

Acheson

BUSINESS PARK

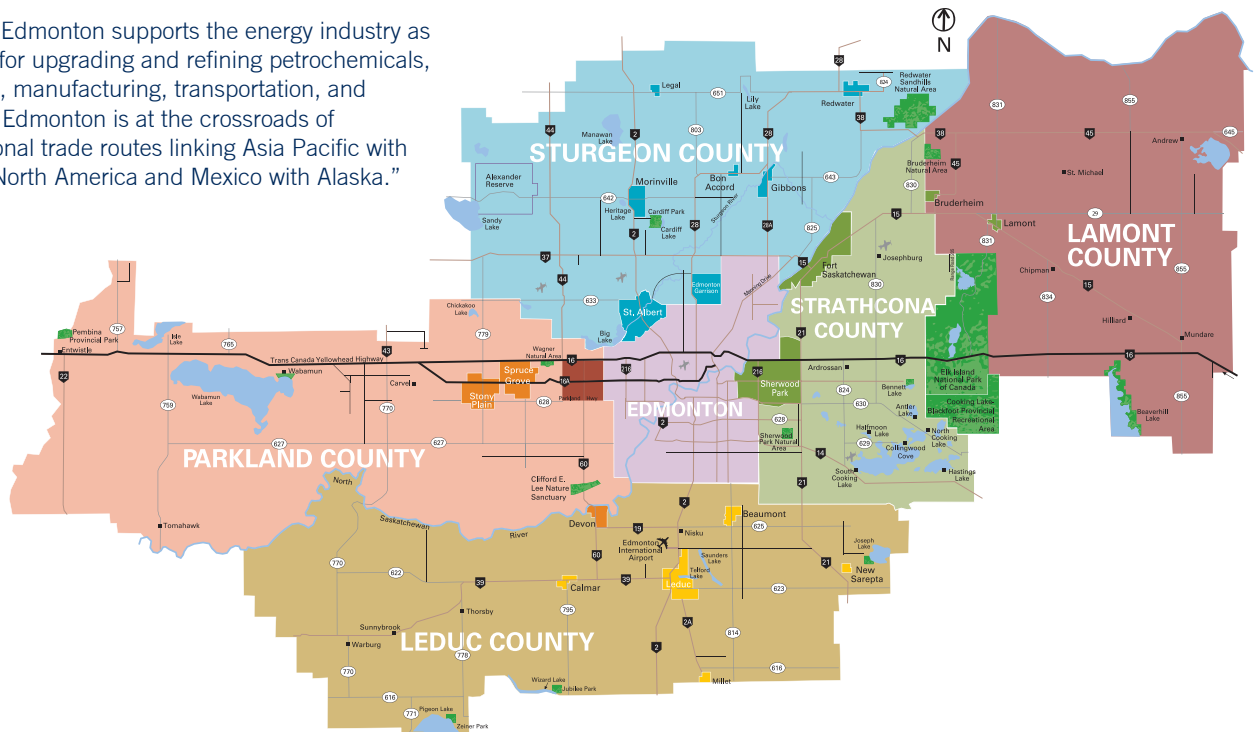


EVEREST
DEVELOPMENT GROUP

METRO Edmonton

“Edmonton is strategically located between one of the world’s largest oil reserves and the world’s largest consumer – the US. The region has the advantage of being the transportation and logistics hub for Alberta’s oil, gas and mining sectors.”

“Greater Edmonton supports the energy industry as a centre for upgrading and refining petrochemicals, pipelines, manufacturing, transportation, and logistics. Edmonton is at the crossroads of international trade routes linking Asia Pacific with eastern North America and Mexico with Alaska.”



Population

Edmonton, the sixth largest city in Canada with a population of one million, is the capital of the province of Alberta.

Population:

Metro Edmonton (Statistics Canada 2006 Federal Census) **1,034,945**

Edmonton Proper (City of Edmonton 2009 Municipal Census) **782,439**

Area:

Metro Edmonton **9,417 km²**
Edmonton Proper **684 km²**
(Statistics Canada 2006 Federal Census)

Point of Interest:

[Metro] Edmonton has an educated, entrepreneurial workforce of well over 600,000.

