



1. General parameters

Address: Uriekstes Street, Riga

Total area and cadastral numbers: 562 508 m² of which:

- 240 532 m², cadastral number 0100 068 2081, section 25283
- 40 713 m², cadastral number 0100 068 2080, section 25282
- 14 422 m², cadastral number 0100 068 2079, section 25281
- 260 233 m², cadastral number 0100 068 2089, not registered in the Land register
- 6 608 m², cadastral number 0100 068 0047, not registered in the Land register (Daugava)

Overall length of the coastline: 1000 m

2. Permitted use of the area

Zoning: Industrial Building Area R4 (primary)

Main use of the land:

- Light industry construction (13001);
- Construction of waste management and recycling plants (13005);
- Engineering infrastructure (14001);
- Linear transport infrastructure (14002);
- Transport infrastructure (14003);
- Warehouse construction (14004);
- Airport and port construction (14005): construction consisting of port terminals and related infrastructure, including hydraulic structures, berths, navigation equipment and devices in the port, river berths;
- Building of energy supply companies (14006);
- Construction of heavy industry and primary processing enterprises (13002).

Additional use of the land:

- Construction of office buildings (12001): buildings made up of public administrations and other enterprises, organizations and institutions;
- Construction of commercial and / or service facilities (12002): construction of domestic and other service facilities, including service stations and car and motorcycle maintenance companies, excluding production facilities.



Zoning: Area for development of national and local infrastructure TIN71

Main uses of the land:

It is allowed to continue the initial use of the territory, as well as to build transport infrastructure objects - roads of local significance, gas stations, transport parking lots, warehouses, cargo storage plots, railway infrastructure.

Zoning: Other area with special regulations TIN19

- An area with special regulations (TIN19) is an area where engineering preparation and ground leveling (backfilling) must be carried out before the construction process begins.
- Until the start of the construction process in the area, it is permitted to install temporary soil outcrops.

3. Technical parameters of the berth -not

4. Railroad

Distance from the territory: 0 m

5. Roads

Distance from the territory: 0 m

Asphalted access road from the south of the territory.

6. Gas pipeline

Parameters: Medium pressure

Distance from the territory: 500 m

7. Electricity

It is necessary to construct a connection of the appropriate capacity.

8. Water supply/sewerage

Local networks.



9. Ground – no data available

10.Distance to the nearest residential area

Distance to the nearest residential area: 300 m

11.Type of operations of the bordering port companies

- Fertilizer handling terminal
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12. Specific remarks

- The lease plot includes forest, that is a part of the land with cadastral number 0100 068 2080 and is located on the western edge of the land on the shore of the Daugava.
 - Land with cadastral number 0100 068 2089 is not filled up to the height mark of 3 meters in the area of about 15 ha, there is a water body on this plot of land.
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