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AMENITIES

A. ADMINISTRATION

The Truro Power Centre is owned and administered by the Millbrook First Nation.

B. MAINTENANCE

Through an agreement between the Millbrook First Nation and the Town of Truro, the town is responsible for the maintenance of all municipal infrastructure in the centre, including maintenance of streets, domestic and storm sewers, water supply systems, street lighting and snow removal from streets.

C. HOSPITAL

Colchester Regional Hospital, located approximately four kilometres from the centre, is a 200 bed facility serving the town, county and Millbrook First Nation. The hospital provides a range of services in acute care, family medicine, general medicine and surgery, etc.

D. FIRE PROTECTION

Fire protection at the Truro Power Centre is provided by the 10 full-time and 60 volunteer fire fighter complement of the Truro Fire Department.

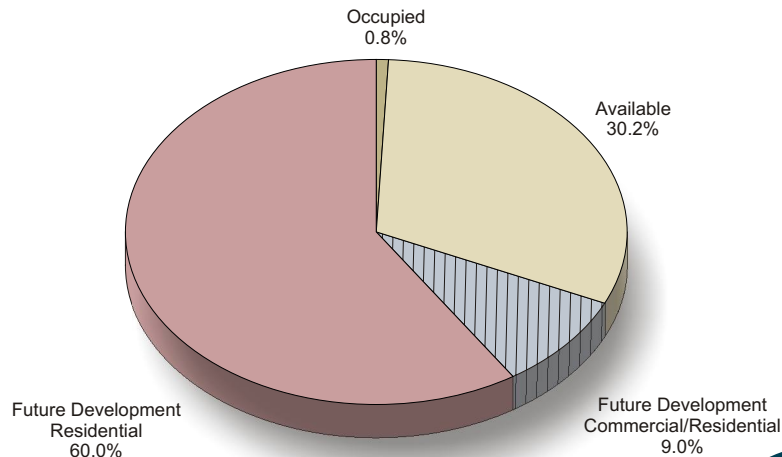
E. SECURITY

The Royal Canadian Mounted Police (RCMP) provides police services at Millbrook First Nation, including the Truro Power Centre. The RCMP operate a three member Millbrook substation of the Bible Hill RCMP Detachment. Emergency back-up support is available from the Bible Hill RCMP Detachment and the Town of Truro Police Service.

TOPOGRAPHY

The Truro Power Centre is located on the Millbrook First Nation immediately south of the Town of Truro. The Centre is bound to the east by Highway 102 and to the north by urban development. There are no physical barriers to the south or west of the centre. The centre is located at the top of a high profile ridge overlooking Highway 102 and the Town of Truro. The base of the centre and Highway 102 are roughly 200 feet above the Salmon River basin and Cobequid Bay. From the base, the land rises at a fairly uniform 5-8 degree slope to a 350 feet crown of land immediately west of the power centre, one kilometre from Highway 102. Surface water drainage at the centre is excellent, with runoff draining in a northeastern direction into McLure Brook and Cobequid Bay. There is no ponding or swamping on the centre lands. The topsoil is primarily a compacted sand and clay till, with a sandstone bedrock subsoil. Extensive site preparations have been undertaken and most of the power centre has been cleared and graded.

LAND DESCRIPTION
TOTAL ACREAGE - 296.11 ACRES



MARKET

Superior Location

The Truro Power Centre is located along Highway 102 in a central location for Nova Scotia and Atlantic Canada. Highway 102 is one of the busiest highways in Nova Scotia and is the main link to the Halifax Regional Municipality some 55 minutes away. The site offers direct highway access with a new interchange, complete services and property taxes that are equal to the lowest rates in the surrounding area. The Master Planning for the Truro Power Centre offers 80 leasable acres in a highway showcase setting. The Master Plan offers flexible lot layouts that can be tailored to each tenant's needs. Land leases are available for extended periods and services to your lot are provided. In this setting, you are free of municipal planning controls and restrictions on hours of operation.