GDP by Industry

Edmonton is experiencing a phenomenal increase in total economic output. The final value of all goods and services produced in Edmonton is up from \$37 billion in 2000 to \$50 billion in 2007 – an increase of \$12 billion, or 34%, with almost every sector in Edmonton’s economy contributing to this increase.

Distribution of Economic Output (Edmonton CMA)

Finance & Real Estate	17.4%
Manufacturing	12.8%
Construction	12.7%
Total Trade, Transportation & Warehousing	12.3%
Agriculture	8.8%
Professional, Scientific & Technical Services	7.7%
Public Administration	5.7%
Health Care & Social Assistance	5.6%
Information, Culture & Recreation	4.1%
Other Services	2.9%
Accommodation & Food Service	2.6%
Utilities	2.1%

Edmonton's Diverse Economy



- ➔ Greater Edmonton's success in the energy sector has spun off into new areas of prosperity including technology, clean energy, manufacturing, production and transportation.
- ➔ Edmonton is the gateway to a land of majestic mountains, pristine lakes, historic rivers and northern adventures and northern industries of oil, gas, lumber and mining.
- ➔ Edmonton is located on the TransCanada Yellowhead Highway, a route that offers the easiest and most scenic drive across western Canada.

- ➔ The University of Alberta is the second top-funded research university in Canada.
- ➔ NAIT Northern Alberta Institute of Technology trains more apprentices than any other institution in Canada, with a 95 per cent employability rate.
- ➔ The National Institute for Nanotechnology, located on the University of Alberta campus, is Canada's centre for cutting-edge micro systems and nanotechnology research.
- ➔ Edmonton is a centre of medical and biotechnology research, having 58 per cent of the biotech companies in the province.



- ➔ Edmonton International Airport led the country in passenger growth in 2008. As a result, the Board approved a \$1-billion airport development program - Expansion 2012. Edmonton International Airport contributes \$1.6 billion in economic value to the Edmonton region each year and, with more than 4,000 employees, is one of the region's largest employment generators.

- ➔ The Conference Board of Canada estimated Edmonton's personal income per capita in 2010 to be \$44,864. That's 20 per cent higher than the Canadian average.
- ➔ Edmonton has one of the most competitive corporate tax environments in North America with no provincial sales tax, capital tax or payroll tax.
- ➔ Edmonton rated number three in Canada for economic prosperity in the Conference Board of Canada's 2009 report, A Global Scorecard on Economic Prosperity.



“Edmonton energy resources are a hotbed of opportunity”

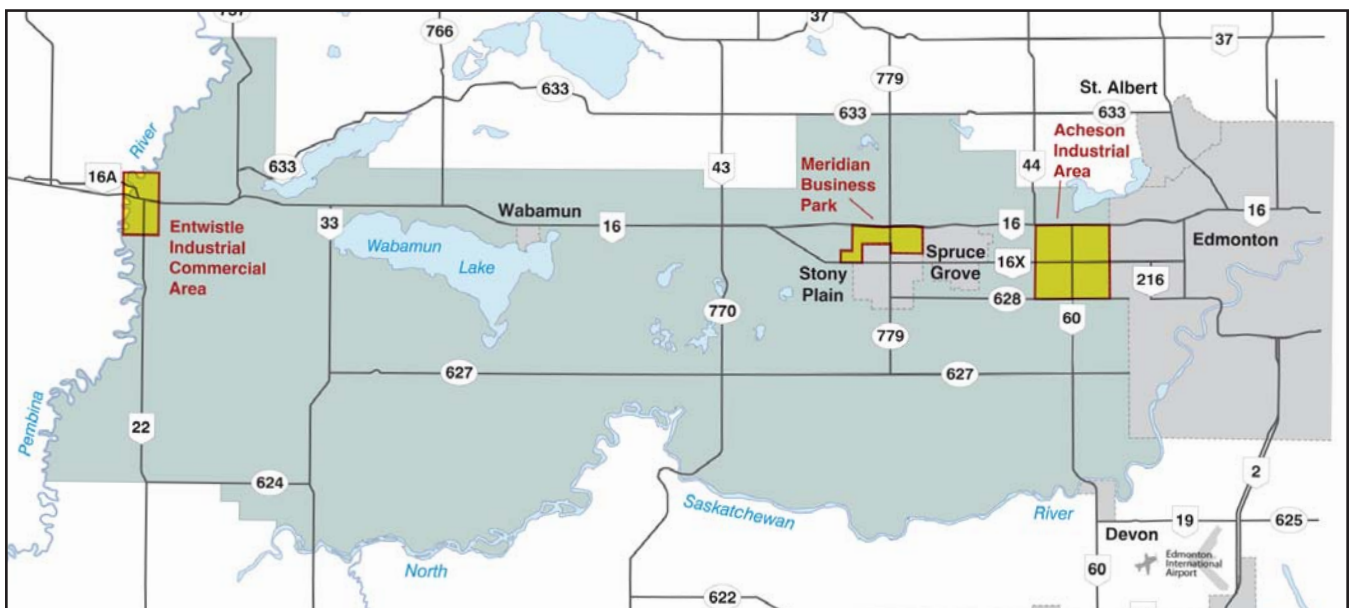
The Edmonton service area has the 2nd-largest and the most politically stable oil reserves in the world. Edmonton is strategically located between that massive energy resource and the world's largest energy consumer, the U.S. Greater Edmonton today is a hotbed of expanding opportunity.

