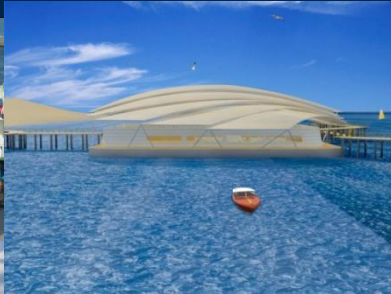


City Reconstruction Program
of the coastal passenger shipping along
the coast of Odessa - "Sea trams" with
the creation of a unique highly profitable
transport and recreational
infrastructure



Introduction to the theme

- In many cities around the world, located near waterways, nowadays there is very relevant and perspective transport there are the “sea trams”.
- The name refers to the specially equipped vessels for passenger transport in the coastal zone.
- As a rule, the "sea trams" service routes, with more than two destinations of entrance and exit on a set schedule.
- In the international market, this sphere of transport is very well-developed, profitable and is much in demand.
- We have decided to recreate the transport structure of sea trams in the sea capital of Ukraine in the hero city Odessa, with the creation of entirely new and unique network of tourist and recreationally attractive objects that will perform the function of Port-points for serving of given structure and at the same time, work as independent commercial objects with a variety of special-purpose designations.
- This idea has received the world approval and support of the municipal authorities of Odessa.
- At present, seven places were allocated to place the Port-points of first line of the project, after putting into operation of these objects the second line is planning of the 4+3 objects.
- The third line of the project is the development of the Crimean coast.



A little history

- Probably, almost all inhabitants of Odessa and guests who visited Odessa in summer, remember this wonderful kind of transport as the "sea trams". Launches, plying along the coast of Odessa from the Gulf of Luzanovka to Chernomorka, became one of the business cards of the seaside city.
- The first one began to sail before the war, but a great bulk of "sea trams" began to develop after the war - from the 50s.
- According to the report of Black Sea Shipping Company, in the period of 1984-1989 the average number of transported passengers by "sea trams" was 2.43 million persons per season (4 - 5 months).
- Up to 1991, pleasure boats of Odessa Sea Commercial Port were not only a place for a great time in hot summer days, but also fulfilled the role of urban transport.
- Nowadays the reconstruction and development of such important part of the transport infrastructure of the city are obviously needed.



Targets of the project are

- Reconstruction of one of the main tourist attractive and image features of Odessa.
- Tourist and infrastructural development of Port-points of "sea trams" to solve existing transport, tourist and recreational city problems, as well as satisfaction of relevant needs of citizens, tourists and visitors.
- The main target of this project is the restoration of an effective sea transport system which will relieve the surface transport in the warm season, based on small passenger vessels as "sea trams" and the newly built unique infrastructure that support movements, safe passenger shipping and create possibility to receive profit from the commercial exploitation the whole complex.
- A creation of a new unique type of business, with further multiplication on the available coastal territory.



Objects of financing

The building (reconstruction) of passenger terminals (Port-points) that include:

- the waiting area;
- the technological area of boarding – drop-off, mooring of the main and guest fleet and temporary basing of the auxiliary fleet;
- the entertainment area include:
 - casinos, floating stage, theater;
 - underwater restaurant, Indoor ice rink, aqua-disco-club;
 - bars, cafes, bistros, and any other possible places of public catering;
 - floating beach spa resort, aquapark, dolphinarium, marine aquarium;
 - hotel and entertainment complex on the water with a yacht club.



Passenger terminals (multifunctional Portpoints) are planned to be built in areas of:

Luzanovka, Langeron, Otrada, Arcadia, 10 st. of B. Fontana, "The Seagull", 16 st. B. Fountain, "Gold Coast", Lyustdorf.

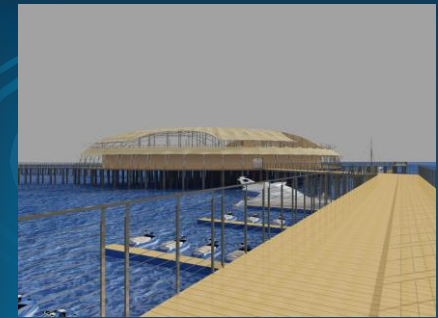
The building of small passenger vessels of passenger coastal service:

- large trams for up to 350 passengers;
- small trams for up to 200 passengers;
- sea bus, up to 50 passengers;
- sea taxi for up to 12 passengers.



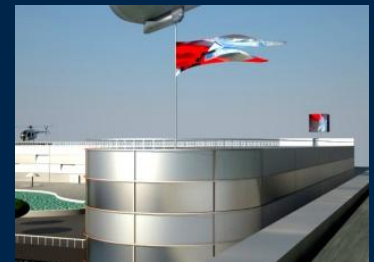
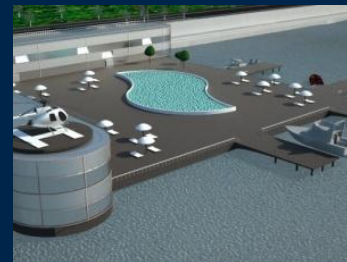
A creation of a system of motion supplying and safety vessels of passenger coastal service:

- a dispatching office;
- coastal Administration including mooring team;
- rescue Service;
- service of provision.



The main advantages of "sea trams"

- according to the load on the environment, sea service is for 10 times greener than the car and requires relatively less investment in the organization with the same traffic;
- a creation of zones in Port-points for development of cultural and entertainment complexes that will attract tourists, vacationers and citizens with the opportunity to work year-round;
- an ability to provide mass sea transportation services with the access to the sea, that will correspond to the standards of European sea resort towns;
- a phased construction and putting into operation of Port-points, the possibility of the creation at the first stage of temporary moorings in the water area, set aside the existing hydraulic structures (traverses number 1, 6, 20, 6 *, 16 *);
- the possibility to use as the basic components of mooring systems the bank protection structures (traverses);
- prospects for development of this type of transport is not only for regulation of passenger services, but also as a tourist, with the withdrawal out of the city, providing full complex of services related to the hotel, entertainment and restaurant service.



