



AMENITIES

A. ADMINISTRATION

Vanier Industrial Park is owned by the City of Fredericton and administered by their Real Estate Division.

B. MAINTENANCE

All municipal infrastructure in the park, including water and sewer systems as well as roads, are maintained by the City of Fredericton. The city is responsible for snow plowing and removal from city streets.

C. HOSPITAL

Dr. Everett Chalmers Regional Hospital

The Dr. Everett Chalmers Regional Hospital has approximately 314 beds, and is supported by 58 family physicians and 88 specialists and over 2,000 nurses, health care professionals and support staff. The hospital is the referral centre for the most complex cases in the region. It offers a full range of specialized (secondary, elevated secondary and tertiary care) services, as well as dedicated family practice, surgical, palliative care and geriatric units, an active emergency department, and a high volume ambulatory care program.

Oromocto Public Hospital

Serving the residents of the Town of Oromocto and surrounding communities, the Oromocto Public Hospital provides primary and secondary care inpatient and outpatient services including an emergency department. The hospital has a total of 45 beds, 17 of which are attached to the William R. Duffie Unit, a rehabilitative and geriatric unit.

D. FIRE PROTECTION

The park is serviced with hydrants and a municipal water system capable of supporting sprinkler protection. The City of Fredericton has five modern, well equipped fire stations with 104 staff, capable of dealing with fires in any type of structure located in the city. As well as fire suppression they also provide rescue, EMS and hazmat services with specially trained units.

E. SECURITY

The City of Fredericton has a Class 1 police force with 105 members and specialized units to handle foreseeable circumstances. These units include Crowd Management, Emergency Response, Explosive Disposal, Accident Reconstruction, Tactical Troops and Underwater Recovery. As well, the park is fully serviced with street lighting.

CONTACT

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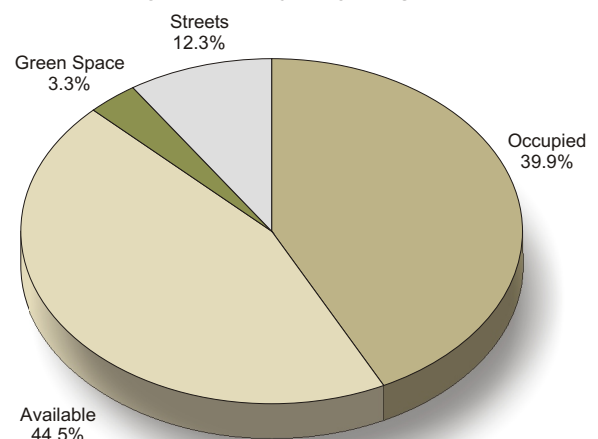
HISTORY

Vanier Industrial park was constructed in the 1970's to accommodate future industrial growth. The neighbouring industrial area had been very successful, with the entire 63 hectares (157 acres) sold to private investors. Following from this success, Vanier Industrial Park was constructed in accordance with the city's long range development plan, including land use and transportation considerations. Today the areas adjacent to the park have been intensively developed with new highways and hundreds of acres of industrial, business and commercial uses. The park is one of ten development zones located along an 18 kilometre (11 miles) commercial and industrial corridor that has been designed and serviced to meet the needs of its clients. This corridor is being developed as Fredericton's "Runway Business Park Network." The city is currently reviewing expansion plans for the park.

TOPOGRAPHY

The park is located at the south eastern side of the city. It is bounded on the north by commercial and residential developments; on the south and east by undeveloped land, and on the west by Vanier Industrial Drive. The park is either generally developed or prepared for development. Soils are generally sand and gravel over burden and slopes are less than two per cent in most of the park. Neither the over burden nor slopes represent an impediment to development. Surface water runoff is generally to the east.

