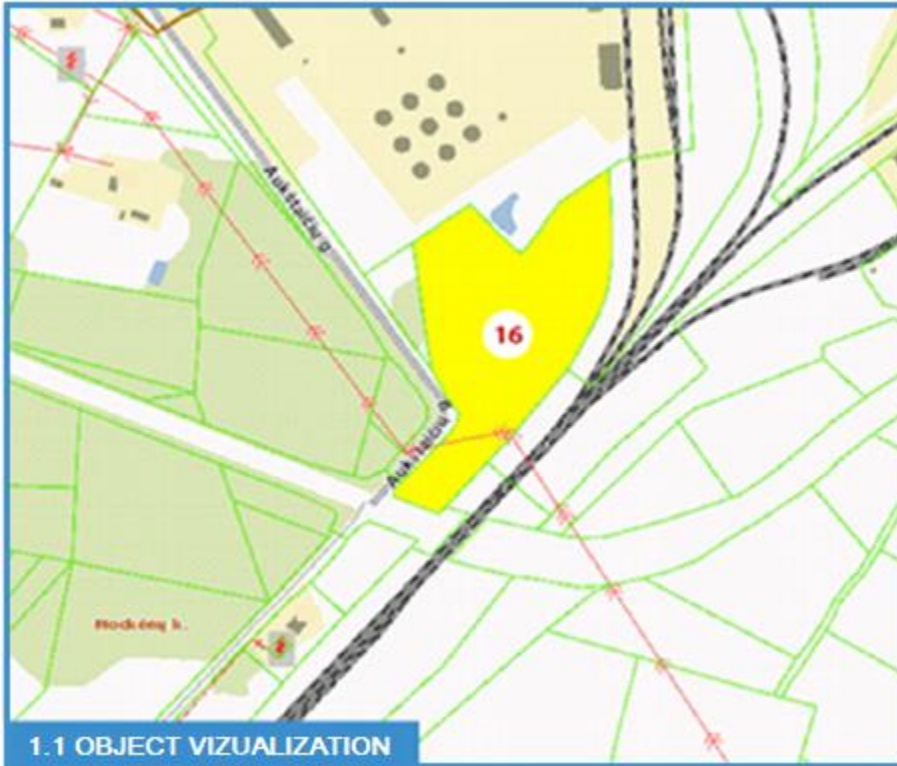




UTENA

PLOT DESCRIPTION AUKŠTAIČIŲ S. 16, UTENA

1. OBJECT



- Land plot territory
- Plot boundary
- Water supply
- Household sawage
- 0,4kV airline
- 10kV airline
- 0,4kV underground line
- 10kV underground line
- Railway
- Transformer station



1.2. OBJECT ADDRESS CADASTRE NO.

Aukštaičių s. 16, Utena
Cadastre No. 8270 / 0010:199
Unique No. 4400-4704-7445

1.3. OBJECT LOCATION

X= 6151460
Y= 603641

1.4. PLOT AREA

2,8170 hectares
28170 square meters

1.5. MAIN PURPOSE OF LAND USE

Other plot purpose

1.6. THE PATTERN OF USE

The territory of industrial and warehouse objects and territory of commercial objects. Other uses of the land plot are possible only after the change of the detailed plan of the territory, in accordance with General Plan of the Utena City Area solutions (2017 May 31 No. TS-225).

1.7. OWNERSHIP RIGHTS

National land service under the ministry of agriculture of the Republic of Lithuania, the right of trust in the state land. In case of land sale or rent are organized auction. Land plot buying term up to contract signing - about 3 months. Start price of land plot rent, auction is held in cost of 1.3 % from the average land plot value in market. Based on data received on 1st of January 2018 starting price of land plot in market value is around – 234 00 EUR (www.regia.lt)





1.8. PROPERTY FORM

Land use

2. DESCRIPTION OF PLOT



2.1 OBJECT LOCATION

			
Vilnius Airport - 104 km Kaunas Airport - 121km Ryga Airport - 215 km	Industrial railway line connects Utena and Vilnius - one of the main railway distribution centers in the Baltic States.	Klaipėda Seaport - 325 km Ryga Seaport - 208 km	Highway Via Baltica connecting Eastern Europe Western Europe and Scandinavia, reaches it Utena within 1 hour.

