

CONTACT

Ms. Nancy Cronkhite

Chief Administrative Officer

Town of Nackawic
115 Otis Drive
Nackawic, New Brunswick
E6G 2P1

Telephone: (506) 575-2241
Facsimile: (506) 575-2035
E-mail: nackawic@nbnet.nb.ca
Web Site: www.nackawic.com

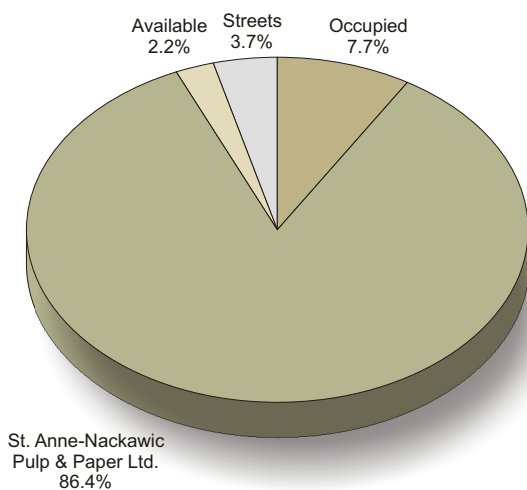
TOPOGRAPHY

The Town of Nackawic Industrial Park is located at the confluence of the Saint John and Nackawic rivers. The town proper is opposite the industrial park, across the Nackawic River. The park is bound to the south by provincial highway Route 105. To the east, north and west the park is bound by lands owned by St. Anne-Nackawic Pulp and Paper Company Ltd.

The predominate topographical feature of the park is the slope rising from the banks of the Saint John River to a northwest/southeast ridge generally located at the intersection of Pinder Road and Route 605. From the southwest, the slope averages 5-10 percent until it reaches the intersection, where the slope falls to 1-2 percent. Most lots feature a slight terrace. Drainage in the park is excellent, with no ponding or erosion issues present. Surface water runoff is from northeast to southwest.

The overburden is a mixed sand/gravel/rock aggregate that poses no impediment to development. Most of the forest canopy in the park is intact. Although mixed with some evergreens, the predominant species is poplar.

LAND DESCRIPTION TOTAL ACREAGE - 288.39 HECTARES*



* St Anne-Nackawic's Parcel '3' is 617 hectares. It is estimated that 70 hectares of Parcel '3' is within the municipal boundary. This has been added to the 218.39 hectares comprising the other properties within the industrial park for a total park size of 288.39 hectares.



AMENITIES

A. ADMINISTRATION

The Nackawic Industrial Park is owned and administered by the Town of Nackawic.

B. MAINTENANCE

The Town of Nackawic is responsible for maintenance of water, sewer and storm sewer systems in the industrial park. The provincial Department of Transportation is responsible for maintenance and snow clearance on Route 605, and the Town of Nackawic is responsible for maintenance and snow clearance on Pinder Road.

B. HOSPITAL & AMBULANCE SERVICE

Nackawic Health Centre

The Nackawic Health Centre is part of the Region 3 Hospital Corporation based in Fredericton. Staffed with a full time nurse and secretary the Centre provides many supporting medical services and holds teaching clinics specific to the needs of the community. Public Health Officials, the Victorian Order of Nursing and Beltone Hearing Services also use the location as a centre for their operations in the area.

Dr. Everett Chalmers Regional Hospital

The Dr. Everett Chalmers Regional Hospital, 60 kilometres from Nackawic, is the regional referral centre for the most complex cases in the region. This 350-bed facility 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.