LAND DESCRIPTION TOTAL AREA - 48.7 HECTARES*



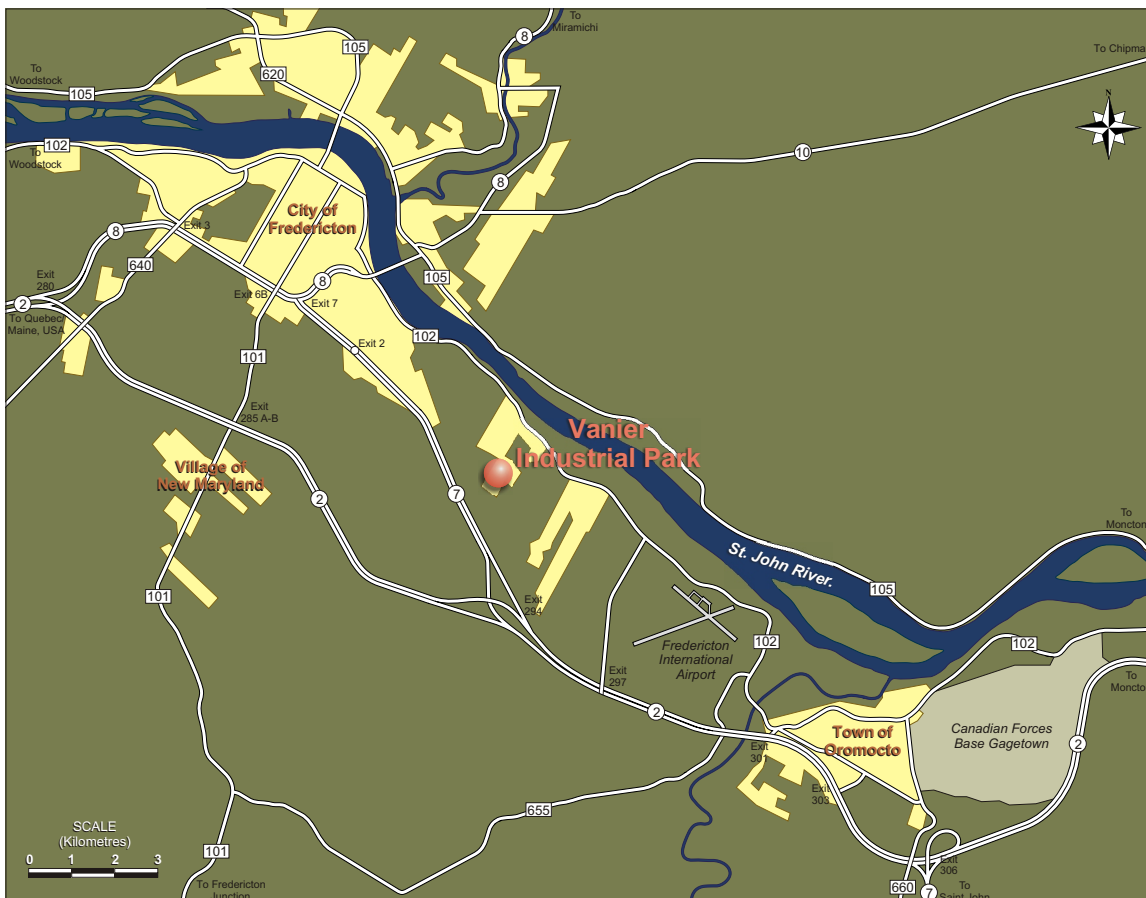
* All figures are approximate.

