

## 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

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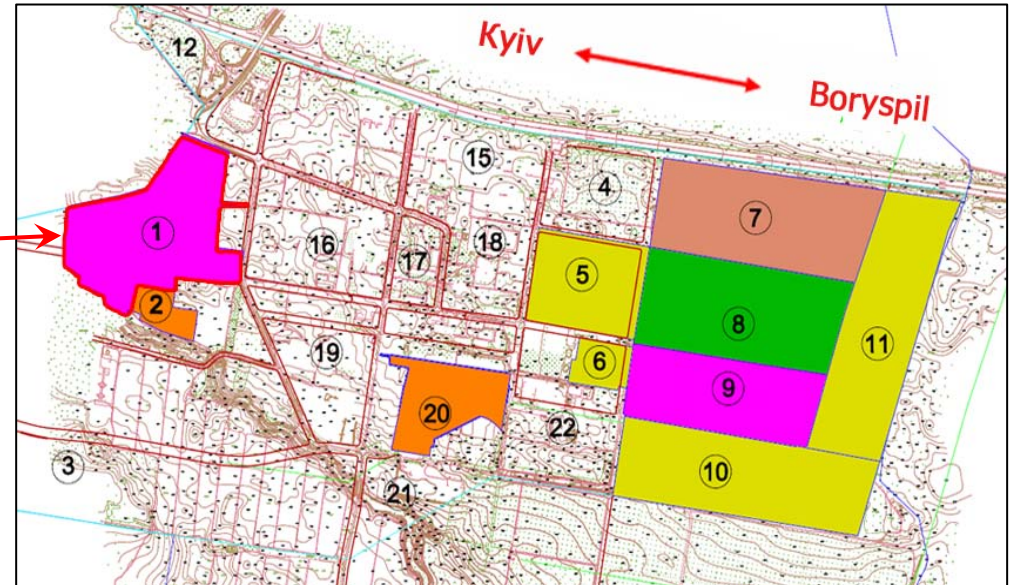
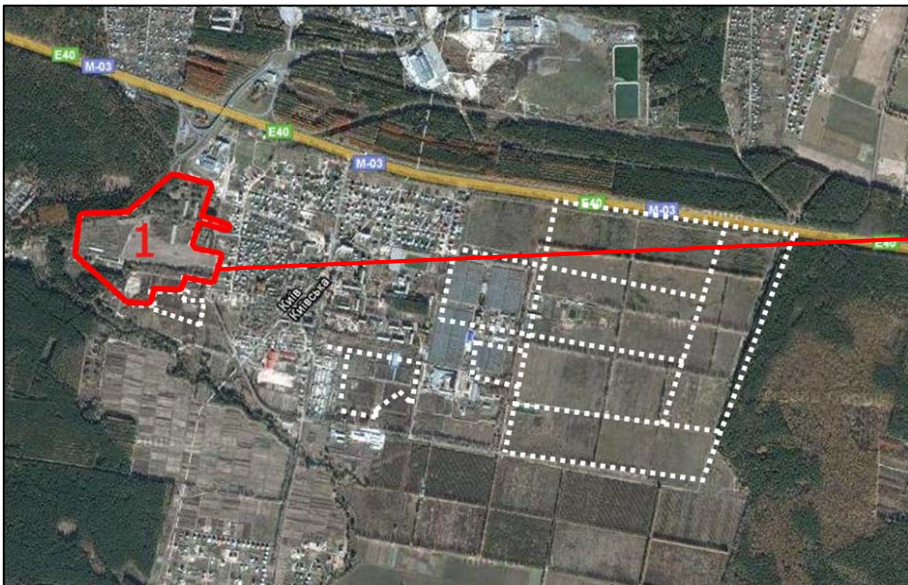
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## Situation plan