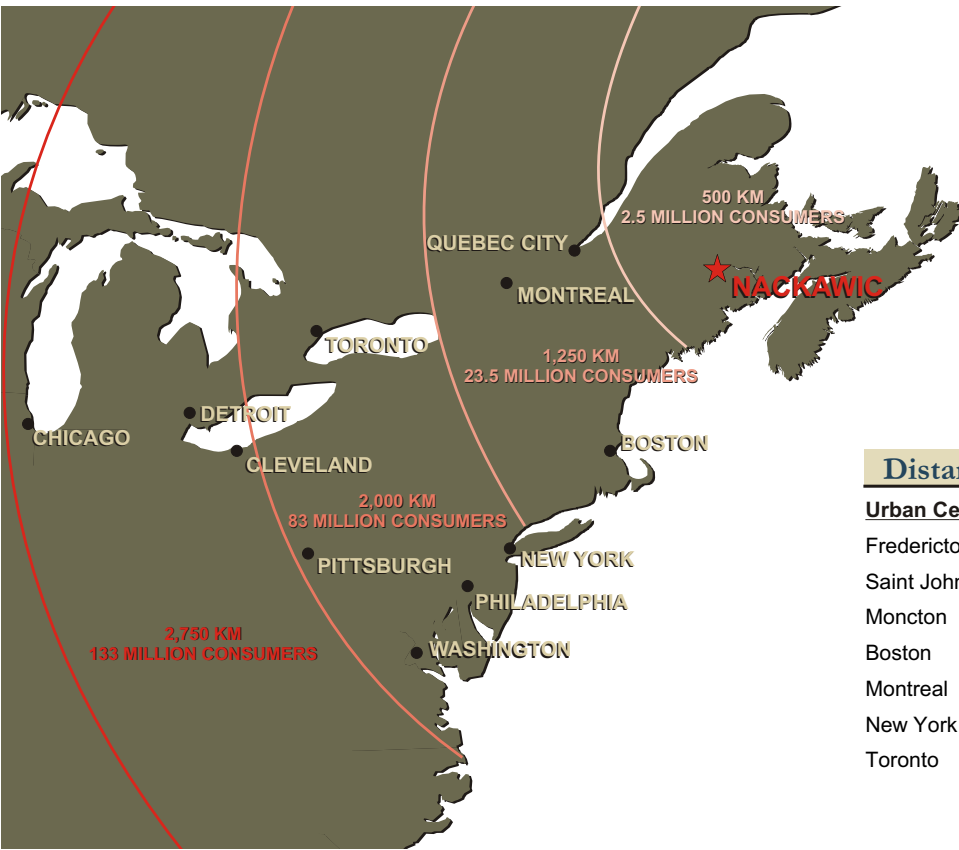
C. FIRE PROTECTION

The Nackawic Volunteer Fire Department consists of a Fire Chief, Captain, two Lieutenants and 22 firefighters. The Department has three fire trucks and a rescue van to service the Town of Nackawic and the surrounding area. The Department has mutual aid agreements with Dumfries, Millville, Keswick and Meductic volunteer fire departments.

D. SECURITY

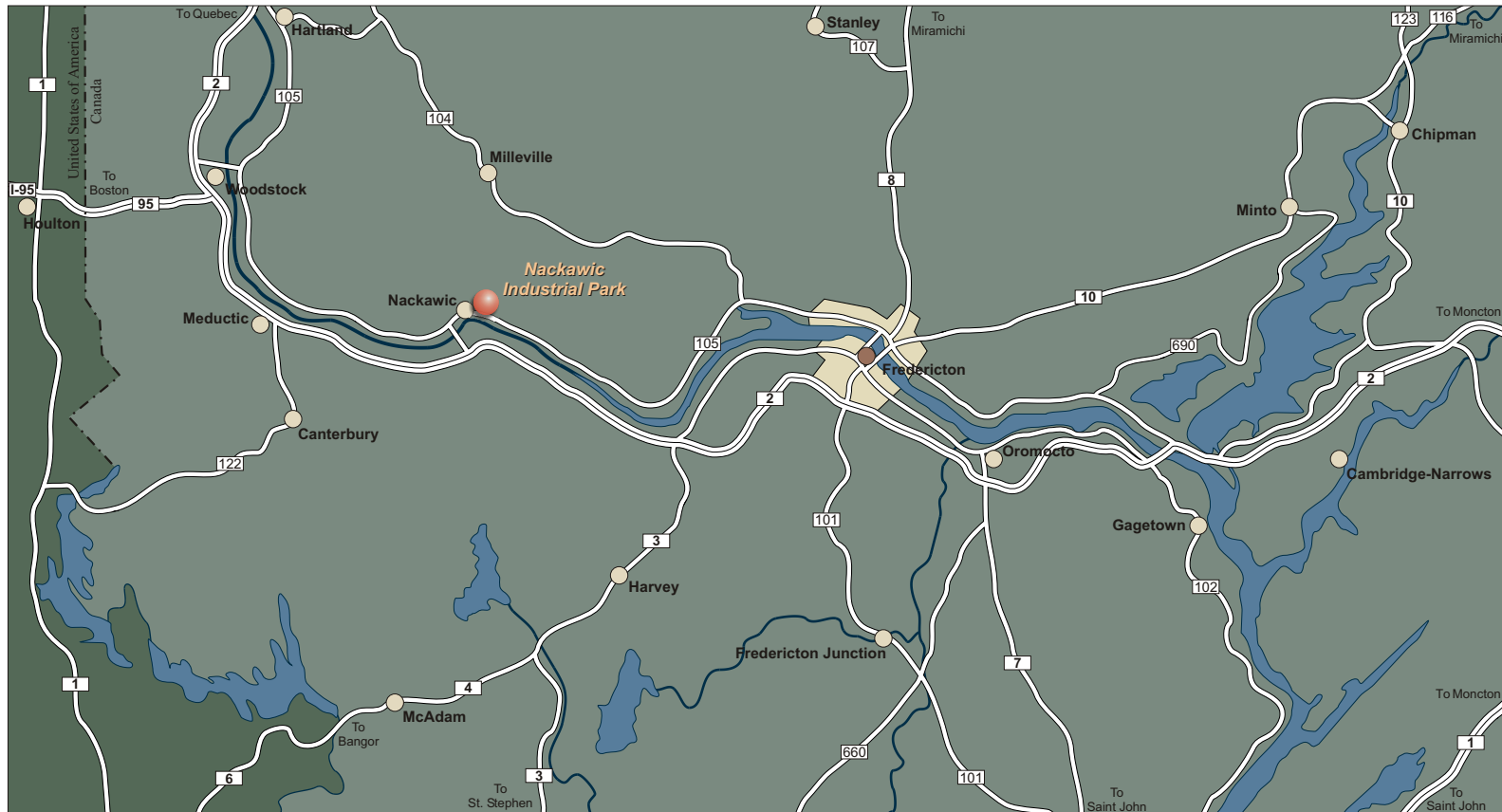
In 1996, the Royal Canadian Mounted Police began providing full time policing services to the Town of Nackawic. The Nackawic detachment employs two Corporals and eight full time Constables. Six of the members handle detachment investigations and four handle highway/traffic policing. Additional RCMP back-up is available from the district office located in Woodstock.