Extracts from Oil Sands to a World-Class Eco-Industrial Chemical Cluster for Greater Edmonton, Kline & Company Inc., June 2008.

Parkland County

Parkland County

- ➔ Healthy and sustainable communities where residents can live, work, and enjoy a desirable and affordable lifestyle, are built on the backbone of strong economies. Parkland County's economic base is prominently industrial through the development of major power generation and coal mining projects, oil and gas resources, and the substantial investment in manufacturing and other businesses in the Acheson Industrial Area.
- ➔ The mixed agricultural industry is a vital part of the local economy, contributing more than \$50 million annually. The variety ranges from traditional field crop production of wheat, oats, barley and canola to livestock and specialized vegetable and nursery operations. Tourism is also important to the area. The scenic rolling hills interspersed with lakes and varied terrain has attracted numerous investments in golf courses, resorts and other tourism-related facilities.



Parkland County Information

Population - Official (2009 Municipal Census)	*30,089
Kilometers of Road Maintained	2,048
Area	599,465 Acres (242,595 Ha)

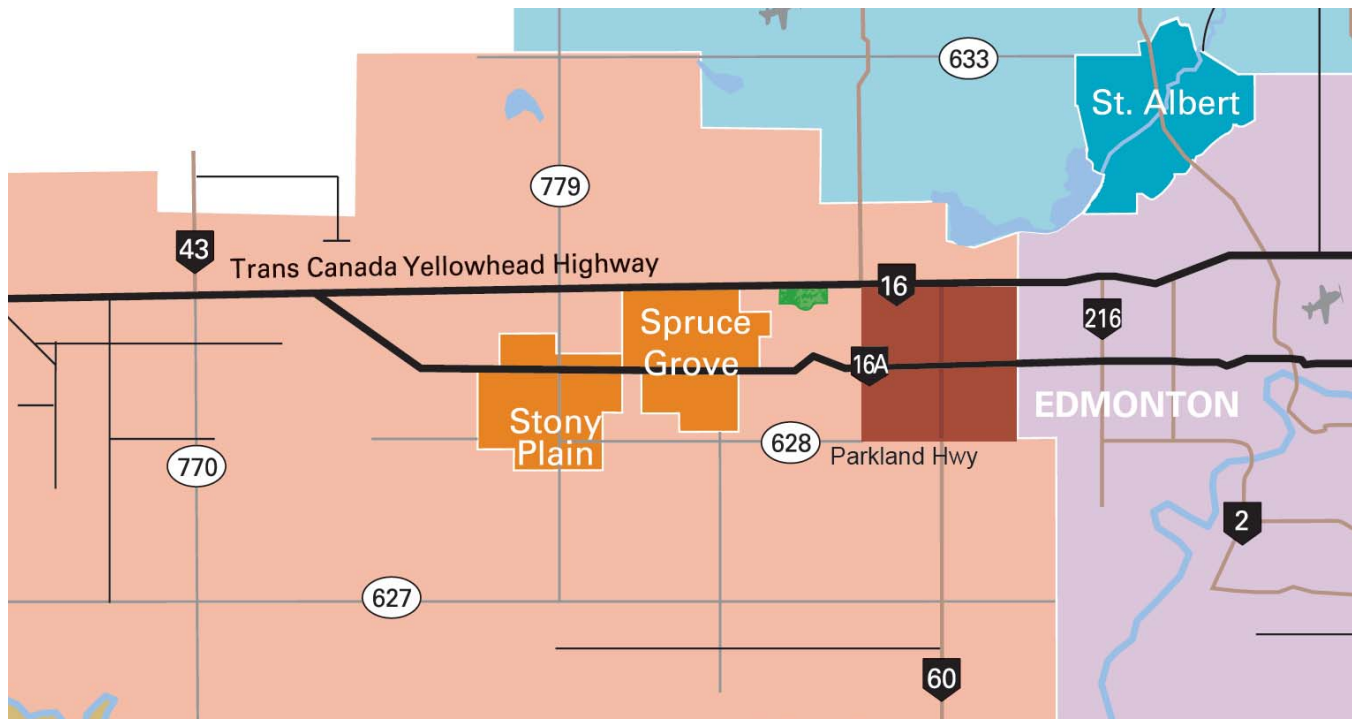
- * Includes the population of Entwistle
- * Includes population for all Hamlets and Parkland Village within Parkland County
- * Population for Parkland County does not include:
 - The City of Spruce Grove which has a population of 24,646, (2010 Municipal Census)
 - The Town of Stony Plain which has a population of 14,177 (2010 Municipal Census)
 - Villages of Wabamun and Spring Lake
 - Summer Villages of Betula Beach, Kapasiwin, Lakeview, Point Alison and Seba Beach

