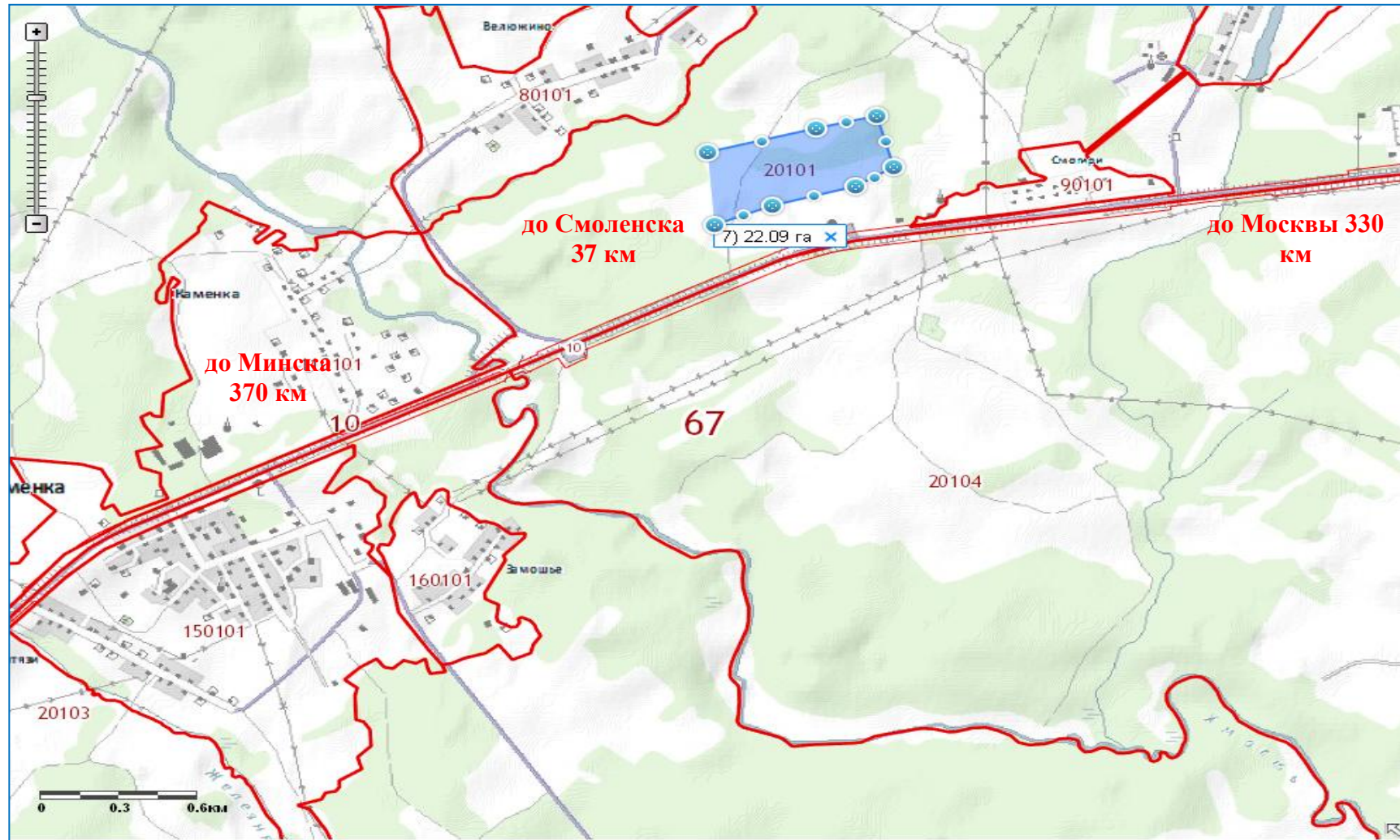


## Land plot «Velyuzhino»



### «Velyuzhino» land plot characteristics

<b>Location</b>	Smolensk Region, Kardymovskiy District, village of Velyuzhino, 1,5 km from the river Khmost to Moscow (urochishche Otseka)
<b>Property type</b>	Shared ownership (local authorities will expedite the handover to private ownership)
<b>Terms of use</b>	Sale, rent
<b>Estimated purchase cost</b>	Cadastral value – 523 600 thousand rubles, cadastral value of 1 m <sup>2</sup> – 2,38 rubles. (The land will be sold at the cadastral price)
<b>Estimated rent cost</b>	The investor will not be liable for any rent charge during the construction period of the investment facility.
<b>Acreage</b>	22 ha
<b>Category of land</b>	Agricultural
<b>Constructions</b>	None
<b>Relief</b>	Flat, horizontal terrain
<b>Land reclamation infrastructure</b>	None
<b>Restricted use requirements</b>	None
<b>Distance from</b>	
- Moscow	330 km
- Smolensk	37 km
- Minsk	370 km
- the nearest settlement	1,5 km
- the proximity to the motorway	0,2 km fro the motorway M-1 “Moscow-Minsk”
- the proximity to the railway	22 km from the railroad “Moscow-Western Europe” Station Kardymovo
<b>Transport infrastructure</b>	
- motorways	The dual asphalt motorway with no weight limits to transport, free access for freight transport and road machinery
- railways	Station Kardymovo – 4km
<b>Available communications</b>	Railways for general use with a fully equipped station Kardymovo (22 km)
- motorway	The asphalt motorway is adjacent to the land plot
<b>Engineering infrastructure</b>	
- gas supply	The distance from the connection point with the high-pressure gas pipeline - 1,5 km, (pressure - DS-0,6 MPa, capacity– 100 m <sup>3</sup> per hour). The technological connection of the capital facility to gas networks in 2014 may last up to 1,5 year. The approximate cost of the technological connection – 2,7 million rubles. The technological connection of the capital facility to gas networks after reconstruction or repairs may take up to 3 years. The approximate cost is 40 million rubles.  Gas infrastructure development of the residential area in Velyuzhino is planned for 2014.
- electricity (value of connection without VAT and income tax)	An OHPL runs in the vicinity of the plot. Capacity – 5 MW, approximate cost:

	3rd category of safety – 25 million rubles; 1st and 2nd categories – 50 million rubles
- water supply	No water supply, a water supply well should be drilled in the area.
<b>Labour force</b>	
The number of labour force in the municipal entity	485 people
The number of the population in the regional centre	331 thousand people
The number of the population in the municipal entity	11,8 thousand people
The number of the population in the administrative centre of the municipal entity	5,2 thousand people
The nearest warehouse for temporary storage (customs logistic terminal)	CLT Llc. «Alfa Trans» (Smolensk District)