



"Home of the Best Power Rates in New Brunswick"

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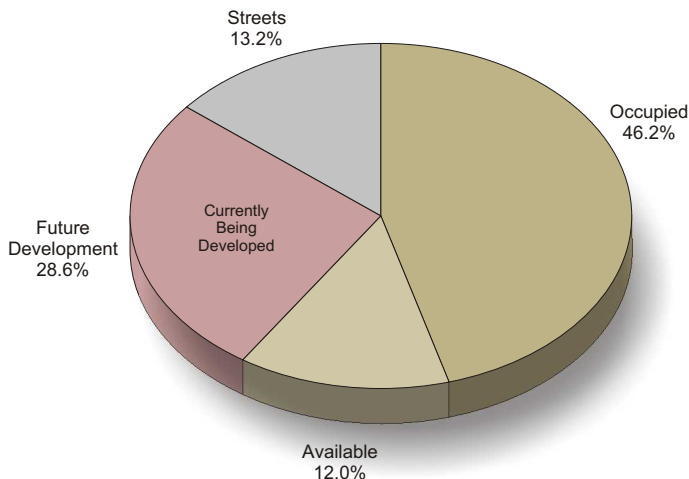
OVERVIEW

Perth-Andover is located on the Saint John River, 40 kilometres south of Grand Falls near the mouth of the Tobique River. Perth is located on the east side of the river and Andover is located on the west side. The two villages were amalgamated in 1966 and have a population service area in excess of 6,000 people. Nestled between the rolling hills of the upper river valley, this picturesque village is often referred to as the "Gateway to the Tobique". The Municipality is ten kilometres west of the U.S. border and approximately 80 kilometres north of Woodstock and the entrance to Interstate 95 leading to the New England states.

TOPOGRAPHY

The Perth-Andover Industrial Park is located in the Village of Perth-Andover, in the middle of the upper Saint John River Valley. The park is bounded to the west by the Trans Canada Highway #2, to the east by Department of Education property, to the south by Neilson Street, and to the north by farm land. The park is generally level on a plateau overlooking the Saint John River, with a slight slope from the northwest downwards to the southeast. There is a 30 - 40 degree step-up of approximately 20 - 25 feet in the southeast. The park has excellent drainage, with surface water draining southeast to the Saint John River. The soil conditions in the park are consistent with the rich agricultural land of the area. The park has a deep topsoil with gravelly subsoil. Most of the overburden has been removed in the developed sections, with a predominantly poplar tree-cover in the northwest. There is no tree-cover in the eastern expansion section.

LAND DESCRIPTION
TOTAL HECTARES - 30.44 ACRES



HISTORY

In 1991 the municipality established a 25 acre block of land for an industrial park. Several businesses have established themselves in the Industrial Park, and the municipality is currently expanding the park to accommodate future demand. Businesses wishing to establish in the park can expect the Mayor and Council to do whatever possible to assist them. Perth-Andover is ideally located for businesses looking for excellent access to the United States and to Ontario and Quebec. Combine this with an excellent quality of life and you have one of the most attractive areas in the province for locating new industry. With an adequate supply of labour, low cost power, and a positive attitude by other businesses and Council, we look forward to the opportunity to discussing the many positive aspects of our community which may benefit you and your business.

AMENITIES

A. ADMINISTRATION & MAINTENANCE

The Perth-Andover Industrial Park is administered by the Village of Perth-Andover. The Perth-Andover Public Works Department is responsible for the maintenance and snow removal for streets in the park. The Municipality is responsible for maintenance of municipal water and sewer systems in the park, and the Perth-Andover Light Commission is responsible for hydro servicing within the park.

B. HOSPITAL

The Perth-Andover Industrial Park is administered by the Village of Perth-Andover. The Perth-Andover Public Works Department is responsible for the maintenance and snow removal for streets in the park. The Municipality is responsible for maintenance of municipal water and sewer systems in the park, and the Perth-Andover Light Commission is responsible for hydro servicing within the park.

C. FIRE PROTECTION

Fire protection at the Perth-Andover Industrial Park is provided by the Perth-Andover Volunteer Fire Department, located approximately three kilometres south of the park. The department has a volunteer complement of 20 fire fighters supported by two tanker/pumpers trucks at 1,000 gallons/minute, one tanker/pumper truck at 125 gallons/minute, one support truck, and one rescue truck.

D. SECURITY

The Industrial Park is policed by the RCMP (District #10). The Perth-Andover detachment consists of five patrol officers and investigators plus three Highway Patrol members. A District Assistant provides front counter services from the Perth-Andover Post. The neighbouring Tobique First Nation Community Policing Post (four officers) provides back-up assistance in emergency situations.