Industrial and Business Areas:

Effective planning and a willingness to work with industry and land developers has resulted in well-served industrial areas that meet the needs of the end-user. There are three prominent business/industrial areas in Parkland County: the Acheson Industrial Area, which features five business parks; the Meridian Business Park; and the Entwistle Industrial Area. Though each area has its own unique benefits, they all share the following advantages:

- ➔ Easy access to transportation routes
- ➔ No business tax
- ➔ Cost effective land prices
- ➔ Access to skilled workforce, and
- ➔ Support from a business friendly Council.

Business Parks



The Acheson Advantage

The Acheson Industrial Area covers 10,000 acres and is Parkland's commercial/industrial hub. Acheson Industrial Area offers the following:

- ➔ **A Strategic Location - Access to Customers**
From Acheson, two key points become very clear: First, since it is located right next to Edmonton, its businesses enjoy a local trading area population of more than 850,000 people. Second, its strategic location along the Yellowhead (TransCanada) Highway, with its strong, drive-by exposure, adds that extra dimension that really makes a difference.
- ➔ **Lower Operating Costs - Businesses Save Money**
Parkland County has NO BUSINESS TAX. A recent consultant's report showed that by locating in Parkland, businesses can save money. For example, the report detailed how a business can lower overall annual facility operating costs by as much as 25.4% for a 6,000 sq. ft. building (\$18,596) and 19.2% for a 15,000 sq. ft. building versus the same structure in Edmonton. That's money in your pocket - every year!
- ➔ **Easy Access - Key Transportation Corridors**
The Acheson Industrial Area is located at the junction of major provincial and regional arterial roadways. As a result, moving products in and around Edmonton takes less time and is hassle free. These same highways provide Acheson businesses with an efficient Edmonton bypass route so that products can be moved effortlessly throughout the province and points beyond. If railway is your preferred mode of shipping, then Acheson is the perfect place. CN Rail's main line runs through the heart of Acheson with spur line available.
- ➔ **Skilled Labor - Meeting the Needs of Business**
In order to save money, you don't have to sacrifice skilled labor. Acheson's strategic location allows business to draw from all of Metro Edmonton's superbly trained, educated and motivated labor force.
- ➔ **Services - Low Cost Connections**
Parkland County has installed new servicing infrastructure. This investment is designed to meet the long term needs of business and provides Acheson with perhaps the lowest priced, fully serviced industrial/commercial land in the Metro Edmonton region. Acheson also has a large selection of unserviced land which allows for all needs.