LOCATION



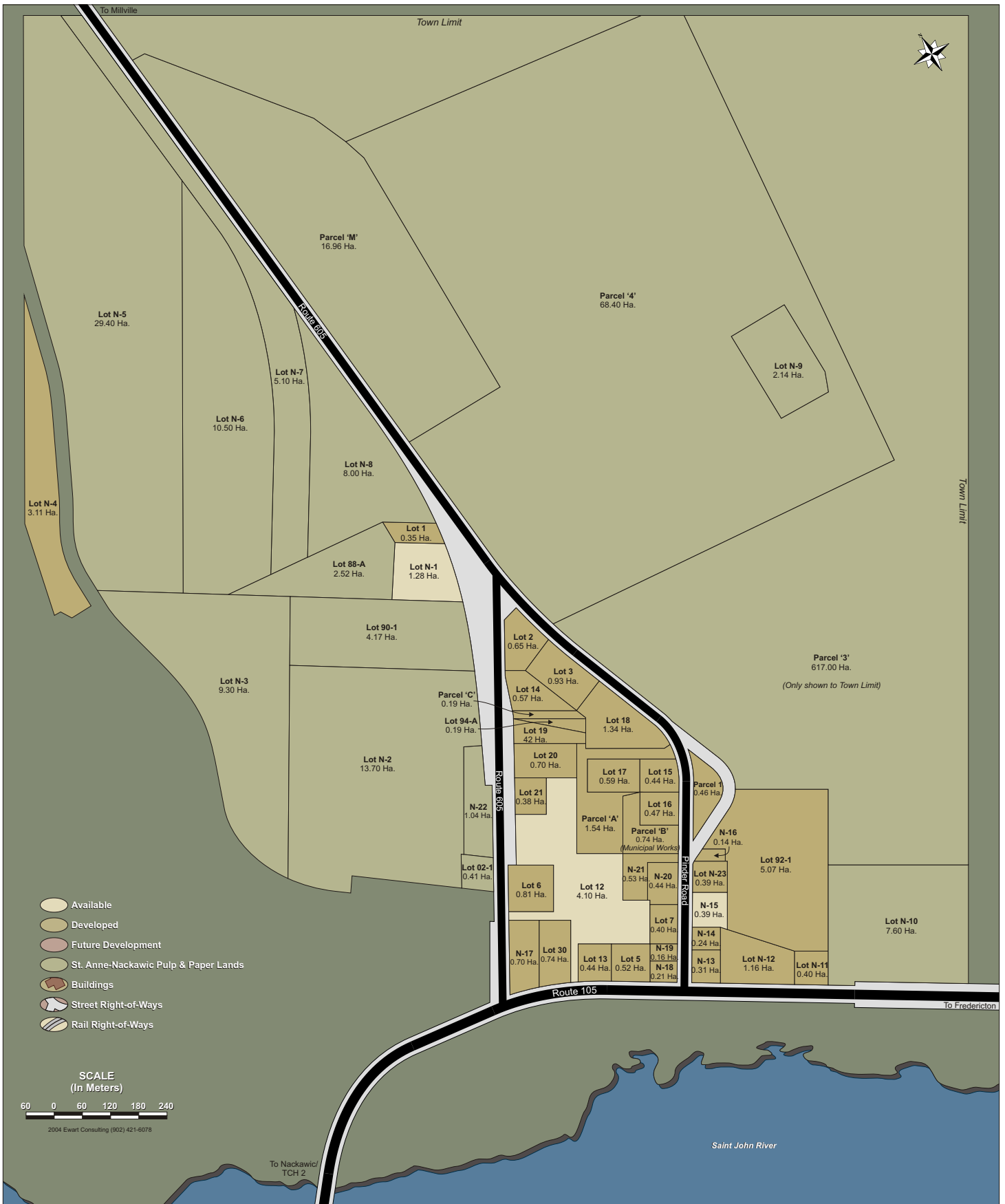
Distance to Urban Markets

Urban Centre	Kilometres	Miles
Fredericton	60	37
Saint John	163	101
Moncton	238	148
Boston	639	397
Montreal	763	475
New York	968	602
Toronto	1,306	812





PARK PLAN



SERVICING

A. WATER

Source and Capacity: Water in the Nackawic Industrial Park is supplied by the Town of Nackawic Municipal Water Supply System. The system consists of one primary well and one standby well. The system currently generates 1,000 m³ per day. Current demand in the town averages 50 percent of the present capacity of the system. The water supply for the town receives no treatment. Both the primary and the standby wells are chlorinated at the wellhead before distribution. The water supply system is considered sufficient for any future demands from the industrial park.

Distribution: The distribution transmission main's in the industrial park consist of a 12" and 8" main. Fire hydrants are spaced uniformly along the main adjacent to existing industrial building structures in the park.

a) Rate - Metre Rental Charges (Effective date: January 1st, 2004)
The Town of Nackawic does not charge by meter size. The town charges \$46.00 per unit quarterly. for water service.

b) Rate - Consumption Charges (per quarter)

First 10,000 gallons	\$0.00216 / 1000 gallons
Between 10,000 and 25,000 gallons	\$0.00208 / 1000 gallons
Between 25,000 and 250,000 gallons	\$0.00194 / 1000 gallons
Between 250,000 and 500,000 gallons	\$0.00181 / 1000 gallons
Over 500,000	\$0.00174 / 1000 gallons

B. SEWER

An 8" gravity sewer line services the Nackawic Industrial Park. The treatment process uses a trickling filter through a rock medium before entering two settling tanks. Treated effluent is discharged into the Saint John River. The treatment plant is well under capacity and can accommodate any potential users in the industrial park. Effective January 1, 2004, sewage charges in the town are \$48.50 per unit, per quarter.

C. STORM SEWER

The park utilizes low profile open ditches for storm water management in the park. Ditches are generally gravel, but park tenants are encouraged to sod, maintain and mow ditches abutting their property.