The Truro Power Centre provides an opportunity for your business to partner with the Millbrook First Nation.

An exceptional location with direct highway access, minimal controls and low taxes. The Truro Power Centre offers over 100,000 customers in the local retail trade area and direct access to Atlantic Canada's highway network. Lot locations and services are available to meet the exact needs of each tenant.

The benefits of locating your business at the Truro Power Centre include:

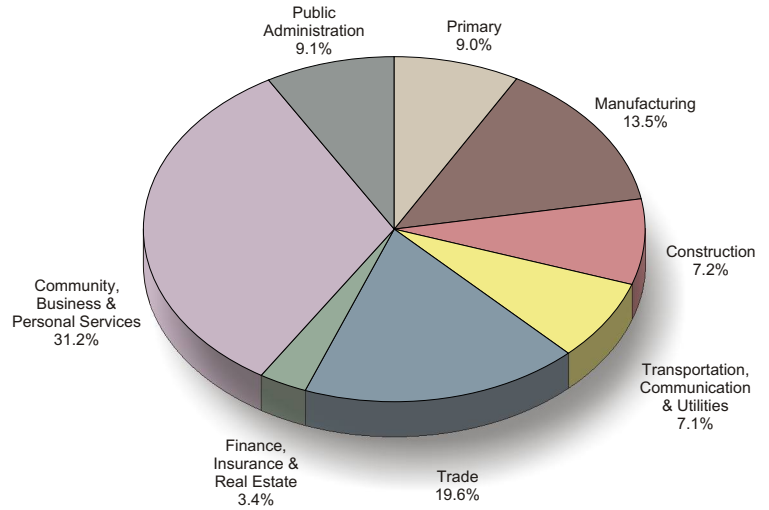
Flexible land lease terms at very competitive rates. The result is reduced operating costs. Tenants can get approvals and be operating in the least amount of time. The result is rapid response to market conditions. The Master Plan is business focussed, where quality of development and flexibility of land use controls are stressed. As a result, your investment is protected without unnecessary restrictions on business operations.

Twenty-one Good Reasons to Locate Your Business at the Truro Power Centre - Prime Highway Commercial Development:

- ▶ A prime central location for doing business in Nova Scotia and Atlantic Canada
- ▶ Daily traffic volumes of 22,000 vehicles
- ▶ Up to 40,000 vehicles on weekends
- ▶ 55 minutes from Metro Halifax
- ▶ 100,000 customers in retail trade area
- ▶ Only location in Nova Scotia with unrestricted Sunday shopping
- ▶ No business occupancy tax
- ▶ Low taxes
- ▶ Incentives
- ▶ Prime highway visibility
- ▶ Direct Highway 102 access
- ▶ Flexible land leases
- ▶ Fully serviced lot locations available to meet the exact needs of your business
- ▶ A Master Planned project
- ▶ 80+ acres available
- ▶ High profile sites
- ▶ 24 hour opening 7 days a week
- ▶ Flexible on-site signage policy
- ▶ Theme and historical tourism importance
- ▶ Build to suit stand alone construction
- ▶ On-site marketing and promotions office