On a geographical map

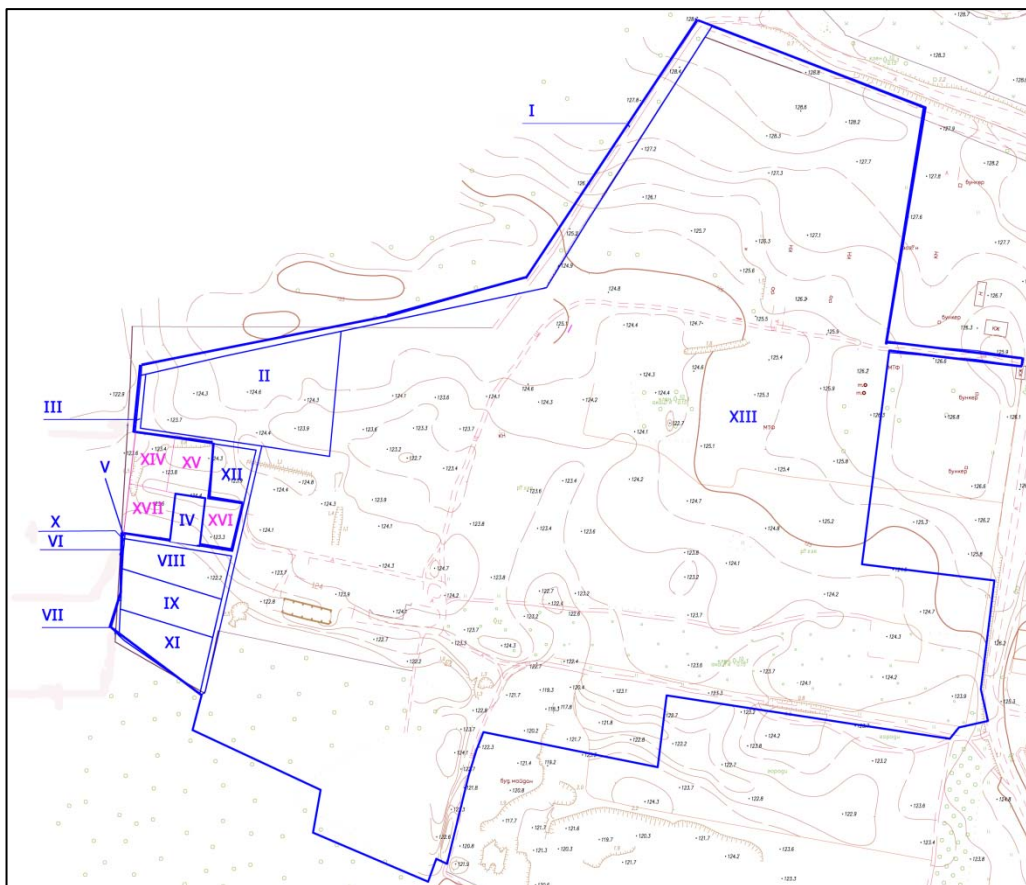


On a satellite map (marked as number 1)





## 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.   |
| <b>Total area</b>   | <b>28,7632</b>  | —   |

|  |               |   |
|--|---------------|---|
| 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        |   |
| <b>Total area</b>  | <b>0,5700</b> | —   |

|                   |                |   |
|-------------------|----------------|---|
| <b>Total area</b> | <b>29,3332</b> | — |
|-------------------|----------------|---|