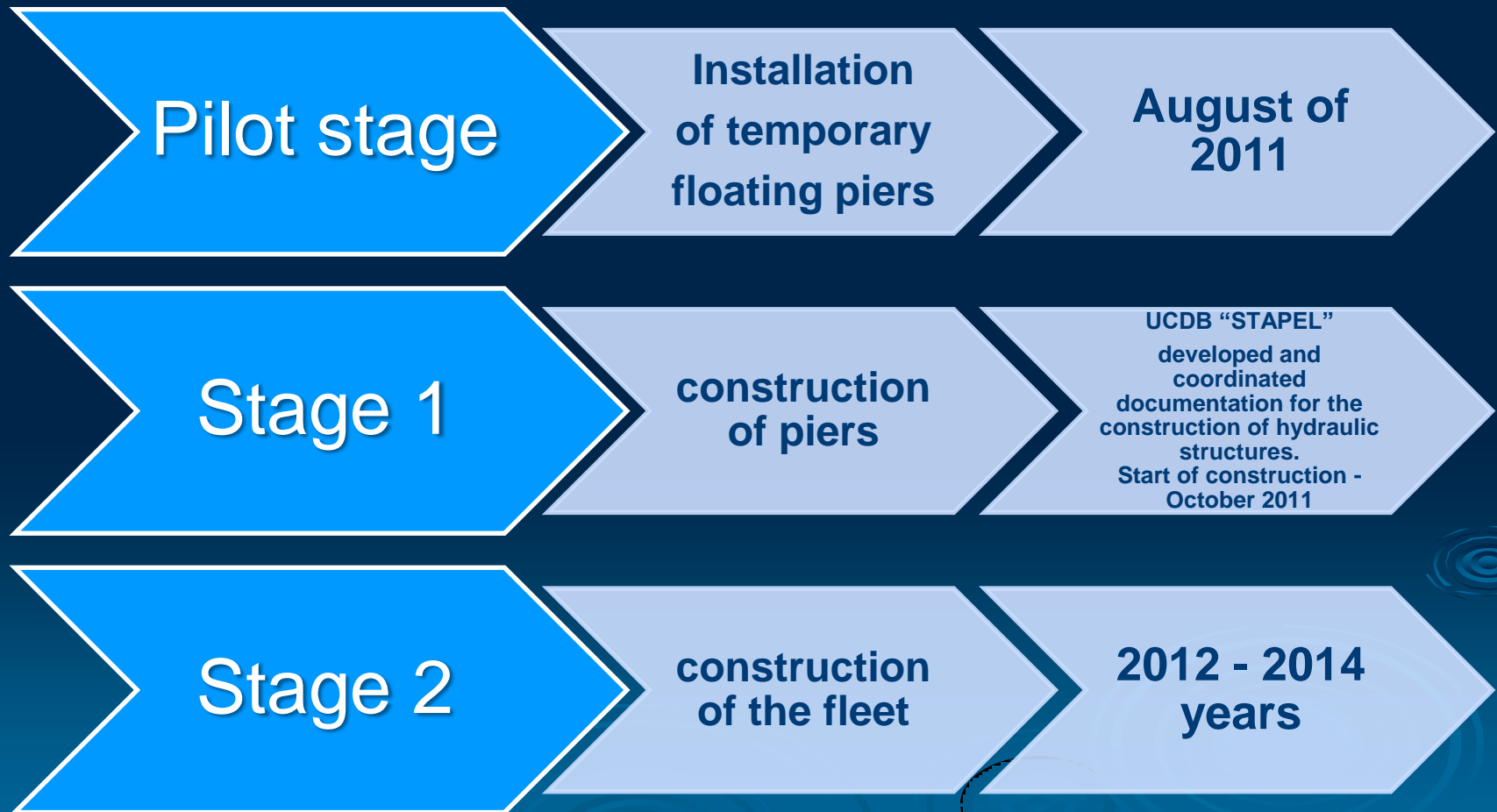
Strong points of the project

- The development of tourism.
- The improvement the environment.
- The partial relief of highways.
- The minimization of the waste of time on movement.
- The Increasing the level of service to the world for the local population, tourists and visitors.
- Psychological and physiological health improvement in motion.
- Compliance with standards of European sea resort towns.
- Creation of a unique network of objects for entertainment and relaxation in a large seaside town.
- Use of Port-points for development of cultural and entertainment complex that will attract tourists, vacationers and citizens with the opportunity to work year-round.
- Establishment of a precedent for realization of such project in Ukraine.



(C) ALEXEY V. MARINICH 2010

The building Stages (penetration)



The building of moorings (Port-points)

- Location of Port-points (passenger terminal) takes into account the presence of convenient transport links with bus, tram, and trolleybus routes in the major areas of the city and entertainment areas.
- The building of Port-points is performed taking into account the functional zoning and suggests the possibility of the location of the facilities that are the part of Port-point (traverse existing, pier or trestle, walking area, an esplanade, mooring piers with lower landing sites, and places for mooring small boats, pleasure boats, water scooters, boats and rescue services, etc).
- At the head of the pier has a device of entertainment areas with your awnings to provide comfortable conditions for embarkation and disembarkation on the boat.
- In addition to berthing facilities for receiving and processing the "sea trams" on the internal water Port-points, is provided the establishment of berths for the reception of small boats (yachts, boats, etc.), the creating of entertainment complexes with a variety of technical devices on the water and rescue stations - to provide safety on the beaches of the city.
- Communication of passenger terminals is connected engineering services.
- The layout of berthing front with access to natural about 5.0 m will accept and process ships as sea-river with length to 150.0 m



Fleet

- Passenger boats like "Alexander Greene" were used to the service of Odessa sea shipping, combining a large capacity, speed and relative comfort.
- To determine the main parameters of construction of mooring facilities in this project are used technical data of maximum design vessels such as "Alexander Greene."
- There are some types of photo illustrations of these vessels below



Boats like "Alexander Green" - "Split" and "Genoa"