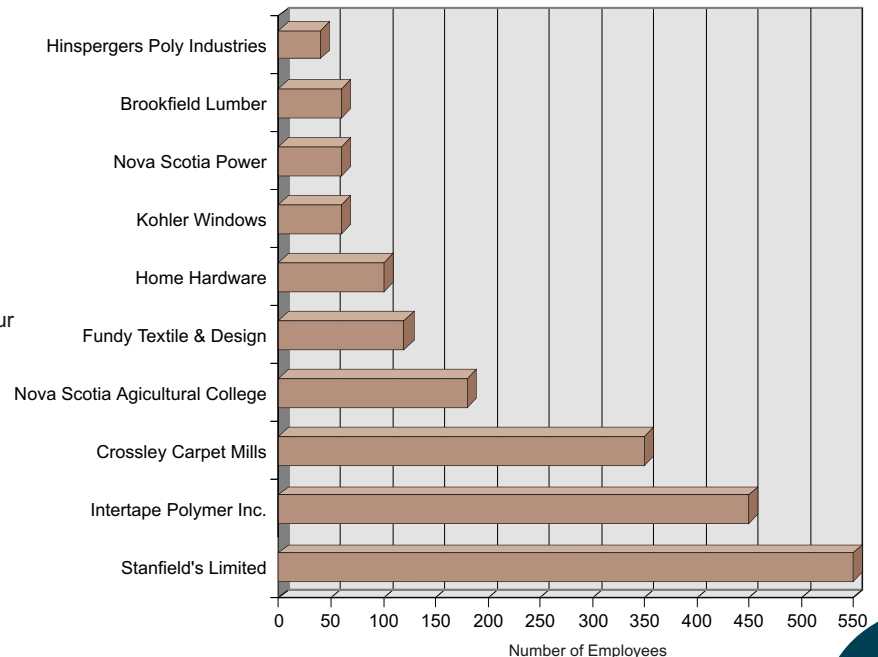
Demographics at a Glance

EMPLOYMENT BY SECTOR
COLCHESTER COUNTY - LABOUR FORCE 22,145

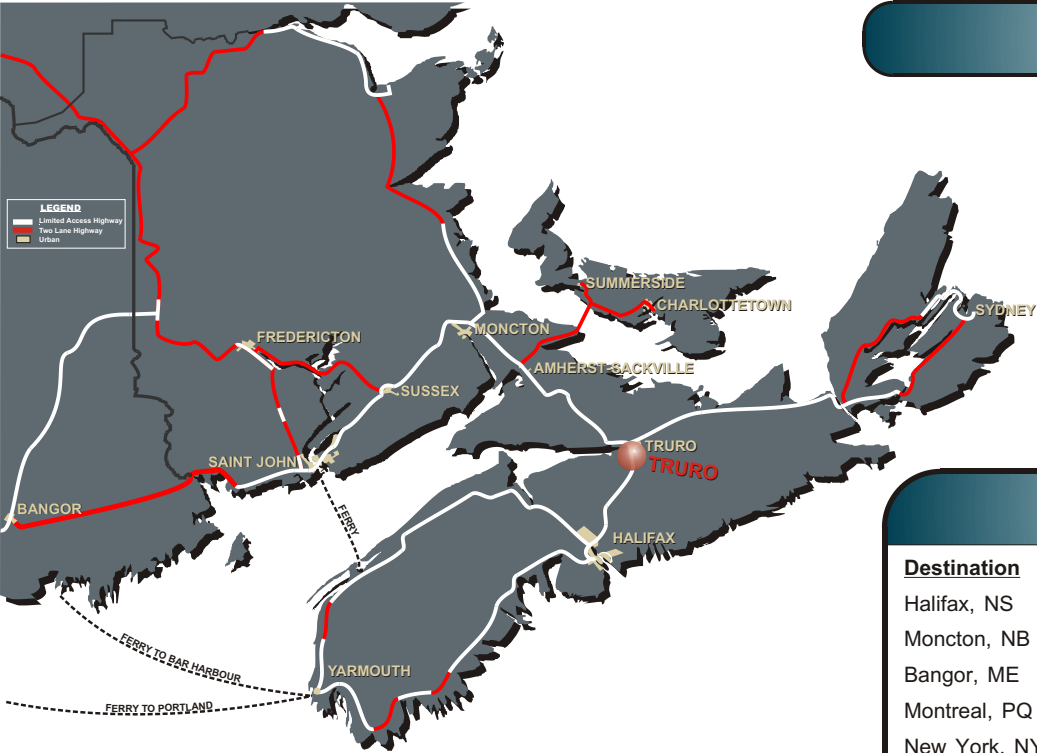


Major Tenants:	Sobey's/Needs, Tim Horton's, Ultramar, A&W
GLA:	Strip Mall 33,700 + 80 Acre Site
Population:	52,435
Labour Force:	41,125
Trade Area:	54,581
Trade Area within 1:45 minute drive of the Centre:	1.5 million people
Unemployment Rate	12.10%
Average Income:	\$19,678
Per Capita Income:	\$17,000
Per Capita Retail Sales:	\$12,000 (34% above national average)