2.2. EASEMENT

There is no

2.3. TERRITORY COVER AND ITS CONDITIONS

Grass, shrubbery
 Difference in the relief height of the land plot is **about 5 meters**.

2.4. SPECIAL LAND USE CONDITIONS

Communication line protection zone - **0,0378 hectares**;
 Road protection zone - **0,0103 hectare**;
 Protected zone of electric lines - **0.1706 hectare**;
 Land plots equipped with state-owned drainage systems and equipment - **2.6444 hectare**

2.5. TERRITORY PURPOSE

Other

2.6. ACTIVITIES ABLE TO DEVELOP IN TERRITORY

Territory is divided into two zones:
Industry and warehousing area (9/5 E zone)
Service area in which buildings construction intensity is medium (8/29E).

2.7. OTHER PLOT USE ABILITIES

Land use can be changed according the detailed plan approved by Utena District Municipal Council.

2.8. INFRASTRUCTURE

	2.8.1. NUMBER OF ENTRANCES INTO THE TERRITORY.	Entrance to the territory from Aukštaičių street. Plot territory borders with the road (4902) Utena - Tauragnai - Kirdeikiai.
	2.8.2. DISTANCE TO ELECTRICAL NETWORKS, GAS PIPELINE	There are electricity networks on the plot. Distance to the gas pipeline ~ 700 meters
	2.8.3. POSSIBILITIES OF ELECTRICITY FORCE (MW)	According to the need
	2.8.4. WATER SUPPLY	~ 380 meters to the water debit 35 (l/s), 23 m.v.s. (Water pipe alt. 159).
	2.8.5. WASTEWATER CLEANING	To the wastewater treatment plant ~ 380 meters
	2.8.6. GAS PIPELINE	There is no. To the closest gas pipeline ~ 700 meters
	2.8.3. TELECOMMUNICATIONS / INTERNET	Possibility to install it.

2.9. TERRITORY PLANNING *

2.9.1. BUILDING HEIGHT (MAXIMUM PERMITTED BUILDING HEIGHTS IN THE TERRITORY)

< 5-storey building. According to the general plan of Utena city territory (2017 August 31 d. decision No. TS-225).

2.9.2. QUANTITY OF BUILDINGS IN THE TERRITORY

Up to 80 %. (industrial warehousing and commercial use).
2,2536 hectare = 22 536 square meters

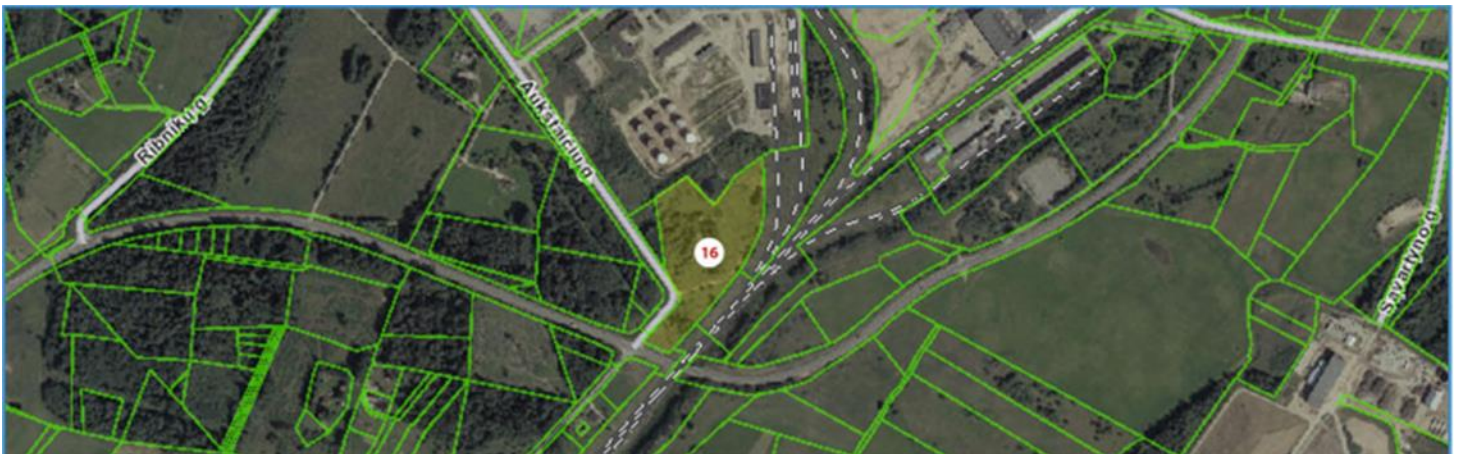
2.9.3. CONDITIONS OF BUILDINGS INTENSITY