LOCATION

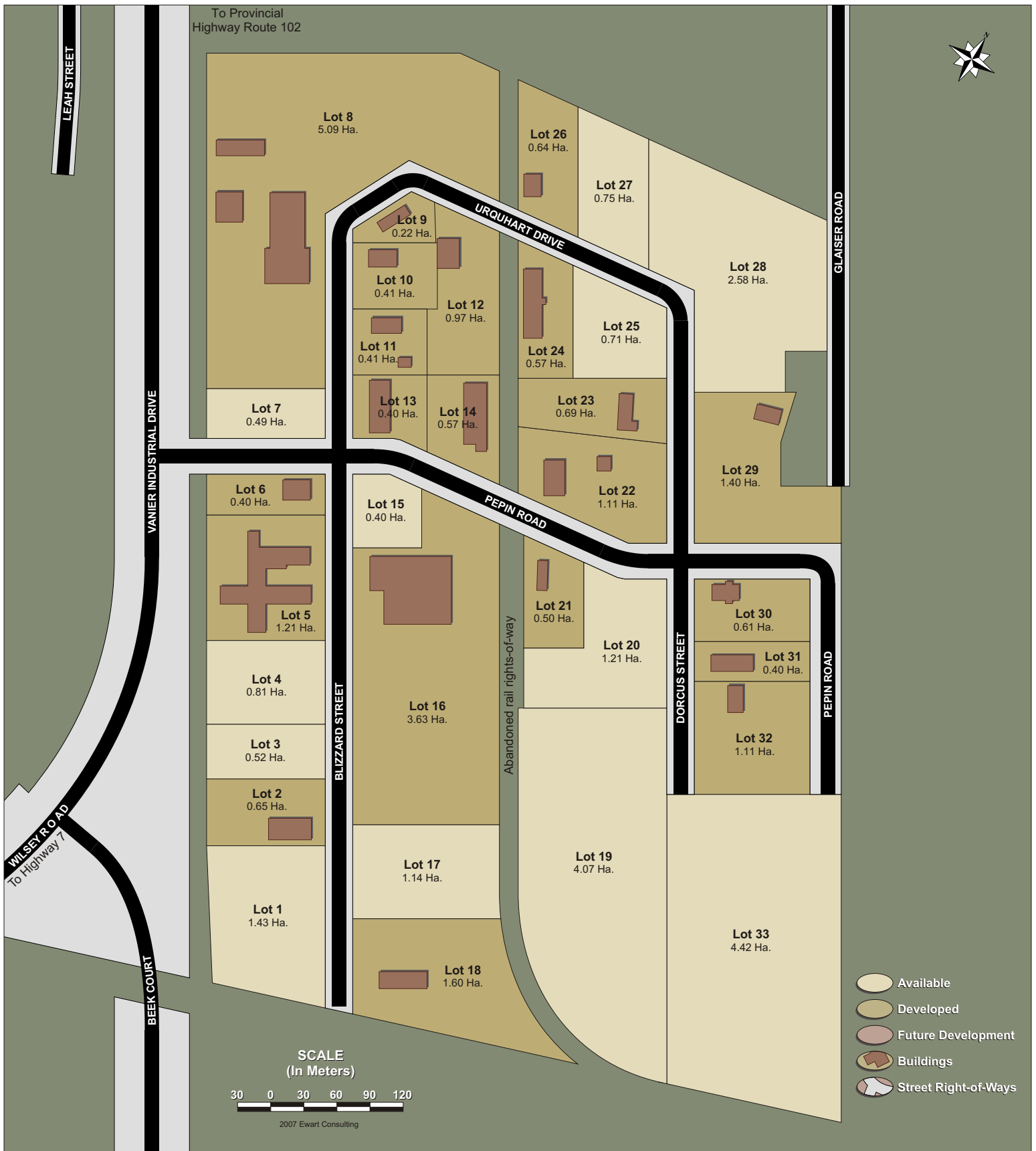


DISTANCE TO URBAN MARKETS

Urban Centre	Kilometres	Miles
Saint John	105	65
Moncton	174	108
Halifax	462	286
Boston	699	433
Montreal	823	510
New York	1,028	637
Toronto	1,366	847



PARK PLAN



SERVICING

A. WATER

The park is serviced by the City of Fredericton municipal water supply. Water is obtained from a well field that is recharged from the St. John River aquifer. This recharge is naturally filtered as it passes through the gravel deposits along the river. The wells are capable of supplying 25,000 cubic metres per day (5.5 million IGPD) and operate with a 20 per cent reserve capacity. It has been determined that the ground water is capable of supporting several more wells, with three additional wells drilled and on standby to meet future demands. The water is pumped to a treatment plant where chlorination, pH adjustment, filtering and break point chlorinating are performed. As well there are 15 reservoirs with a storage capacity of 53 mega litres (11.6 million imperial gallons). Water mains in the park are 300 mm (12 inch) in size. The water system is one of the most modern in Canada.

B. SANITARY SEWER

Vanier Industrial Park is serviced with 300 mm (12 inch) to 350 mm (14 inch) sewer mains directing sewage to a treatment lagoon. The lagoon is currently operating near its 535 cubic metres per day (118,000 IGPD) capacity.

Water & Sewer Rate: The water and sewer rate is a combined charge with a quarterly billing of \$48.00 metre fee plus a consumption charge of \$1.10 per kilolitre (\$ 5.00 per 1,000 imperial gallons).