SELECTED MAJOR EMPLOYERS

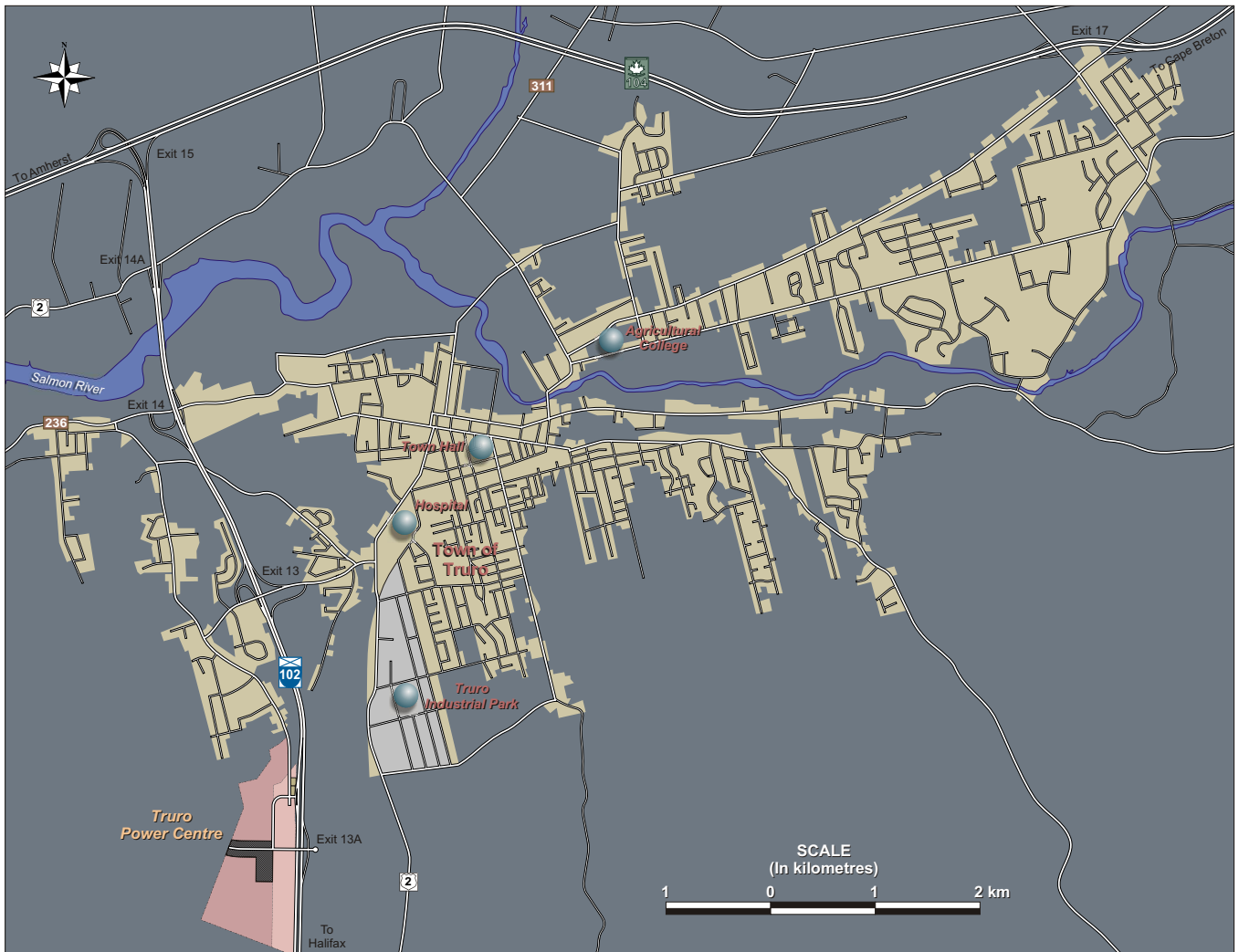


LOCATION

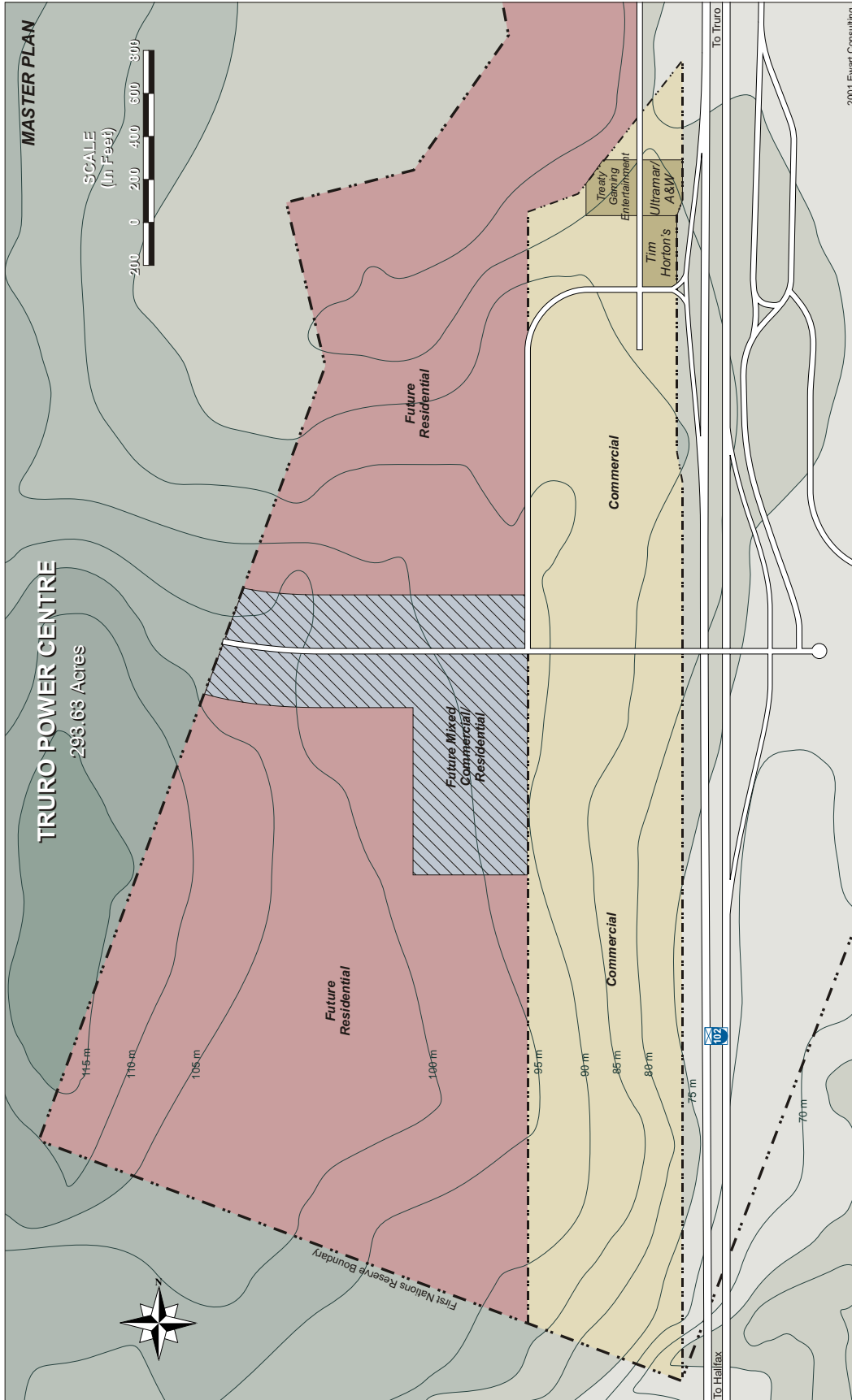


DISTANCE CHART

Destination	km	Miles
Halifax, NS	99	62
Moncton, NB	189	117
Bangor, ME	615	382
Montreal, PQ	1,225	761
New York, NY	1,370	851
Toronto, ON	1,764	1,096



PARK PLAN



SERVICING

A. WATER

Source - The Lepper Brook impoundment is the water source for the Truro Power Centre. The man-made lake is approximately 1.5 kilometres long and is about 22 metres at its deepest point. The lake's surface area is roughly 78 hectares, with the watershed lands covering 1,621 hectares. The storage capacity is 2.14 million cubic metres, with an average sustainable yield of 11,350 cubic metres per day from ground water sources, or roughly 40 per cent of water generated by the watershed.

Current Capacity and Demand - The Lepper Brook pumping station extends out into the lake drawing water from a depth of 21 metres. The pumping station houses three vertical turbine pumps that will give an approximate total capacity of 300,000 cubic metres per day. The pumps deliver the lake water to the Water Treatment Plant, which has a capacity of 25 mega-liters per day. The present rate of production is 11,500 cubic metres, or 2.53 million gallons of water per day.