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LOCATION



Distance to Urban Markets

Urban Centre	Kilometres	Miles
Saint John	283	176
Moncton	379	235
Fredericton	181	112
Montreal	642	399
Boston	698	434
Toronto	1,185	736
New York	1,027	638





PARK PLAN





SERVICING

A. WATER

Source - The water source for the Village of Perth-Andover Industrial Park is two drilled wells, one in Perth and one located at Southern Victoria High School, approximately one kilometre from the park. A 275,000 gallon water tower is located in the park to supply the high pressure water system and provide additional fire protection in the park. The Municipality of the Village of Perth-Andover water supply system for the park has a current pumping capacity of 600 gallons per minute, 864,000 gallons per day. The water trunk main serving the park is 10" in diameter, with park installed lines up to 8" in diameter.

Rates (Effective April 1, 2004) \$220/unit

B. SEWER

An 8" gravity flow sanitary sewer is available to the serviced lots, with designed capacity to service the balance of lots in the park. The sewer system will be extended to the undeveloped sections of the park as demand requires. By June 2004, construction will be completed on an expansion of the lagoon facility. This project will double the current capacity of the facility.

Rates (Effective April 1, 2004) \$135/unit

C. STORM SEWER

The park utilizes an open-ditch drainage storm water management system. All ditches in the park have been landscaped and stabilized with sod. Park tenants are encouraged to mow and maintain ditches abutting their property.

D. STREETS

All streets within the park are paved with asphalt. The streets utilize open ditches for storm water runoff and have compacted gravel shoulders. Fire hydrants are located every 500 feet on all streets in the park in existing lots.

E. POWER

Perth-Andover Light Commission has one of the cheapest power rates in Atlantic Canada! The municipality prides itself on operating the only Village-owned electric utility in New Brunswick. The City of Saint John and the City of Edmundston are the only two other communities that operate electric utilities in the province. Being a small utility, the municipality can provide high quality, efficient power service to its customers.

The utility provides Perth-Andover with its' electrical power, which is supplied by a 69,000 volt line to the substation in agreement with Maine and Tinker Dam. The sub-station is located in the Perth-Andover Industrial Park. The Perth-Andover Light Commission is completely independent of NB Power. However, emergency or back-up power can be sourced from NB Powers' 69,000 and 138,000 volt lines that pass near to the village limit. The Perth-Andover Light Commission supplies secondary power of normal voltage, 120/240 volt, 120/208 volt, and 347/600 volt.

Current Electricity Rates

Municipal ownership and operation of the power utility affords the community the opportunity for flexibility in the rate structure to attract business development to the Industrial Park.

General Service

Service Charge:	\$7.57
1st 2000 kwh:	\$0.0738
Balance:	\$0.0562
1st 20 kw Demand:	\$0
Balance:	\$6.75

Residential

Service Charge:	\$ 7.57
1st 1100 kwh:	\$0.0575
Balance:	\$0.0486

TRANSPORTATION

A. HIGHWAY

The Perth-Andover Industrial park is adjacent the Trans Canada Highway 2's Exit 112. The park is 112 kilometres north of Interstate 95 at the New Brunswick/Maine border, and is 111 kilometres south of the New Brunswick/Quebec border. The Province is in the process of upgrading the entire Trans Canada Highway from Woodstock to Quebec to four-lane limited access highway. Approximately one-third of the upgrade is now complete, including the Perth-Andover section.

B. AIRPORT

Greater Fredericton Airport (198 km)
The Greater Fredericton Airport has more business travellers than any other airport in New Brunswick. 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 Fredericton Airport. The airport is served by an 8,010 ft (the longest in the province) and 5,100 ft 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.

Northern Maine Regional Airport (40 km)
Located in Presque Isle, the Northern Maine Regional Airport offers direct daily flights to Boston's Logan Airport aboard US Airways. The airport has two runways measuring 7,440 feet and 5,994 feet.

C. SEAPORT

Port of Saint John (283 km)
The Port of Saint John 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 (2003, 26.09 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 (265 km)
The Bayside Port Corporation, located south on the St. Croix River of 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. The Port specializes in agricultural products.

D. RAIL

The nearest operator location to the Perth-Andover Industrial Park is the CN mainline at Grand Falls, approximately 38 kilometres north of the park. CN operates one of the largest rail networks in North America. It's rail network spans Canada and mid-America, from the Atlantic and Pacific oceans to the Gulf of Mexico, serving the ports of Vancouver, Prince Rupert, B.C., Montreal, Halifax, New Orleans, and Mobile, Ala., and the key cities of Toronto, Buffalo, Chicago, Detroit, Duluth, Minn./Superior, Wis., Green Bay, Wis., Minneapolis/St. Paul, Memphis, St. Louis, and Jackson, Miss., with connections to all points in North America.