D. STREETS

Both Pinder Road and Route 605 are paved with asphalt. The streets utilizes open ditches for storm water runoff and have compacted gravel shoulders. Street lighting exists throughout most of the lower portion of the park. There is no lighting north of the intersection of Pinder Road and Route 605. There are fire hydrants throughout the developed sections of the park.

E. POWER

N.B. Power provides electrical power in New Brunswick. Three phase 600 volt power is available in all areas of the park. Power is distributed via overhead lines.

F. RAIL

There is no rail service to the Nackawic Industrial Park.

TRANSPORTATION

A. HIGHWAY

The Town of Nackawic is located on the north bank of the Saint John River, 60 kilometres west of Fredericton. Provincial highway Route 105 travels the north side of the river to Fredericton in the east; and to Woodstock in the west. On the opposite side of the river, the Trans Canada Highway 2 travels east to Fredericton and continues on to Moncton and Nova Scotia. The junction of TCH 2 and Highway 7 at Oromocto allows for access to Saint John. Travelling west on the TCH 2 is Woodstock and the US border (61 kilometres) and access to Interstate 95. The TCH 2 continues north to Quebec and central Canada. Most of TCH 2 south of Woodstock is four-lane divided highway, with upgrading taking place north of Woodstock.

B. AIRPORT

Fredericton Airport

The Greater Fredericton Airport is 70 kilometres from the Nackawic Industrial Park. 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.

C. SEAPORT

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 130 kilometres from Nackawic Industrial Park.

Port of Saint John

The Port of Saint John, 163 kilometres from Nackawic Industrial Park, 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.

D. RAIL

The nearest operator location to Nackawic is the CN mainline at Grand Falls, approximately 150 kilometres north of the town. 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, allowing for rail access to the US northeast. Also at Moncton is the New Brunswick East Coast Railway, a short line running from Moncton to Campbellton before entering into Quebec and reconnecting with CN.