Distribution System - Water is stored in 4.72 mega-liter storage capacity underground clearwells, and is delivered to region reservoirs by gravity feed via 400 mm pipe east (Wood Street Reservoir and town core), 500 mm pipe west (Pleasant Street Reservoir), and 300 mm pipe delivering water south (Young Street Reservoir). The Wood Street Reservoir has a 3.31 mega-liter capacity; the Pleasant Street Reservoir has a 2.21 mega-liter capacity, and the Young Street Reservoir has a 1.39 mega-liter capacity.

Rates (Effective date: August 2001)

a) Base Rate

Meter Size	Rate/Quarter
5/8"	\$48.46
3/4	\$72.34
1 - 1.25	\$121.16
1.5	\$242.32
2 - 2.5	\$388.19
3	\$776.37
4	\$1,213.96
6	\$2,425.57
8	\$4,366.49

b) Consumption Rate

First 250,000 gallons	\$1.30 / 1,000 gallons
Over 250,000 gallons	\$0.60 / 1,000 gallons

B. SEWER

All developed and available land in the park is served with 8", 10" and 12" sanitary sewer lines throughout the park. The sanitary sewer lines convey all raw sewage to a central collection point where the sewage is discharged directly into Salmon River and Cobequid Bay. Although the town has no sewage treatment facility, the tidal action of the Bay of Fundy does mitigate some of the negative aspects of untreated effluent.

C. STORM SEWER

Surface water runoff is controlled by low-profile concrete curb and gutter storm water system.

D. STREETS

All streets within the Truro Power Centre are paved with asphalt. The streets utilize landscaped shoulders with concrete curbs and sidewalks to control runoff and enhance the visual appeal of the centre.. There is street lighting throughout the park. Fire hydrants are located every 500 feet on all streets in the park. Planned street extensions will take place as the current inventory of available lots with street frontage are leased.

E. POWER

Nova Scotia Power Incorporated provides electrical power in Nova Scotia. Ninety per cent of power in the province is generated by five coal/oil thermal generating stations producing 1,595 MW of power. Power distribution, controlled at the Energy Control Centre (ECC) at Ragged Lake in Halifax, efficiently distributes energy through the province to meet peak demands of industry and consumers. Truro is the hub of power transmission in the province, linking the generating stations on Cape Breton Island and in New Glasgow to the primary population centres south and west of Truro. A 69kV, 138kV, 230kV, and 345kV transmission either through or west of the park. Any level of power consumption can be accommodated in the park.