### 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.

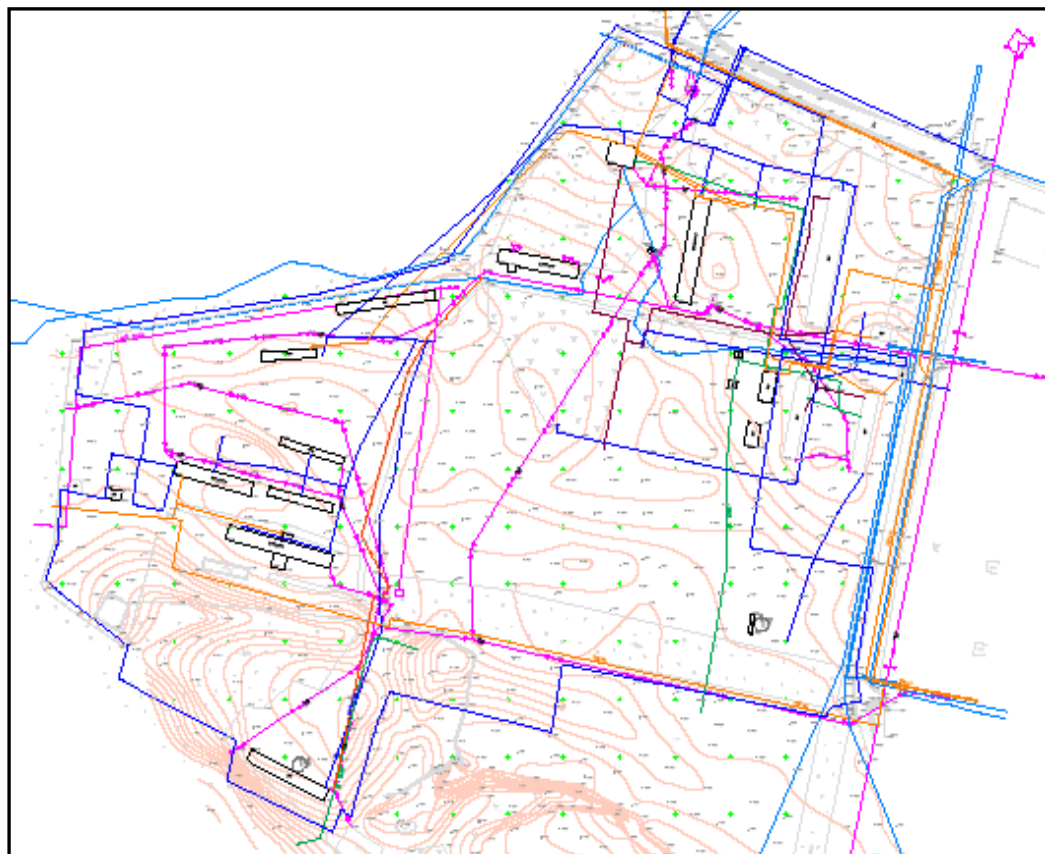
### Possible purpose

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).



## Engineering communications and objects



### Communal objects

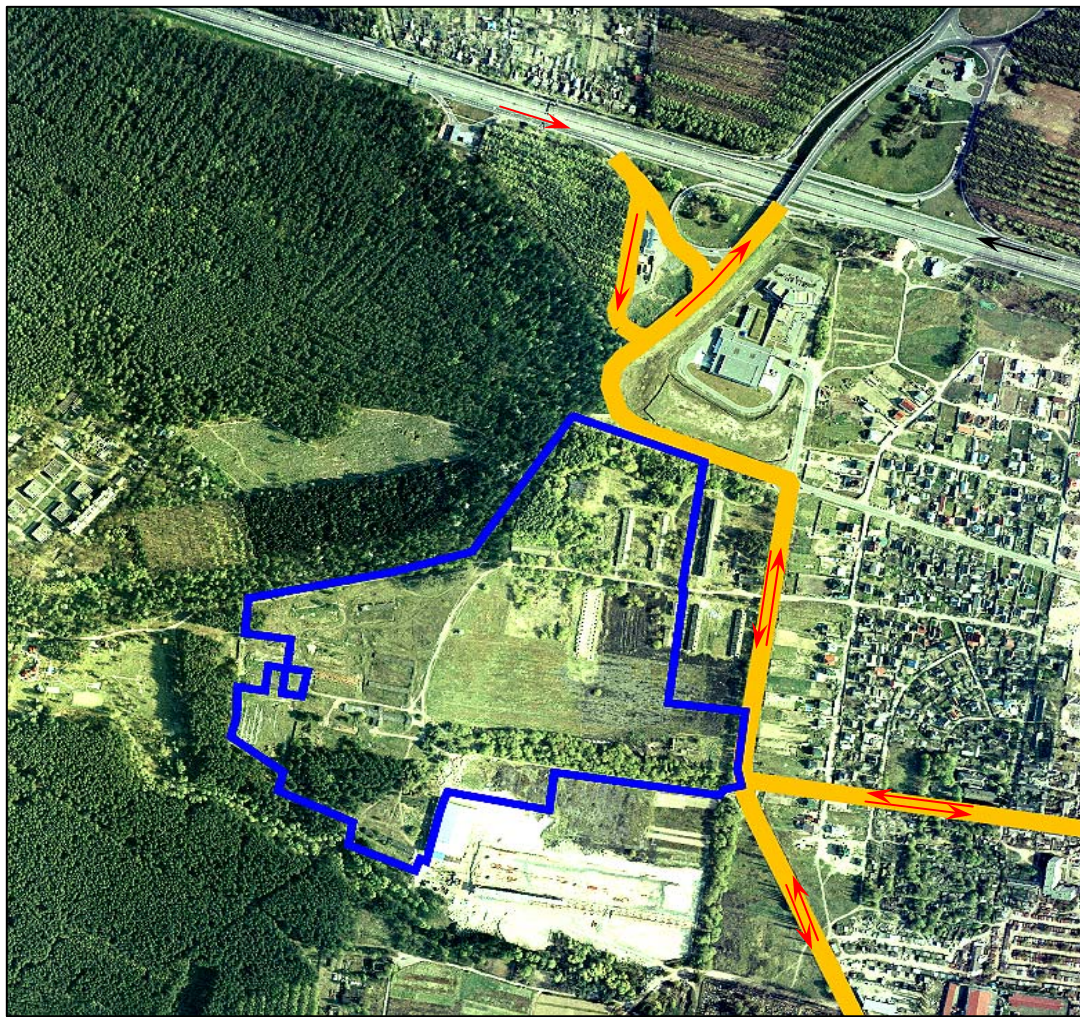
| №  | Name of networks                            | Legend  | Description of networks |                       |
|----|---|---|-------------------------|-----------------------|
|    |   |   | Ø, mm                   | Extent of networks, m |
| 1  | Plumbing                                    |  | 25                      | 50                    |
|    |   |   | 32                      | 748                   |
|    |   |   | 50                      | 210                   |
|    |   |   | 100                     | 463                   |
| 2  | Sewage system                               |  | 150                     | 295                   |
| 3  | Gas   |  | 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 |                   | Area, m <sup>2</sup> |
|---------------------|-------------------|----------------------|
| №                   | Objects           |                      |
| 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.