The building of the fleet

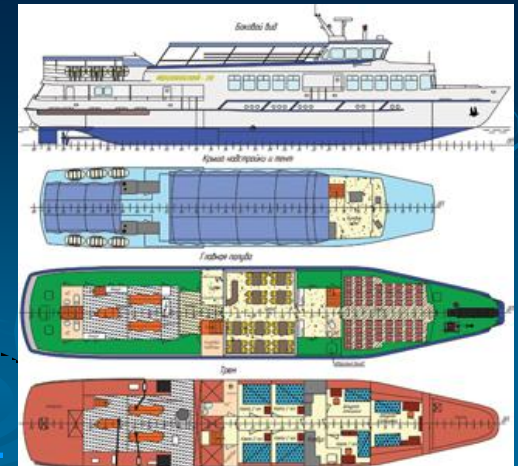
- The purpose of the ship is the transportation of passengers in the basin of the seas, as well as tourist cruise in the year-round seasonal period.
- Ship is twin-screw, double-decked, with a lopsided stem, with the engine room in stern and cargo hold in the bow.
- The vessel is designed to carry 90 passengers. The crew of the ship is 25 people, the maintenance staff is 18.



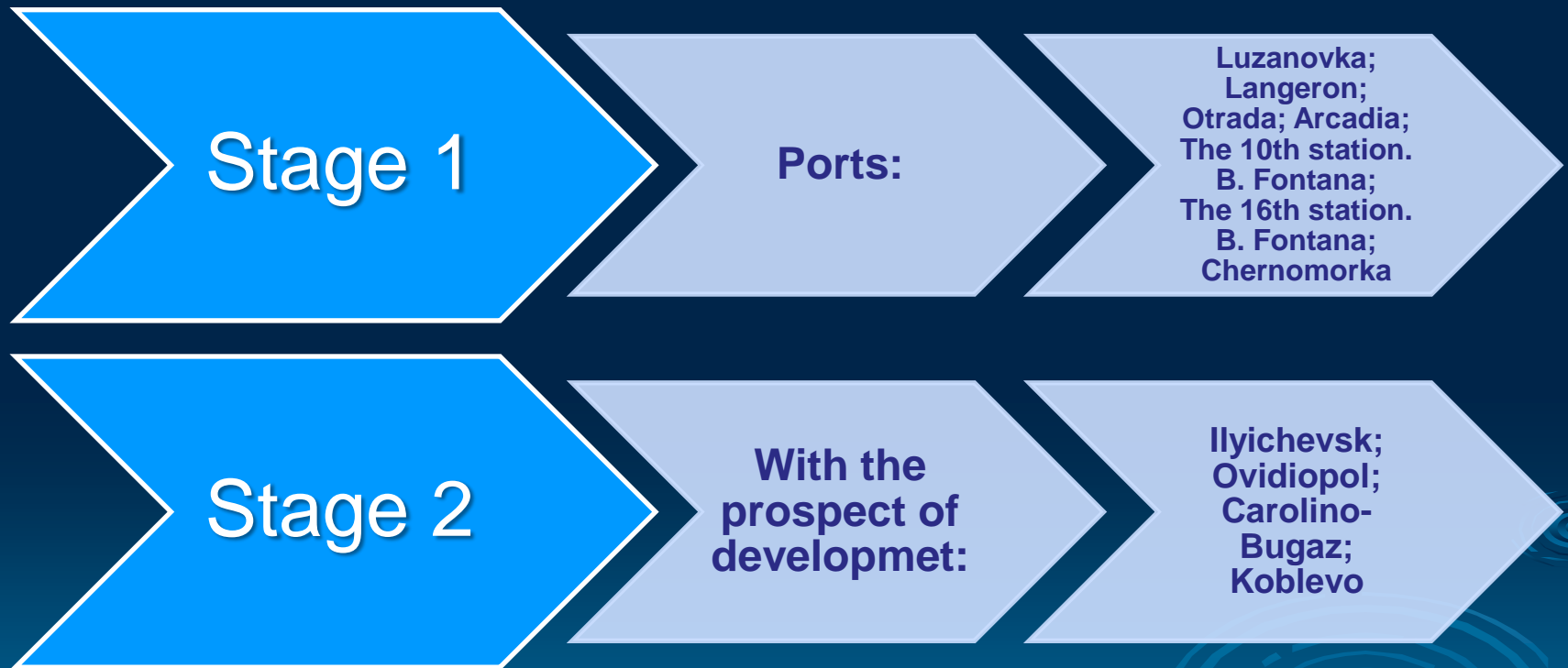
- Passenger motor vessel like a project R5234
- The project R5234 is designed for the construction of a passenger ship with the using of elements of the exploited ship order.588 (Guidance R.003-2003).
- A type of vessel is tree screws boat, with four - deck superstructure and moved out in the bow wheelhouse, with stern-located engine room.
- The project of re-equipment of passenger ship order.81080 (Project R5148A)