Small General

Demand Charge	\$12.60 / month (Base Rate)
Energy Charge (first 200 kW hours)	\$0.095 / kW hour
Energy Charge (over 200 kW hours)	\$0.0835 / kW hour

General

Demand Charge	\$7.15 / kW / month
Energy Charge (first 200 kW hours)	\$0.076 / kW hour
Energy Charge (over 200 kW hours)	\$0.0537 / kW hour

Large General (2000 kV.A (1800 kW) or greater)

Demand Charge	\$7.90 / month / kV.A
Energy Charge	\$0.0469 / kilowatt hour

Small Industrial (Up to 249 kV.A. (224 kW))

Demand Charge	\$4.75 / month / kV.A
Energy Charge (first 200 kW)	\$0.062 / month / kV.A
Energy Charge (over 200 kW)	\$0.0472 / month / kV.A

Medium Industrial (250 kV.A (225 kW) - 1999 kV.A. (1799 kW))

Demand Charge	\$7.50 / month / kV.A
Energy Charge	\$0.0433 / kilowatt hour

Large Industrial (2000 kV.A (1800 kW) or greater)

Demand Charge	\$7.20 / month / kV.A
Energy Charge	\$0.0433 / kilowatt hour

Source: Nova Scotia Power Inc. (July 2001)

PRICING

A. LAND

All land in the Truro Power Centre is available under long-term, flexible leasing arrangement. Leases are negotiated with the Millbrook First Nation.

B. SERVICE INSTALLATION

Under an agreement between Millbrook First Nation and the Town of Truro, water and sewer mains in the park are provided by the town. There is a fee for service connection to water and sewer mains within the park. Servicing connections to individual lots are the responsibility of the tenant. Power and communications connections are made through local service providers.

ACCESS

A. ROADS

The Truro Power Centre is adjacent Highway 102 on the southern entrance to the Town of Truro, the rail and highway hub of Nova Scotia. The community is bounded to the north by Trans Canada Highway 104, the main transportation artery of northern Nova Scotia and Cape Breton Island. Connecting with the Trans Canada Highway to the east is Highway 102, the primary highway linking Halifax and southern and western Nova Scotia to northern Nova Scotia and continental North America.

The Truro Power Centre has direct access to Highway 102 at Exit 13A, and is eight kilometres south of the Exit 15 junction of Highway 102 and Trans Canada Highway 104. Both Highway 102 to Halifax and the Trans Canada Highway 104 from Amherst (west of Truro) to New Glasgow (east of Truro) are four-lane limited access highway.

B. AIRPORT

1. *Halifax International Airport*

The Truro Power Centre is 64 kilometres from Halifax International Airport. Halifax International is ranked sixth among Canadian airports in terms of passenger traffic and is among the most important cargo handling airports in the country. Halifax International is served by Canada's major carriers, who offer daily flights to New York, Boston, Montreal and Toronto to name but a few. International routes are regularly served by Canadian airlines connecting Halifax to destinations around the world.

2. *Debert Airport*

Eighteen kilometres from the Truro Power Centre is the former NORAD base at Debert. In 1970 the Province of Nova Scotia purchased the airbase and transformed the facilities into a civilian/commercial airfield. The airport has been classified by the Canadian Owners & Pilots Association as one of the three best facilities of its kind in Canada. It is owned by the Province of Nova Scotia with daily operations contracted to the Truro Flying Club.

The Airport is capable of handling aircraft up to and including executive jets. The airport has three paved runways measuring 5,000 feet long and 150 feet wide. Services at the airport include: automatic electric runway lighting; tie-down facilities; cold weather engine pre-heat; seasonal oil, aviation fuel; Unicom flight advisory service, by radio, on 123.00 Mhz; no landing fees.

