

## Investment site № 67-02-22

The name of the site	The investment site “V rajone Kirpichnogo zavoda”
Address of the site	Vyazma city, the Smolensk Region, 215110 in the area of the lot OAO «Vyazemsky kirpichny zavod» (Brick factory of Vyazma city)
The type of the site (unoccupied lands, objects of uncompleted construction; production base; otherwise)	Unoccupied lands

### Key information about the platform

Owner of the site	State property
Address, tel. number (town code), e-mail, web-site	2-a, 25 Oktyabrya St., Vyazma city, the Smolensk Region
Name Position tel. number (town code) e-mail	Investment projects support department (4812) 29-19-07
Platform purchase (use) terms (purchase, lease, etc.)	lease
Lease (purchase) terms	<u>with a purchase option</u>
Estimated rental value	
Other expenses connected with site purchase (mapping, cadastral plan drawing, survey, etc.)	Mapping, cadastral plan, survey
<b>Land description:</b>	
Area (ha)	8.6 ha
Shape of the land plot	Nonstandard, close to trapezium
Size (length, width)	215 m x 400 m
Height limits	Without additional agreement (not more 30 m)
Possibility of later extensions (yes, no)	no
Category of lands (agricultural lands, lands of inhabited areas; industry, energy, transport, communications, broadcasting, television, informatics lands, lands for cosmic activity purposes, defense and security lands and lands for other special purposes; lands of specially protected natural territories and objects, forest reserve lands; water reserve lands; reserve lands)	Inhabited areas lands

Functional zone (inhabited, social and business, manufacturing, engineering and transport infrastructure, agricultural, recreational, other)	Open nature area
Buildings in the territory of the lot	no
Engineering communications in the territory of the lot	Water supply, high pressure gas, electrical networks
Fence and/or video surveillance system (yes, no)	no
Land relief of the lot (horizontal surface, monotonous slope, ledges; complex terrain (hollows, gullies, holes, precipices, bumps, etc.); mixed terrain	Hollows, gullies, holes, precipices, bumps, marshland
Soil type	
Frostline, (m)	1.5
Ground water level (m)	By exploration
Flood possibility during high water	no
<b>Description of neighbouring territories and their use</b>	
The distance to the nearest residential houses (km)	0.8
Proximity to the facilities which pollute the environment	Air pollution (OJSC “Kirpichny zavod” (Brick factory), LLC VNPO “Resurs”
Restriction of use of the lot (sanitary protection zone, water protection zone, protective zones of objects of cultural heritage, proximity to wildlife preservations, utilities protection zones, other)	Water protection zone: II water supply point zone
<b>Types of legal use based on functional zoning</b>	
<b>Current use of the platform</b>	no
<b>Use history of the platform</b>	After the extraction of subsoil resources (clay, sand-gravel)

**The distance (km):**

From the center of the constituent entity of the Russian Federation where the platform is situated	160 km- Smolensk
From the center of the nearest constituent unity of the Russian Federation	160 km- Smolensk
From the center of the municipal unit where the platform is situated	Within the city boundary
From the nearest municipal unit	Within the city boundary
From the center of the nearest populated area	6 km
From the nearest highways and motorways	Connection with the motorway Vyazma-Temkiino
From the nearest railway station	1.3 km

**Access to the site**

<b>Motor communication</b>	
Description of all the motorways leading to the lot (type of road surface, amount of traffic lanes, transport weight restrictions, height and pressure limit, access of lorries and road machinery, special day-time and seasonal traffic condition) and the distance to the road if it doesn't come against the platform	Streets of Vyazma city with the hard surface, the motorway Vyazma-Temkino with the hard surface
<b>Railway communication</b>	Railway (400 m)
Description of the railway sidetracks (type, length, other); In the absence of the railway sidetracks – the information about the ability of building of a brunch from the nearest railroad, the distance to the point where the bifurcation is possible	Departmental, the building of local railway available
<b>Another communication</b>	no

**Critical parameters of buildings and constructions on the platform, no**

The name of the building	Area, m2	Length, width, column grid	Number of storeys	Floor height, (m)	Building material of constructions	Wear rate (%)	Possibility of later extensions	Current use
-	-	-	-	-	-	-	-	-

**Transport communications (in the territory of the platform), no**

Communication type	Availability (yes, no)
Highway (type, surfacing, length, etc.)	
Branch line (type, length, etc.)	
Telecommunications network (telephone, Internet, other)	

**Engineering infrastructure characteristic**

<b>Type of infrastructure</b>	<b>Unit of measurement</b>	<b>Remote connection source, networks and objects of infrastructure characteristic</b>	<b>Free capacity or necessary improvements for connection resources</b>	<b>Connection rate</b>	<b>Service provider including contact information</b>
<b>Gas</b>	cubic m/hour				
<b>Electricity</b>	kW				
<b>Water supply</b>	cubic m/year				
<b>Drainage system</b>	cubic m/year				
<b>Treatment facilities</b>	cubic m/year				
<b>Heating</b>	Gcal/hour				

**Labour resources**

Amount of working population of the nearest populated area	No information
Amount of working population of the municipal unit with the platform	
Amount of working population of the neighbouring municipal units	No information