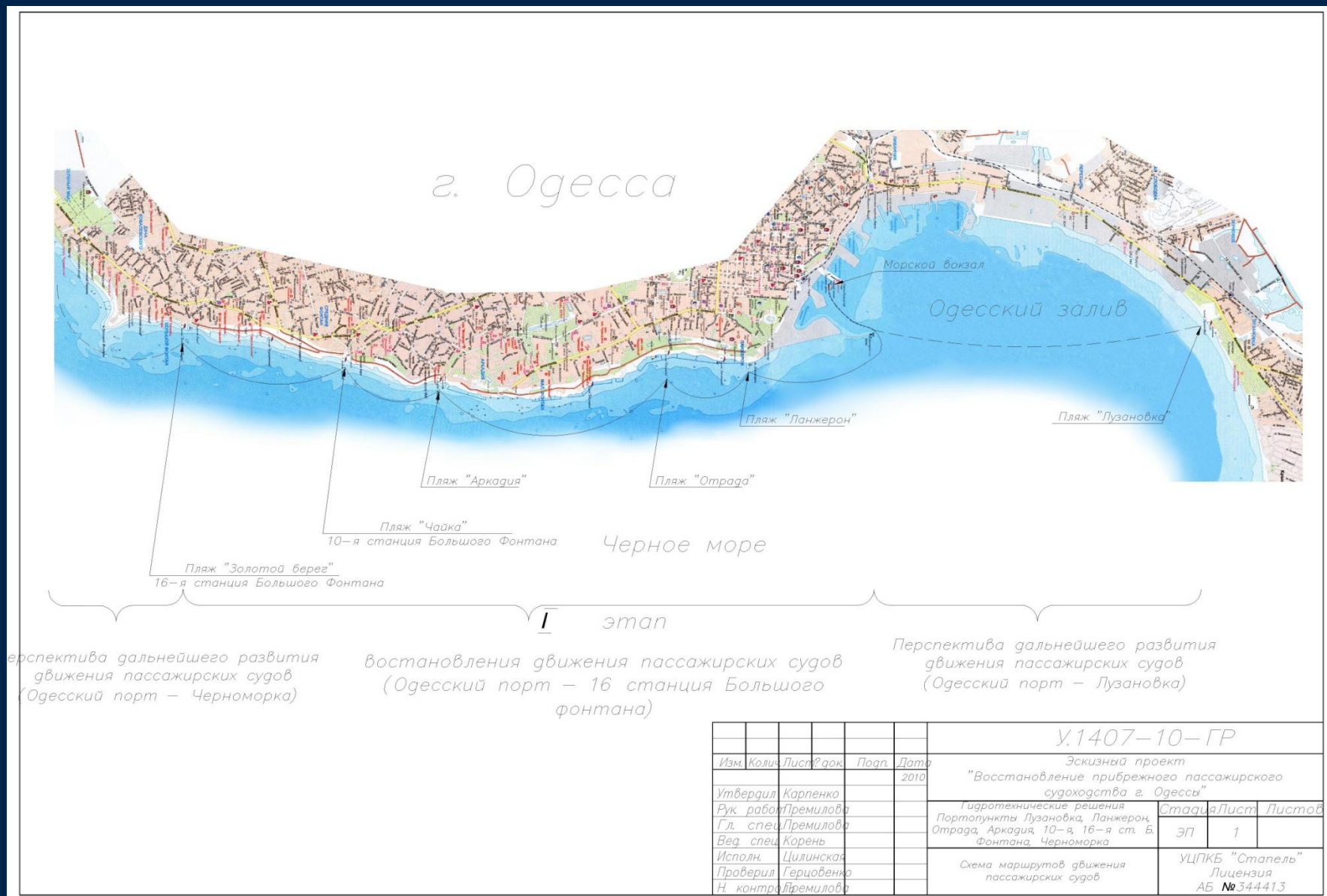
- A passenger twin-screw motor ship with long bow, with the placement of the engine room at the stern, passenger saloon in the middle and the bow on the main deck and the wheelhouse in the bow. In the hold the space for passengers turned into four comfortable double stateroom with a corridor, on the roof of the superstructure is installed an awning.
- Designation is the transportation of passengers in urban and suburban lines.



Stages of the development of project



The scheme of routes for passenger vessels in the waters of Odessa



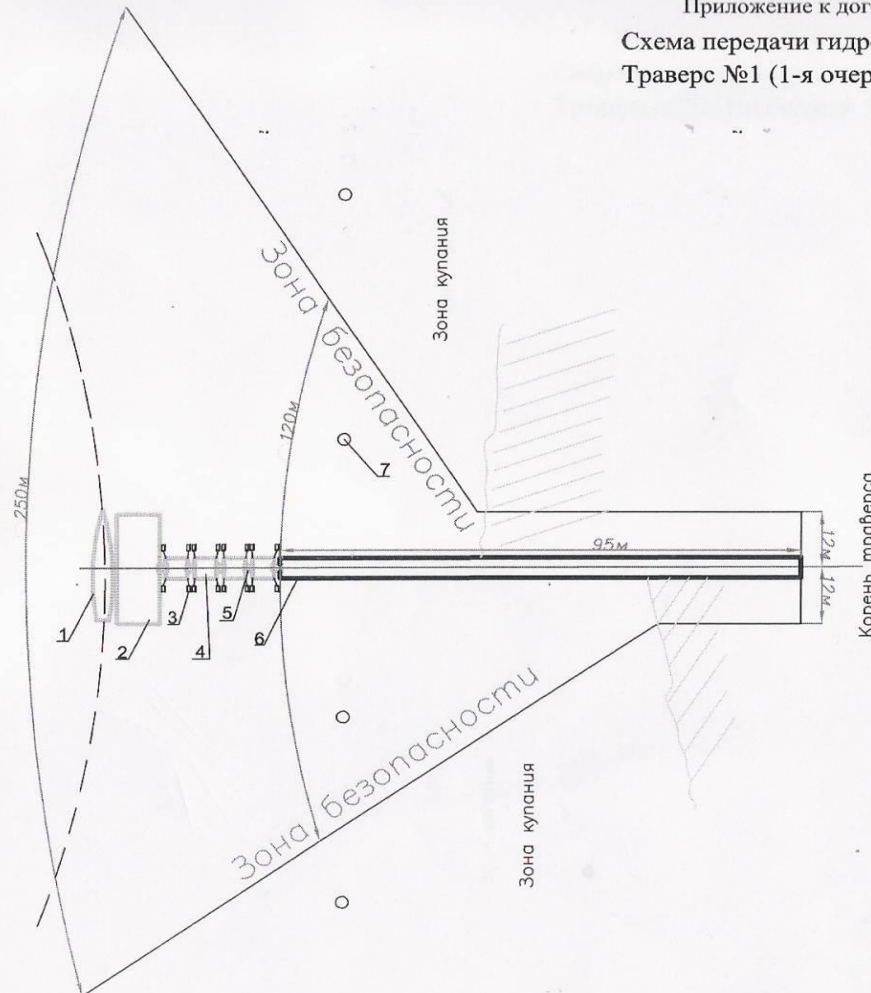
The safety of navigation

To ensure the safety of people on the water and safe coming up to passenger boat terminals that are provided and approved by the Maritime Administration of Ukraine, the security zones by width of 250 meters on the sea side and 24 meters in the coastal area.