C. RAIL

Canadian National Railway

Canadian National (CN) railway's mainline track from Halifax to Vancouver runs adjacent to the Truro Industrial Park, three kilometres from the Truro Power Centre. CN maintains a station and marshalling yard with a common user facility for loading/unloading in Truro. Direct access south to the Port of Halifax and west to major North American destinations are available in the industrial park. CN is one of the largest rail company's in the world, with track and rail operations from Halifax to Vancouver and south along the Mississippi River to New Orleans on the Gulf of Mexico, including the North American rail hub at Chicago. CN employs 22,400 people, operates 15,500 miles of track and has annual revenues of \$5.4 billion.

Serving eastern Nova Scotia is the **Cape Breton & Central Nova Scotia Railway**, operating a 230 mile short-line between Truro and Sydney, Nova Scotia. CB&CNSR is a short-line bulk commodity feeder service that works closely with CN to service eastern Nova Scotia and Cape Breton.

D. SEAPORTS

1. *Port of Halifax*

The Truro Power Centre is 96 kilometres from the Port of Halifax. A major international seaport, the Port of Halifax is one of the world's deepest (21.3 m or 70' at the low water) and can be entered from the Atlantic at any level of tide. It is sheltered, spacious and ice-free year round. From the Port of Halifax, product can be shipped to markets in Europe, Asia and all over the globe. The port lies only 86 kilometres (54 miles) from the Great Circle route connecting North America and Europe. The Port of Halifax served by over thirty shipping lines, offers connections to more international ports than any other port in Canada.

The most important feature of the Port of Halifax is its status as the New York alternate for post-Panamax shipping on the east coast of North America. The port utilizes EDI (Electronic Data Interchange) to track cargo shipments through the port. The port is served by Canadian National Railways, offering mainline service directly from Halifax to all major North American destinations. Port facilities include two large post-Panamax container terminals, two autoport terminals, oil and refining terminals, general cargo terminals, Ro-Ro terminals, a grain terminal, and a large, modern shipyard and drydock. Comprehensive marine facilities and ancillary services consistent with a major international seaport are available at the Port of Halifax.

2. *Port of Pictou*

The Truro Power Centre is approximately 84 kilometres from the Port of Pictou, situated on the South Shore of the Gulf of St. Lawrence, approximately five kilometres from the Town of Pictou. The approach channel has a low-tide depth of seven metres with no width restrictions. Pilotage is available but not compulsory. The Port of Pictou has two piers: 1) Pier B - 100 feet long with 15 feet of water; 2) Pier C - 600 feet long with 30 feet of water and a 7,500 square foot cargo shed. The sea wall has a berthing length of 550 feet with rail. The port has excellent dry dock and ship repair facilities for ships under 10,000 tons. Port services include: fresh water; major repairs supplies; port-of-entry; harbour master shed space; fuel (by truck); stevedoring; barge wharf; common user dock; lay down area adjacent to wharf.

3. *Sheet Harbour First Nation Wharf*

The Sheet Harbour First Nation Wharf is located on Nova Scotia's eastern shore, approximately 210 kilometres southeast of Truro via highway's 102 and 7. The wharf is approximately 80 kilometres west of the Great Circle Shipping Route between North America and Europe. The approach channel has a low-tide depth of 11-15 metres with no width restrictions. Pilotage is available but not compulsory. The modern wharf was constructed in 2001 and is designed to accommodate six 10-12 meter long fishing vessels, or larger vessels. Port services available at the wharf or in Sheet Harbour include: lights; harbour master; anchorage; stevedoring.

E. FERRY

Northumberland Ferries operates daily vehicle and passenger service from Caribou, Nova Scotia (84 kilometres from the Truro Power Centre) to Wood Islands, P.E.I. The ferry makes the 22 kilometre trip across the Northumberland Strait between May 1 and December 15; carrying 325 passengers per crossing every 90 minutes.