Coefficient up to 2,0 According to the general plan of Utena city territory (2017 August 31 decision No. TS-225 wording).
Up to **56 340** square meters (total buildings area)

2.9.4. BUILDINGS IN THE TERRITORY

None

* Regulations of the territory use may be revised by amending the detailed plan, but taking into account the decisions of the General Plan and legal regulation.



3. MARKET OVERVIEW

3.1. UTENA DISTRICT MUNICIPALITY

Utena is the district municipality's administrative center and one of the largest industrial cities in the region. The city of Utena is located in the eastern part of Lithuania, Utena district municipality area is 1229 km² and it is 1,9% territory of Lithuania. The favorable geographical situation of Utena city has determined the development and progress trends of the city. Cargo border inspection post of the Vilnius Territorial Customs Department, operates in Utena is possible to declare the goods exported / imported, accomplish all formal customs procedures. Comfortable geographical location of the Utena district makes it easy to connect with foreign and local markets. Utena is crossed by two important international highways : A6 Kaunas- Zarasai –Daugavpils and A14 Vilnius – Panevėžys – Ryga.

Demographic situation: the population is 379000, the working-age population accounts for about 62%. (Based on data 01/01/2018). The number of births per 1000 inhabitants is steadily increasing. The average wage in Utena District Municipality is about 12.5% behind the country indicator.

There are two educational institutions in the city - Utena University of applied sciences and the Regional Vocational Training Center, which prepares specialists in engineering and production.

UTENA UNIVERSITY STUDY PROGRAMS IN 2018

FACULTY OF MEDICINE: Dental hygiene, odontological care, physiotherapy, general practice nursing, beauty therapy, dental technology

FACULTY OF BUSINESS AND TECHNOLOGIES: Law, accounting, tourism and hotel administration, hospitality management, bussines management, transport business, social work, social pedagogy.

Studying forms:

NL - permanent form of studies (the form of the schedule is full-time, academic sessions are held during the day on weekdays).

Duration of training - up to 3 years.

I - part-time study form (in the form of a schedule - sessional, academic sessions are held in periodic sessions, which can be held on weekdays and on weekends). The duration of the training is up to 4 years.

UTENA REGIONAL VOCATIONAL TRAINING CENTER (Duration of studies 1,5 to 3 years).

Specialty: Decorator (builder), Car mechanic, Cook, Food industry employee, Decorator (builder), Hotel employee, Computer design operator, Carpenter, Confectioner, Accountant and cashier (modular vocational training program).

PROPOSING MEASURES OF UTENA LABOUR EXCHANGE:

- Job creation subsidies;
- Supporting the acquisition of work skills;
- Vocational training: preparation of the required qualified staff from the unemployed registered with the labor exchange (paid scholarship, paid tuition, accommodation, etc.).

3.2. STRATEGIC DIRECTION

In the Utena district are vacant plots to develop for production and commercial activities. Local government have positive approach to investors. Lets investors settle quick in the area. Utena District Municipality council takes into individual needs and specifics as well as make some tax relief for investors.

General district municipality territory plan is prepared defines methods of using district territories, the intensity of the construction in territory, restrictions, possibilities of communication and nature of social engineering infrastructure development and possibilities. Municipality implements 2018-2024 strategic territory plan, which provides priority development directions of area, and achievement of objectives measures.

3.3. POTENTIAL CUSTOMERS AND PARTNERS

Businesses from the EU and other countries.

Partners: Utena District Municipality Administration, Utena University of applied science and Utena Regional Vocational Training Center, Utena Business Information Center.