Приложение к договору №87от18.08.2009

Схема передачи гидротехнического сооружения

Траверс №1 (1-я очередь БЗС) район пляжа Ланжерон



1. Судно "Морской трамвайчик".
2. Понтон причальный.
3. Мертвые якоря понтонов.
4. Переходные понтоны.
5. Переходные мостики.
6. Траверс №1.
7. Спасательно-оградительные буи.

Зона безопасности от оси траверса:
-по береговой линии 24м;
-по морской оконечности 120м.

ПЕРЕДАНО:

Управление инженерной защиты территории города и развития побережья Одесского городского Совета

Начальник управления Соколов В.А.

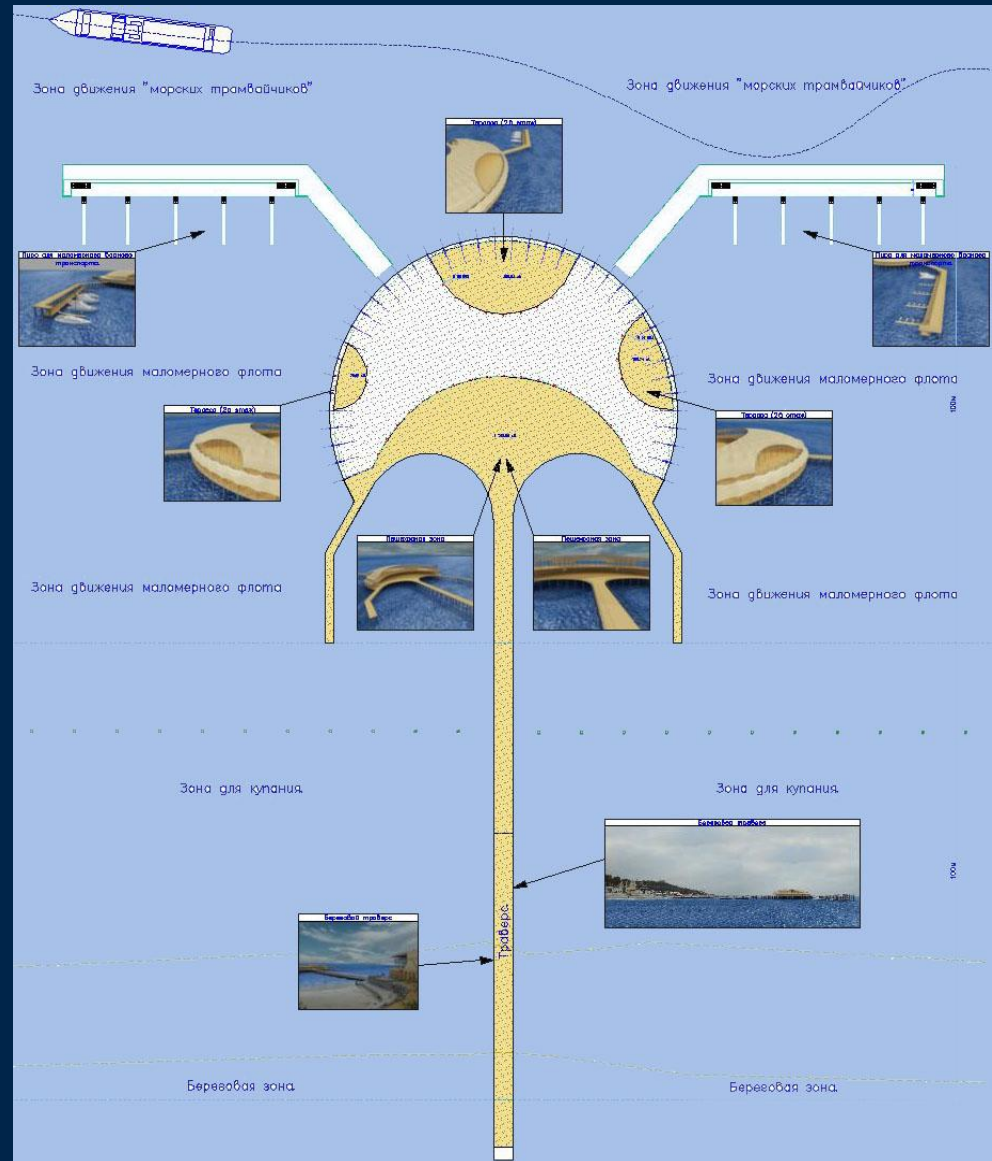
ПРИНЯТО:

УЦПКБ "Стапель"

Директор Карпенко И.А.

The scheme of Port-point functioning

- Complex recovery of coastal passenger services provides the possibility to use of established facilities as entertainment, cultural and health centers, working whole-year.
- As the base of the 1-st stage of development of sea transport is considered the territory near the beach Arcadia with the water area and access to the depth, and existing traverse too (number 20).



The initial data for projection

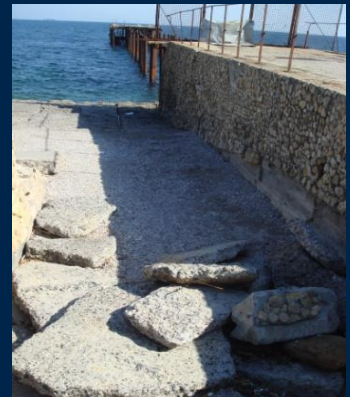
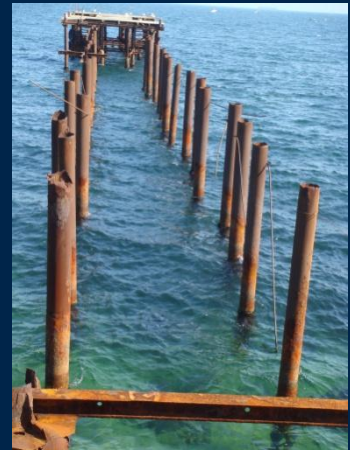
Developing the conceptual design are used the following starting materials:

- legal documents for areas of design (traverse);
- geodesic picture of areas;
- soundings;
- materials of engineering and geological surveys of previous years;
- the results of visual serving;

working project «Reconstruction of passenger vessels in the coast waters of Odessa. Safety of Navigation», № U-I1407: 09, developed UCDB "STAPEL " in 2009.

