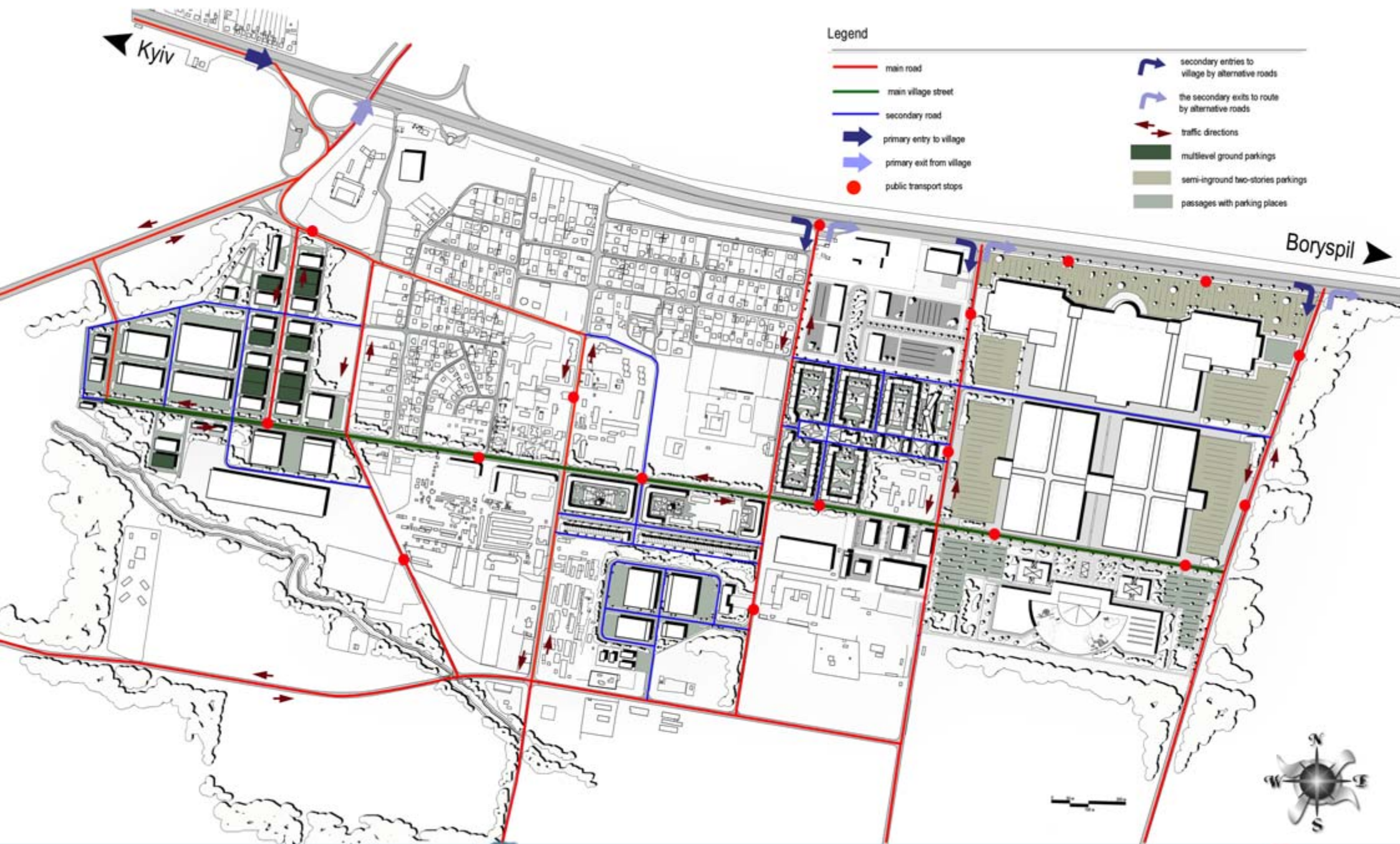


Site number	Land use	The area, ha
1	Business park	29,34 ha
4	Auto showroom	2,7 ha
4a	Auto mall	7,28 ha

Site number	Land use	The area, ha
4b	The sport goods mall	2,1 ha
5	The residential block for 4282 people with hotel block for 200 rooms	14,1 ha
6	Office centre	3,24 ha
6a	Substation 110/10	0,7 ha
7	Shopping mall	32,47 ha
8	Exhibition complex	31,39 ha

Site number	Land use	The area, ha
9	Aquapark	23,07 ha
10 and 11	Recreational forest park	64,79 ha
20	Logistic complex	10,38 ha
20a	Residential housing a) 6-stories residential housing with non-residential premises	6,6 ha
20b	b) Residential housing among existing houses	3,4 ha
20c	c) Townhouses	1,8 ha

Total sites area 235,04 ha









THE NEXT STEPS

1. REFINED MASTER PLAN LAYOUT

An exciting and vibrant master plan that addresses each design principle will be distilled from the original concept that ensure a convenient, safe and profitable environment which can be developed in phases.

2. LAND UTILIZATION STUDIES

The refined master plan layout will be tested to evaluate whether full utilization of the land resources in relation to its yield rate potential can be achieved and will coincide with the level of investment, financial goals and management strategy for City Schaslyve future revitalization.

3. ENVIRONMENTAL & SUSTAINABILITY PLAN

The City Schaslyve plan must convey a unified character brand both inside and outside of the property. At City Schaslyve, distinctive architecture, energy efficient practices, signage graphics, lighting, parking and landscape will needs to be organized carefully. Once inside City Schaslyve, guests will be taken into a cozy, casual and convenient setting with great food and retail offers - highlighted by color, sun and shade opportunities, seating areas near water and plaza gathering spaces which provide an enjoyable and safe lifestyle environment both day and night.

4. SELECTION OF IMPROVEMENTS PHASING

Based on the refined master plan, a list of priority improvements will be identified. We will study thees priorities in greater detail to determine their feasibility including constructability, initial investment coast, capacity, rate of return on investment as well as social, civic and environmental benefits.