3.4. CONTACTS

Utena District Municipality Administration Strategic Planning and Investment Division.

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3.5. SUPPORT OPTIONS

3.5.1. SUPPORT FOR SMALL AND MEDIUM BUSINESS ENTERPRISES IN ACCORDANCE WITH TYPE OF EXPENDITURE *

TYPES OF EXPENDITURE	EXPLANATION OF EXPENDITURE	THE SIZE OF THE BENEFIT
Costs associated with setting up a company	Notary fees, company registration fees company stamp production	<i>Up to 80 % , not more than 150 EUR</i>
The cost of a new job position created, if the job position is created of the same calendar year	Any equipment, (up to 600 EUR) when purchasing IT equipment	<i>Up to 1200 EUR – one job position Up to 500 EUR – another job position Maximum – UP TO 2200 EUR</i>
The cost of a new job position creating, if the job position is created in the same calendar year by young person (up to 29 years old.)	Any equipment, (up to 600 EUR) when purchasing IT equipment	<i>Up to 2000 EUR – one job position Up to 500 EUR – another job position Maximum – UP TO 3000 EUR</i>
Website creating costs		<i>Up to 50 % , but not more than 200 EUR</i>
Advertising costs	Except local fee for permission to install outdoor advertising in Utena district territory	<i>Not more than 150 EUR per year</i>
Expenditure on exhibitions in which products are delivered and services provided	Registration fee, payments for rental of exhibition space and equipment	<i>At the first year of activity – up to 900 EUR At the second year of activity – up to 450 EUR</i>
Rent of premises or residency costs	Land rent from private individuals	<i>At the first year of activity – up to 1200 EUR At the second year of activity – up to 50 % not more than 600 EUR</i>
Training courses leading to qualifications	Short-term (maximum duration 1 month) employees training	<i>Up to 50 % , but not more than 150 EUR per year</i>
Rental costs for privately owned land in Utena district		<i>At the first year of activity – up to 1000 EUR At the second year of activity – up to 500 EUR</i>

* Utena District Municipal Small and Medium Enterprises Business Support Programme is approved in 31 of August 2017 Utena District Municipality Council Decision No. TS-206, which aims to promote the development and development of small and medium-sized businesses, improvement of the business environment, attraction of investments, employment and investment in human resources in the Utena enterprises city and region.

3.5.2. TAX ADVANTAGE FOR INVESTORS

INVESTOR TIPE	LAND FEE ADVANTAGE	LAND LEASE ADVANTAGE	REAL ESTATE FEE ADVANTAGE
<i>When constructing new (reconstructed) production, services or other purposes (except trade) objects in newly formed land plots for a period of not more than 2 years</i>			
10-15 work place created Invested from 145 to 1450 thousand EUR	<i>Exempt from taxes for 2 years</i>	<i>Exempt from taxes for 2 years</i>	<i>Exempt from taxes for 2 years</i>
16-30 work place created Invested from 1 450 to 2 900 thousand EUR	<i>Exempt from taxes for 4 years</i>	<i>Exempt from taxes for 4 years</i>	<i>Exempt from taxes for 4 years</i>
31-50 work place created Invested more than 2 900 thousand EUR	<i>Exempt from taxes for 6 years</i>	<i>Exempt from taxes for 6 years</i>	<i>Exempt from taxes for 6 years</i>
<i>Very small businesses</i>			
Created more than 5 work place Invested from 30 to 145 thousand EUR	<i>Exempt from taxes for 2 years</i>	<i>Exempt from taxes for 2 years</i>	<i>Exempt from taxes for 2 years</i>

* The benefits can be granted only upon signing the investment agreement between the Municipality and the company. Tax concession for newly created jobs can not be granted by other decisions of the municipality council if tax relief has been granted in accordance with the Utena District Municipal Council Decision of 2014. June 26 Decision No TS-190 (Decree of the President of the Republic of Lithuania of 24 November 2016 No. TS-299) Rules for the promotion of investments in production and other objects.

By investing more than EUR 1 450 000.00, the Municipality may undertake to arrange the infrastructure (heat, water supply and sewerage networks) to the investor's land plot. The amount of work and funds for their fulfillment are determined in the Investment Agreement signed by the Municipality and the Investor.