Letter of State Maritime Inspection on Safety of Navigation № 02/18.13-637 of 02.07.2009 about the correspondence of the working project «Safety of Navigation during the reconstruction of passenger vessels in the coast waters of Odessa» (№ V-1407: 09) developed by UCDB "STAPEL".

Effective normative documents about the projecting and building in Ukraine.



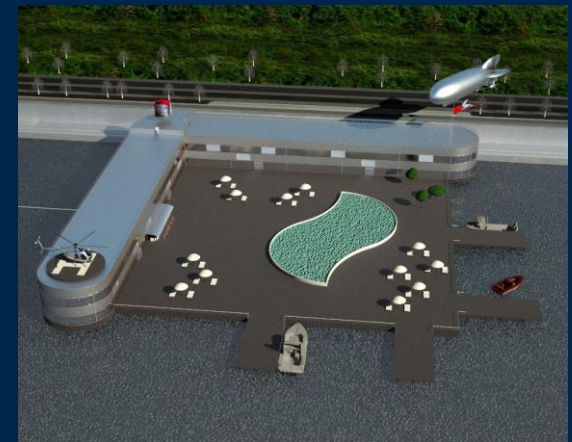
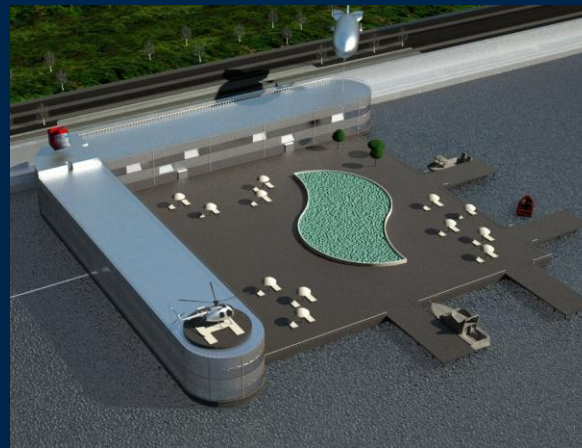
Port-point Arcadia

- Location of the facility: the center of the beach and entertainment district of Odessa - the beach "Arcadia."
Uniqueness of project lies in the fact that the object of business is in the open sea, for a distance of 130 m from the shore, with the possibility of yachts mooring, fishing boats, and passenger ships.
- The working period for at least 16 weeks, around the clock.
- Possible performance in rain and shine with a year-round, 24-hour work.
- The total area is 7200 - 14 800 m².
- Capacity of the object is 2800 - 6000 people.



Exploitation

- Planned life on the water - for 30 years.
Port-points are well-provided by sewers, water supply systems and electricity from the shore.
- Putting into operation and engineering supervision for Port-points – Shipping Register of Ukraine and the State Inspectorate on safety of navigation.
- Highly profitable activity of Port-points can be provided by the owner or operator and operator of travel and club business.



The commercial exploitation of Port-points

The unique and a high-profitable part of the project consists of a complex surface and floating structures (Port-points), which can be operated as:

- aqua disco-clubs;
- casinos, floating stage, a movie theater;
- underwater restaurant, Indoor ice rink;
- bars, cafes, bistros, and any other possible variants of public catering;
- floating, beech spa-resort, aquapark and dolphinarium;
- hotel and entertainment complex on the water with a yacht club.

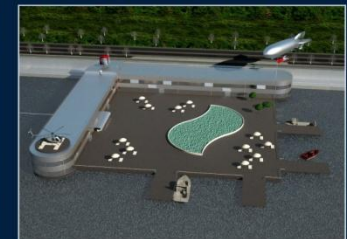
With the ability to provide such services as:

- rental (scooters, boats, water bikes, etc);
- adobe in the hotel on the water;
- food and entertainment for every taste;
- full beach service in pure water at 130 m from the shore.



Implementation of the project

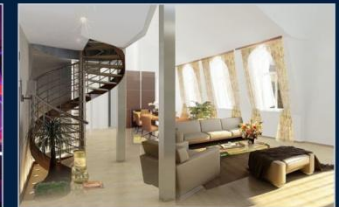
- As part of this project is proposed to organize (design, build, put into operation) and to ensure the operation Port-points (docking sites) on the beach Langeron, Joy, Arcadia, The Seagull (10 st. Big Fountain), Gold Coast (16 st. B.F.) in Odessa. The UCDB "STAPEL" got be the decision of the City Council of Odessa for the long-term use of concrete cross-beams 1, 6, 29, 6 +, 16 +b of Odessa coast (№ 87 from 18.08.2009 years).
- In the Soviet years, in 1970, in Odessa were built and operated until the 2000s Port-points on pile fields in the form of mooring facilities for moorage of passenger boats. Currently, the "Soviet" Port-points dismantled. Passenger boats stand idle.



- This project is unique for Ukraine and for the international practice of organizing a regional transport and tourist complex with the providing a wide range of original services and features. That, of course, can lead to synergetic effect in the process of commercialization.
- An important role plays and the possibility of this project expansion in Crimea and other suitable coastal areas.