C. STORM SEWER

The park is serviced with curb and gutters and storm sewer.

D. STREETS

All developed areas of the park have asphalt surfaced roads with concrete curbs and gutters. The city is currently reviewing expansion plans for the road network.

E. RAIL

There is no rail service to the Vanier Industrial Park.

F. POWER

Power throughout the province is supplied by NB Power. The park is serviced with 3 phase power and NB Power is capable of meeting the needs of any client suitable for the park.

G. NATURAL GAS

The park is serviced with natural gas. Natural gas in the province is supplied by Enbridge Gas New Brunswick. The company can be contacted by calling toll free 1 (866) 343-8427 for further information.

H. COMMUNICATION

The park is serviced by broadband hi-speed internet as well as wireless phone access.

I. FINANCIAL

Property Taxes: The 2007 non-residential property tax rate for the City of Fredericton is \$4.3964 per \$100 of assessed value of the property.

Land Cost: \$50,000 per acre (\$123,553 per hectare) fully serviced to the lot line.

TRANSPORTATION

A. HIGHWAY

Vanier Industrial Park is located between the four-lane provincial highway Route 7, and the two-lane Route 102. A recently constructed interchange allows for direct access from the park to Route 7. Route 7 connects the park to Saint John and its port facilities, 105 kilometres south. Route 7 intersects with Trans Canada Highway (TCH) 2 four kilometres south of the park at Exit 294. Travelling east, the TCH 2 is four-lane divided through to Moncton and as far as Halifax. Travelling west on the TCH 2 is Woodstock and the US border (120 kilometres) and access to Interstate 95. The TCH 2 continues north to Quebec and central Canada. The TCH 2 is now four-lane divided highway all the way to the New Brunswick - Quebec border.

B. AIRPORT

Fredericton Airport

Fredericton International Airport is seven kilometres southeast of the park via provincial highway 102. Weather in Fredericton is the most stable in the province, and this reliability results in Fredericton having the most flight diversions in the region to the airport. The airport is served by an 8,010 feet (2,441 metre) and 5,100 feet (1,554 metre) runway and is open 24 hours per day, seven days per week. The airport features a full range of on-site services, including fuel storage, hangers, etc. The airport has direct daily flights to Halifax, Ottawa, Montreal, Toronto, and Boston. The twice daily Delta Air Lines flight to Boston allows customers direct access to flights throughout continental North America and around the world.

C. SEAPORT

Port of Saint John

The Port of Saint John, 105 kilometres from Fredericton, has some of the most modern and best equipped terminal facilities in North America. The year-round, deep water port is the third busiest in Canada. More tonnage is shipped through Saint John than any other port in eastern Canada (2006, 24.87 million metric tonnes). Close access to road and rail lines, together with roll-on/roll-off capacity and other specialized cargo-handling and storage facilities make the Port highly competitive. The port features 3,741 metres of berthing space, 104,091 m² of shed space, 42.5 hectares of open storage space, with depth's ranging from 9 - 12 metres. Served by two railways and numerous trucking firms, the Port's specialized terminals offer high speed handling of containers, forest products and bulk cargoes including petroleum products, salt and potash. The port maintains excellent connections with Europe, North and South America, Asia, Africa, the Middle East and the Caribbean Basin and offers charter movements to all parts of the world.

Bayside Port Corporation

The Bayside Port Corporation, located south on the St. Croix River at the Bay of Fundy, has three berths with lengths of 100, 80, and 140 metres and corresponding depths of 8.1, 6.5, and 9.75 metres. A ship loader is used for quarried material and specializes in bulk commodities and general cargo. The port is 133 kilometres from Fredericton.

D. RAIL

There are two rail services within easy access of Vanier Industrial Park. Approximately 35 kilometres south of the park at Fredericton Junction is the New Brunswick Southern Railway, allowing for rail access to the US northeast and the Port of Saint John. Seventy kilometres east of the park at Chipman is the Canadian National Railway mainline. CN operates one of the largest rail networks in North America, spanning Canada and mid-America, from the Atlantic and Pacific oceans to the Gulf of Mexico. CN operates a short line from Moncton to Saint John, where it meets the New Brunswick Southern Railway.