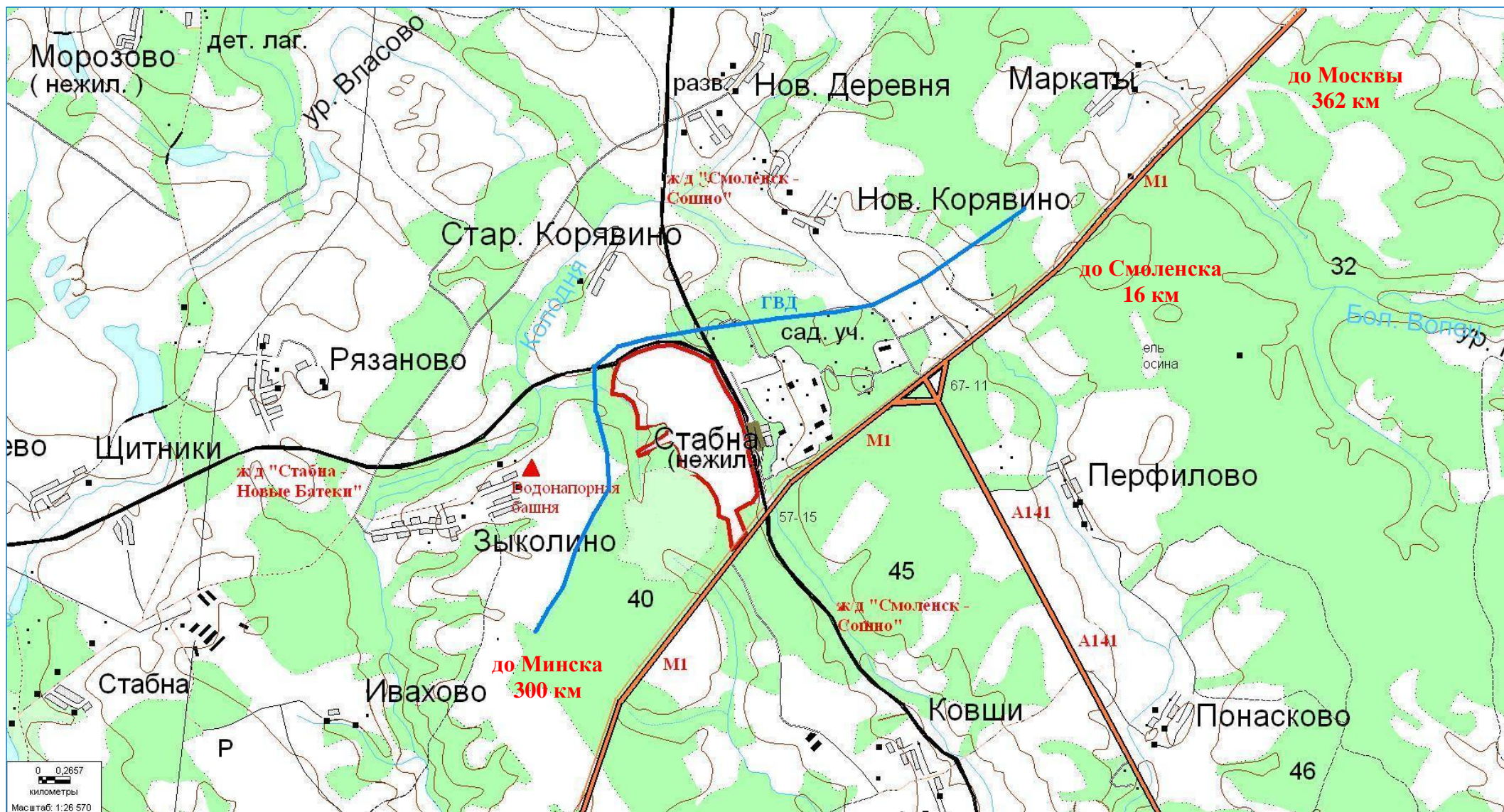


Land plot «Stabna»



«Stabna» land plot characteristics

Location	Smolensk Region, Smolensk District, Stabenskoe, on the right from the motorway M-1 “Belarus”, 1100 m to the east from the village of Zykolino
Cadastral number	67:18:0030101:738
Terms of use	Rent, sale
Property type	State property of the Smolensk Region
Estimated purchase cost	According to the estimation report on the market cost, the price of land is – 91 107 000 rubles
Estimated rent cost	According to the estimation report on the market price of annual rent, the rent of the land plot is 7 516 328 rubles
Acreage	91,5 ha
Category of land	Industrial
Constructions	None
Relief	Flat, horizontal terrain
Land reclamation infrastructure	Yes (partially reclaimed with a closed drainage)
Restricted use requirements	None
Distance from	
- Moscow	362 km
- Minsk	300 km
- Smolensk	16 km
-administrative centre of the municipal entity	Smolensk – 16 km
- the nearest settlement	Village of Zykolino – 750 m (from the western border of the plot)
- the proximity to the motorway	Motorway M-1 “Belarus” - 0 km (is adjacent)
	Motorway A141 “Oryol – Rudnya” - 1 km
- the proximity to the railway	Station “Stabna” - 100 m
Transport infrastructure	
- motorways	Motorway M-1 “Belarus” is adjacent to the area.
- railways	Railways for general use with a fully equipped station “Stabna” (no suburban trains)
- intercity lines	Intercity bus lines: № 526 “Vskhody – Smolensk” № 521 “Vyazma – Smolensk” №581 “Gagarin – Smolensk” № 524 “Dorogobuzh – Smolensk” № 525 “Ozyorny – Smolensk” № 523 “Safonovo – Smolensk” №561 “Smolensk – Bogolyubovo” № 534 “Tyomkino – Smolensk” suburban bus line: №233 “Yartsevo– Smolensk”
Available communications	
- motorway	The dirt road runs along the eastern plot border
Engineering infrastructure	
- gas supply	Possible connection to the high-pressure gas pipeline D-219 mm at the gas distribution station “Zhukovo”, boilerhouse of the boarding house in the village of Moshinki. The connection requires construction of a 6 km gas pipeline. The maximum gas

	sendout from the existing gas system for the capital facility is 550 m ³ per hour
- electricity	<p>The facility connection (3rd category of safety) during the construction with the capacity of 300kW requires:</p> <ul style="list-style-type: none"> - construction of an OHPL-10 kW from the OHPL-1002 Substation “Zhukovskaya”, 1 km; - construction of a transforming substation -10/0,4 kW; <p>The facility connection (1st category of safety) during the construction with the capacity of 13,6 MW requires:</p> <ul style="list-style-type: none"> - construction of power supply system (Substation 110/10 kW, 2 units with 16 MVA); - construction of an OHPL-110 kW, 13 km; - construction of an OHPL -110 kW, 8 km. <p>The approximate cost of 5MW:</p> <ul style="list-style-type: none"> - 3rd category of safety 25 million rubles; - 1st and 2d categories of safety - 50 million rubles <p>The approximate cost (9 MW):</p> <ul style="list-style-type: none"> - 3rd category of safety 45 million rubles; - 1st and 2d categories of safety - 90 million rubles
- water supply	Construction of local infrastructure is required
Labour force	
The number of labour force in the administrative centre of the municipal entity	Smolensk – 207,7 thousand people
The number of the population in the regional centre	331 thousand people
The number of the population in the municipal entity	50548 people
The nearest warehouse for temporary storage (customs logistic terminal)	CLT “Krasnoy”, Smolensk District, village of Stabna Zaozyornayast, 35