ДИЗАЙН ИНТЕРЬЕРА: НОЧНОЙ КЛУБ, БАРЫ, ГОСТИНИЦА



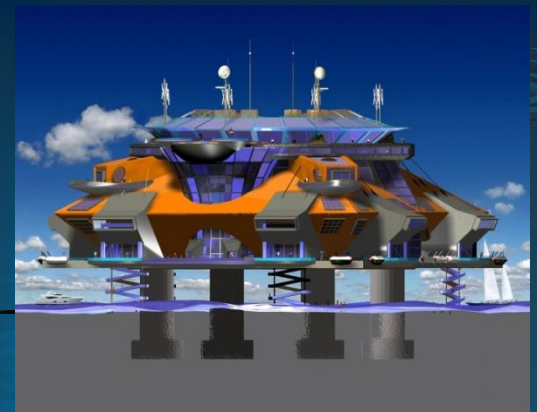
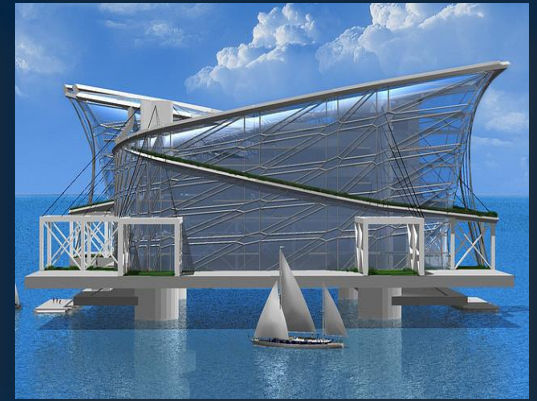
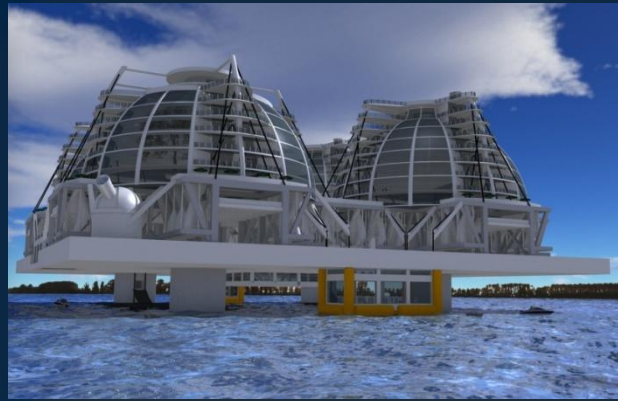
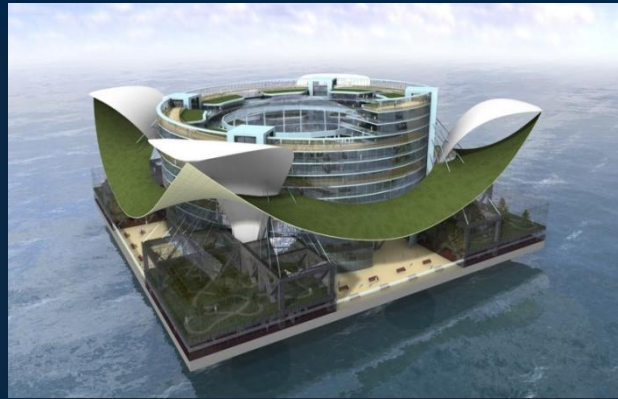
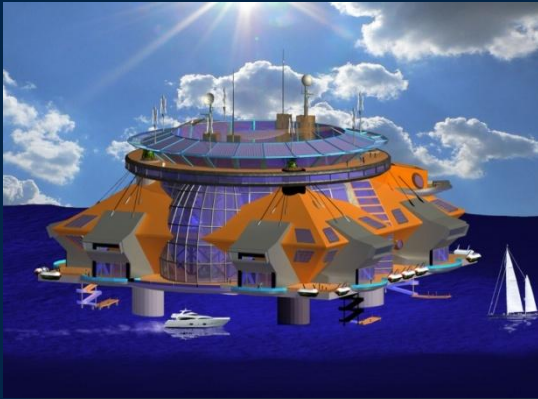
Economy Project

- A brief proposal for the project of construction of one from the Port-point within this project "Sea trams" "Water World - SPAREXLAND» (hereinafter the "subject") may serve as a standard model for understanding the economics of the business of construction and operation of Port-points in the project.
- *The estimated composition of the usable area of the object*
 1. The total useful floor area 34 000 sq. m
The structure includes:
 - hotel (****) - 8600 sq. m (250 rooms), 1,000 sq. m - economic and utility rooms, 2,400 sq. m - a multi-purpose open space to serve the guests;
 - the center of entertainment (restaurants, night clubs, lounge bars, etc.) - 8600 sq. m, 1000 sq. m - economic and utility rooms, 2,400 sq. m - a multi-purpose open space for visitors (coffee, sunbathing, swimming (pool), sports on open air, etc.).
 2. The total effective area of the surface ground more than 10,000 sq. m
On surface ground can be located med:
 - personal watercraft rental station and other similar vessels;
 - moorage for boats, motor boats and yachts;
 - the athletic fields;
 - beach complex (swimming pool with purified water) with external points of food service and related attractions;
 - in winter playground can be used as a skating rink, tennis courts, skatepark, rollerdrom, exhibition center, complex for public events, corporate events, etc.
 - other variants.
- *Profitability of the project*
 - the period of construction of the object is about 10 - 12 months with an agreed project and funding in the amount of 100%.
 - Approximate cost of 1 sq. m of living space object (without finishing) as of the date 01.08.11. is \$700 and surface areas costs \$300.
 - The minimum selling price of 1 square meter of usable area of the object of a lower class (no analogues in Ukraine) as of the date 01.08.11. is \$2,000.
 - The cost of lease of living space of the object at the date 01.08.11. is \$850 000 per month.
 - Predictable gross revenues from the operation of the hotel, at 75% loading, at 01.08.11g. is \$875000 per month.
 - Predictable gross revenues from the operation of the center of entertainment (by analogy) as the date 01.08.11., is \$900 000 per month.
 - Predictable gross revenues from the operation of the surface platforms in the season is \$300000 per month.
 - Predictable staff salary involved in the operation of the facility is \$350 000 per month.
 - Predictable operating costs for the technical content of the object is \$300 000 per month.
 - Payback period: 3.5 - 4 years from the time of active operation of the facility.
- *Project implementation*

Estimated total investment \$15000000 (may change depending on the finishing levels and technological content).
- Developed: the concept stage of PP and PE project. All rights reserved.

From the perspective of the business strategy, it is advisable to implement of the project SPAREXLAND in conjunction with other, less expensive projects, which are mentioned above. In this case, we can achieve a leading position in the market of construction and operation of water facilities in recreational areas and gain an advantage in time of expansion this business.