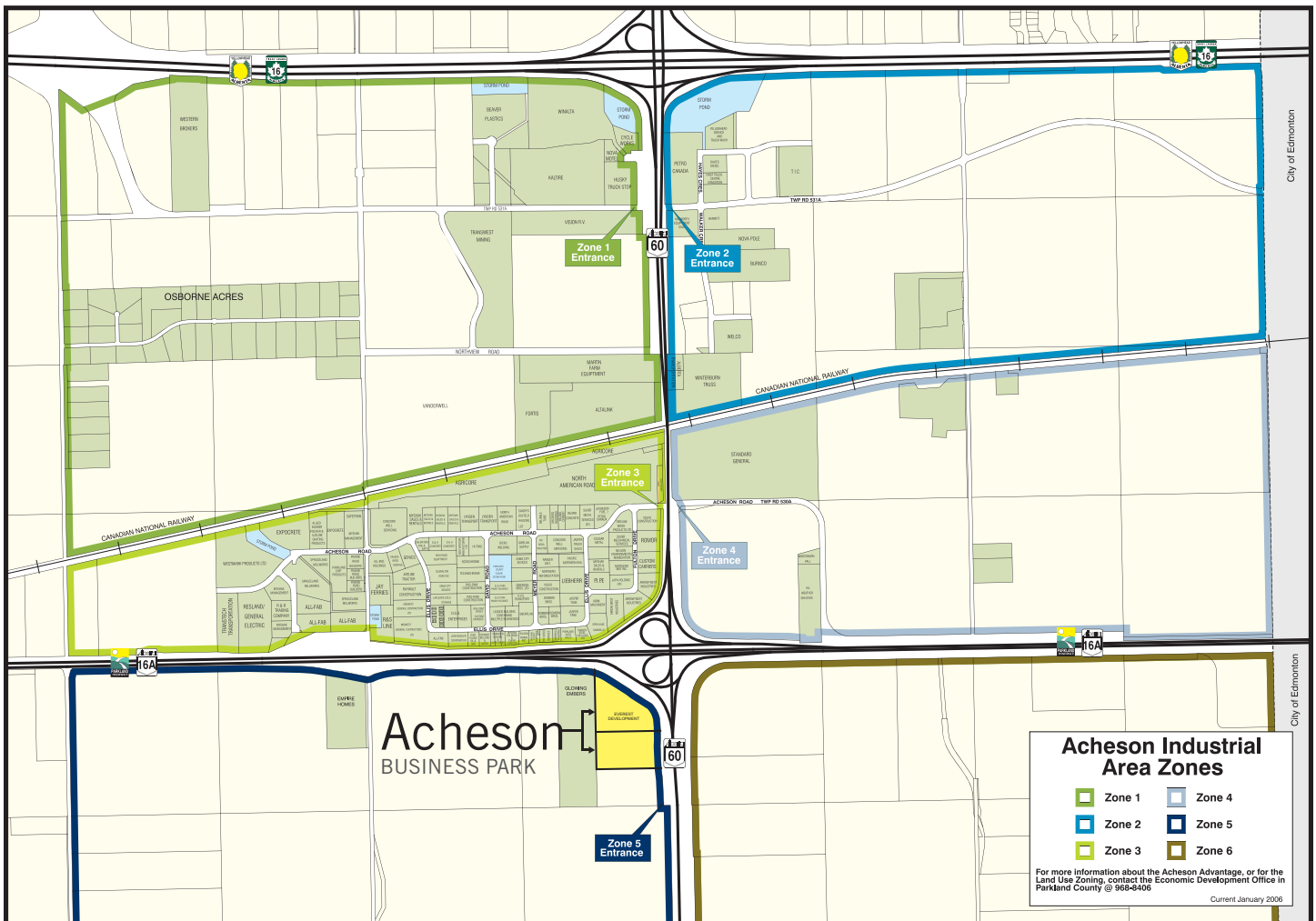
Acheson Business Park

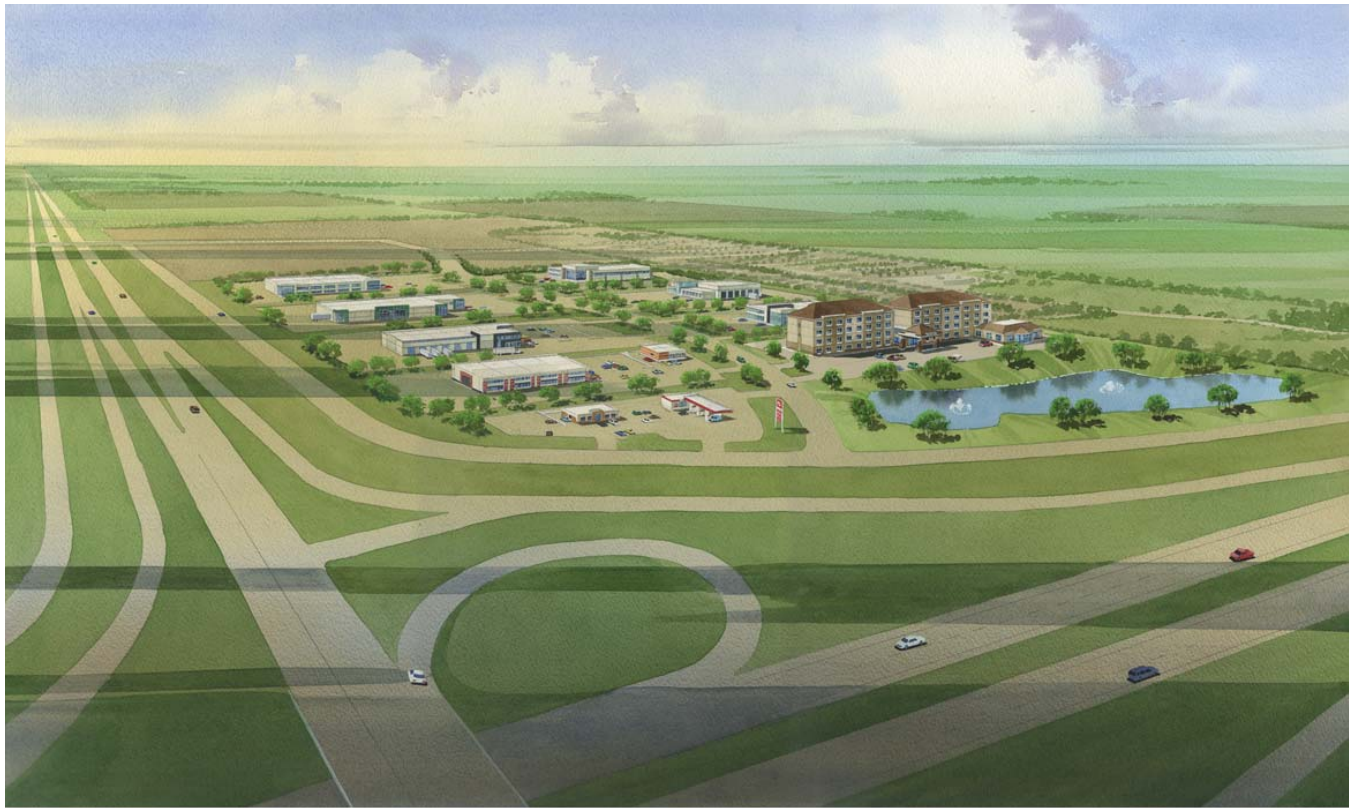
Acheson Business Park

Acheson Business Park is located at the intersection of Highway 16a which extends East and West, and highway 60 which extends north and south. This intersection is one of two major intersections located within the Acheson Business Area. 2005 Highway 16 and Highway 60 Traffic Counts show over 75,000 vehicles travel per day on these highways. Acheson Corner boasts prime exposure along both of these highways.

Property ingress and egress is excellent with a readily accessible service road running adjacent to the north and the east boundaries of the land.

This 37 Acre parcel of Land is zoned for light industrial and Commercial. As a result of this mixed zoning, concept plans include a 140 room hotel with meeting and banquet rooms, restaurants, a gas station, a car and truck wash, coffee shop, business condos, light industrial condos and an office building.





Acheson Business Park Facilities:

- 140 Room Hotel
 - Banquet Facilities
 - Meeting Facilities
 - Restaurant
- Gas Station
- Car and Truck Wash
- Coffee Shop
- Business Condos
- Light Industrial Condos
- Office Building