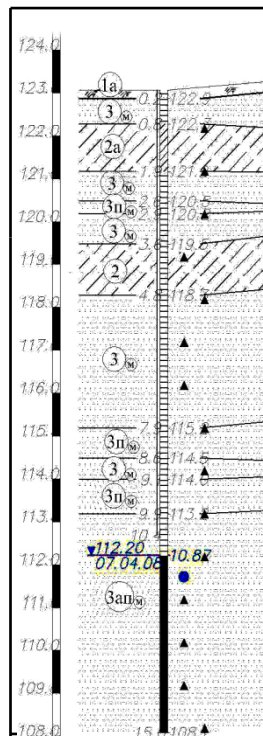
The territory's soil cover has low degree of suitability for the agricultural development. Humus contend in the arable layer from 1,2% to 2,8%.

### 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.

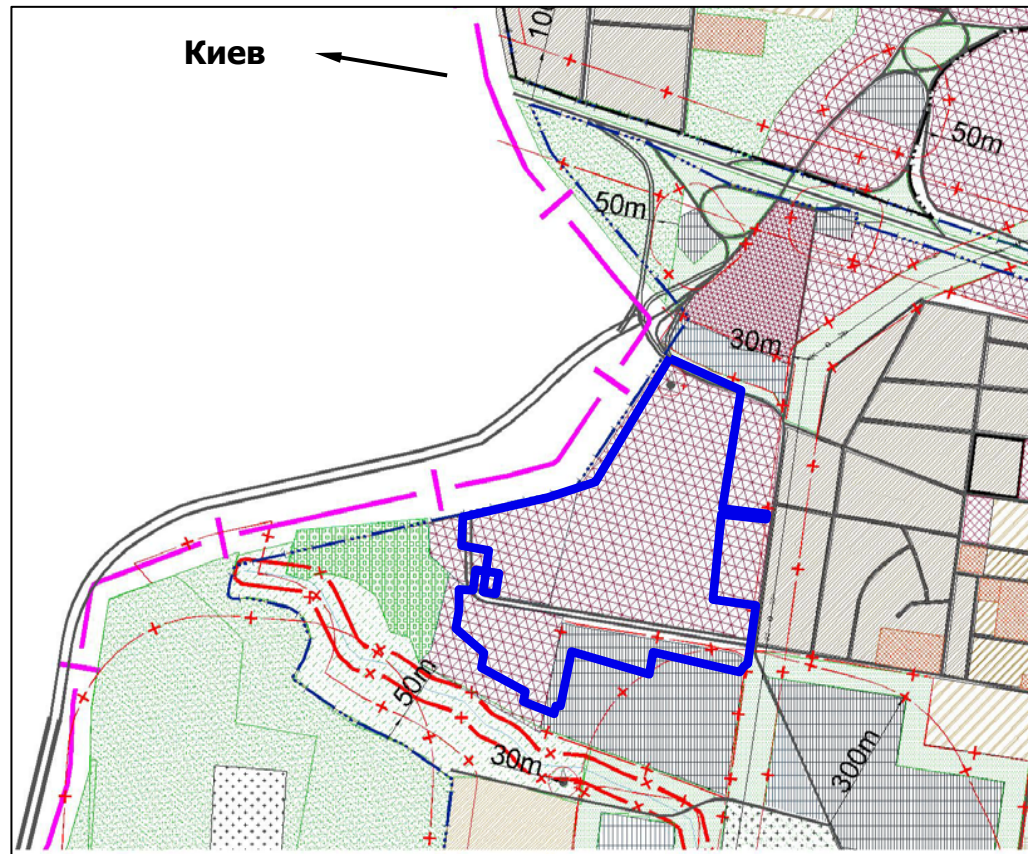
### Geology

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).

|   | Layer of soil   | Thickness of layer, m | Type of soil   |
|---|---|-----------------------|--|
|  | 1a  | 0,2                   | Ground-vegetable layer, placed sand, humus   |
|   | 3m  | 0,6                   | Sand is shallow with a middle density and small degree of water saturation                         |
|   | 2a  | 1,1                   | Sandy loams, pulverulent, with sand layers, plastic, on the verge of the firm                      |
|   | 3m  | 0,7                   | Sand is shallow with a middle density and small degree of water- saturation                        |
|   | 3pm   | 0,3                   | Sand is shallow and dense , from small degree of water-saturation to sated with water              |
|   | 3m  | 0,7                   | Sand is shallow with a middle density and small degree of water saturation                         |
|   | 2   | 1,2                   | Sandy loams, pulverulent, plastic, firm in places  |
|   | 3m  | 3,1                   | Sand is shallow with a middle density and small degree of water saturation                         |
|   | 3pm   | 0,7                   | Sand is shallow and dense, from small degree of water saturation to sated with water               |
|   | 3m  | 0,5                   | Sand is shallow with a middle density and small degree of water- saturation                        |
|   | 3pm   | 0,8                   | Sand is shallow and dense with the degree of water-supply from the small to the satiation by water |
|   | 3apm  | 5,2                   | Sand is shallow and dense , from small degree of water-saturation to sated with water              |
|   | <b>112.20</b><br>07.04.08 — absolute bench-mark of subsoil waters on the depth of 10,87 m |                       |  |



## Fragment of territories planning scheme of Schaslyve village council





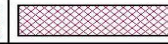










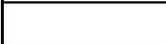

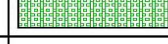
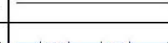

















as of 01.12.08

### Note.

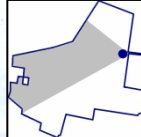
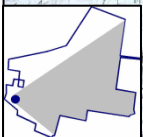
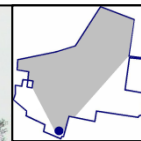
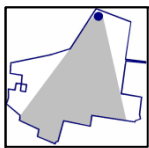
The scheme of Schaslyve village council's territories planning is developed by «UkrNIIPromgrazhdanselstroy» design institute, according to agreement № 8164 on implementation of design and exploration work, dated 11.07.08.

### Legend

| Current  | Planned  | Description  |
|--|--|--|
|   | a) <br>б)  | Dwelling building: a) farmstead building<br>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) <br>б)  | <br>     | 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         |



## 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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