Possible variants of design of water objects





Legal aspects of the project

- At present, abroad, and more recently in Ukraine a form of private-public partnership (PPP) has evolved.
- PPP - is an institutional and organizational alliance between the state (local government) and business. With the purpose of implement socially significant projects and programs in a broad range of industries.
The form of PPP grants comprehensive guarantees of the rights of partners and represents a broad field for investment.
- One of the main forms of implementation of PPP is the concession agreement.
- The proposed program in the presentation of the "Sea Trams" can build and develop it according to the schemes of private public partnership.

WATER TAXI IN THE WORLD



Passengers board the King County Water Taxi at Seacrest dock for a trip to downtown Seattle.



Water taxi meets water bus in Rotterdam



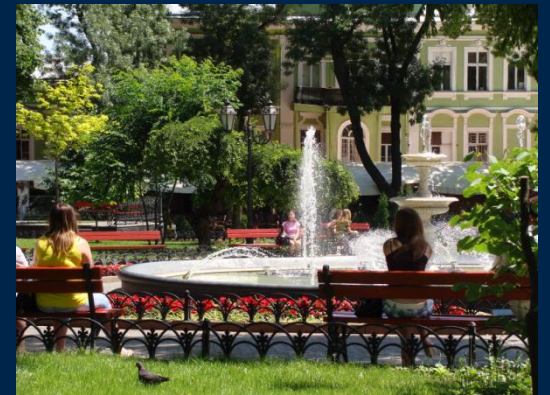
New York water taxi



Water taxi in Cardiff

Why Odessa

- Odessa is the sea capital of Ukraine - "Pearl near the Sea." a number of factors were emerged here (location, climate, transport links, the original urban environment, local folklore and much more) to pretend for the highest rank - the tourist capital of Ukraine. Most of the tourists moved around the world in search of unusual, new experiences, world-class high services. If we add to the tourism sector of Odessa dynamics, new original projects, quality service, its attractiveness in this matter, will be released at the appropriate level.
- City program and project "Sea trams" provides a real opportunity to add to its list one, but a very important factor in the form of a unique transport and recreational complex to be recognized as a tourist capital of Ukraine.
- Restoration of coastal passenger shipping, with the creation of a unique new infrastructure will make a history of Odessa, thereby, State Government will be a key partner in this event, especially since the Government of Ukraine declared the tourism as an first-priority industry and perspective for the development of the economy.



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- РЕГІСТР СУДИМЦІВСТВА УКРАЇНИ
SHIPPING REGISTER OF UKRAINE



61.8

**СВІДЦІВСТВО ПРО ВИЗНАННЯ
RECOGNITION CERTIFICATE**

Наявю посвідчення, що
This is to certify that

*Товариство з обмеженою відповідальністю
«Українська авіаперевезальна компанія-аеротрансмерська біржа
«АСТІЛІ»»*
OOO «АСТІЛІ», м. Київ, вул. Гонимирівська, 5, кв. 7, тел. (044) 777 15-30

виконається Регистром судимствоства України як підприємство, яке виконує зазначені в Додатку до цього Свідчення роботи згідно з вимогами Регистру судимствоства України

is recognized by the Shipping Register of Ukraine as an enterprise performing the works listed in the Annex to this Certificate in accordance with the requirements of the Shipping Register of Ukraine.

В документі підтверджується за результатами перевірки наявності робіт зазначених: The documents confirm on the results of the performance of the mentioned works should contain the following:

«Роботи виконані згідно з вимогами Регистру судимствоства України»
The works are carried out in accordance with the requirements of the Shipping Register of Ukraine.
Свідоцтво про визнання № 41-4-53-10
Recognition Certificate No. 41-4-53-10

Акт огляду
Survey Report

№ 105-5-1007-10

від
of

20.09.2010

Свідоцтво і Додаток діє лише до
This Certificate with the Annex is valid until

07.10.2015

(дата закінч.)
(date exp.)

09.10.2010 р.
date of issue

період дії публічного свідчення
valid to until publication

Не Свідоцтво і Додаток втрачає дію у випадках, встановлених законодавством та процедурами Регистру судимствоства України.
This Certificate with the Annex becomes invalid in cases stipulated in Rules and Procedures of the Shipping Register of Ukraine.

Дата видачі: 08.10.2010 № 41-4-53-10
(date of issue) (date exp.)

[Signature]
Підписав МОЛ

РЕГІСТР УКРАЇНИ
REGISTER OF UKRAINE

Наставляю акти огляду (публікаційного свідчення)
I hereby attach the acts of inspection (publication certificate)

Підписав: *[Signature]*
Підписав: *[Signature]*

Україна
Ukraine

Серія АБ

№ D444413

Серія АБ

ЛІЦЕНЗІЯ

№934413

Одеська обласна державна адміністрація

Визуальна діяльність

(вона господарської діяльності на право керування якою надається ліцензія)

Товариство з обмеженою відповідальністю
"Українське центральне проектно-конструкторське бюро
"Станіс"

(найменування юридичної особи, або прізвище, ім'я та батько фізичної особи, суб'єкта підприємницької діяльності)

Ідентифікаційний код юридичної особи
або ідентифікаційний номер фізичної
особи-платника податків та інших
обов'язкових платежів

32933342

Місцезнаходження юридичної особи м. Одеса,
або місце проживання фізичної
особи суб'єкта підприємницької №7, кв. №78
діяльності

Дата прийняття та номер рішення про видачу ліцензії 08.01.2006рр. № 648

Строк дії ліцензії з 09.02.2006 року до 09.02.2011 року

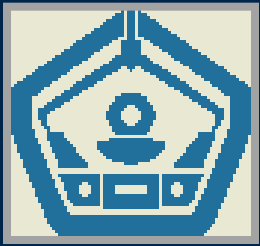
Голова Одеської обласної
державної адміністрації

Дана накази ліцензії 10.02.2006 року.

Додаток до ліцензії

Місцевий орган виконавчої влади

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Ukraine, Odessa, Leo Tolstoy st., 6

www.stapel-ukraine.com / mail: aquarex@ukr.net

+38 068 3995900 / fax. +38 0482 333 888

