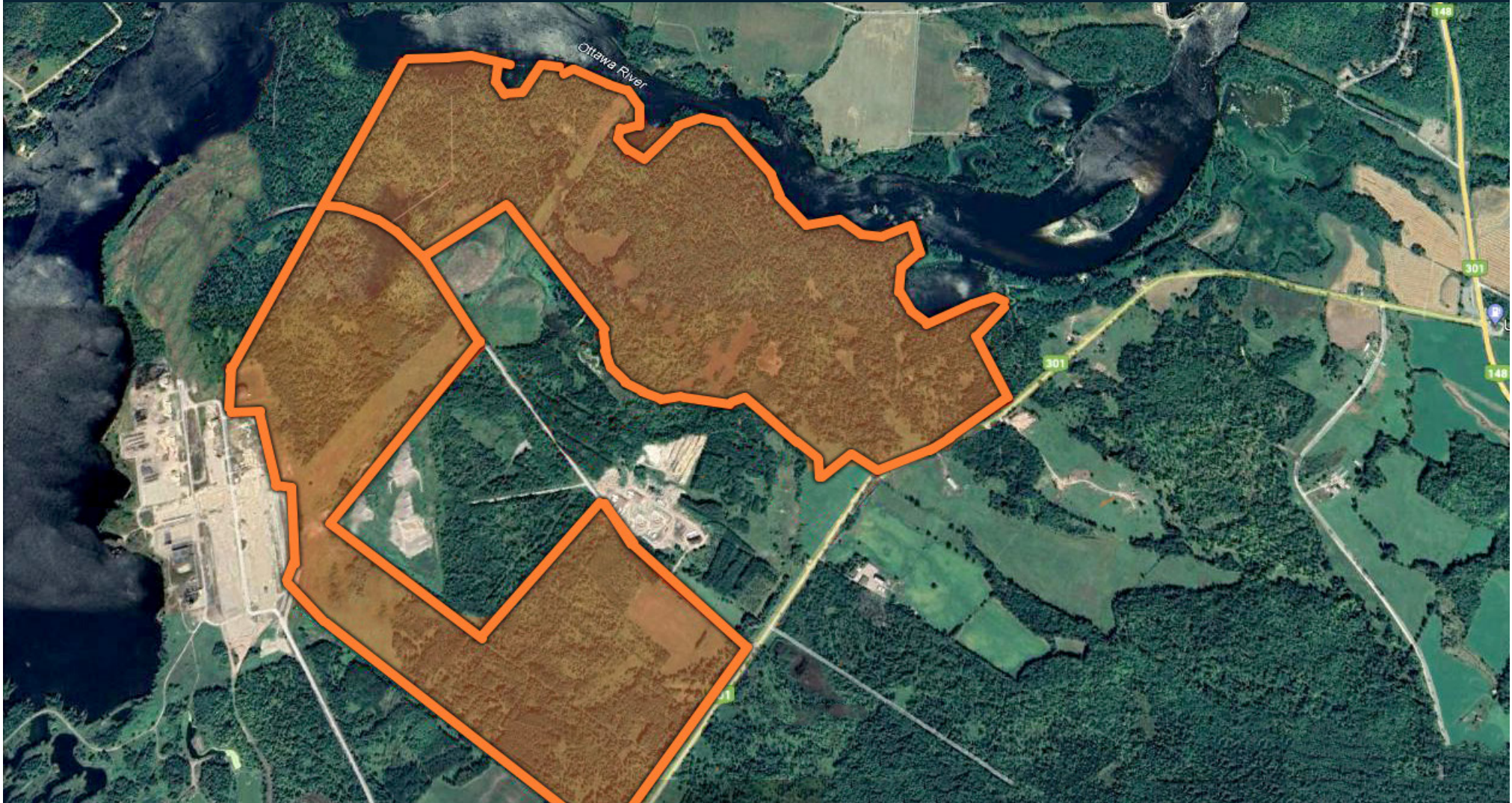


FOR SALE | 666.53 ACRES OF INDUSTRIAL LAND PONTIAC REGIONAL INDUSTRIAL PARK, LITCHFIELD TOWNSHIP, PONTIAC MRC, QC

Marcus & Millichap

Real Estate Investment Services Québec Inc.



EXCLUSIVELY LISTED BY:

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* practicing within David C. Thomson Realty Corporation

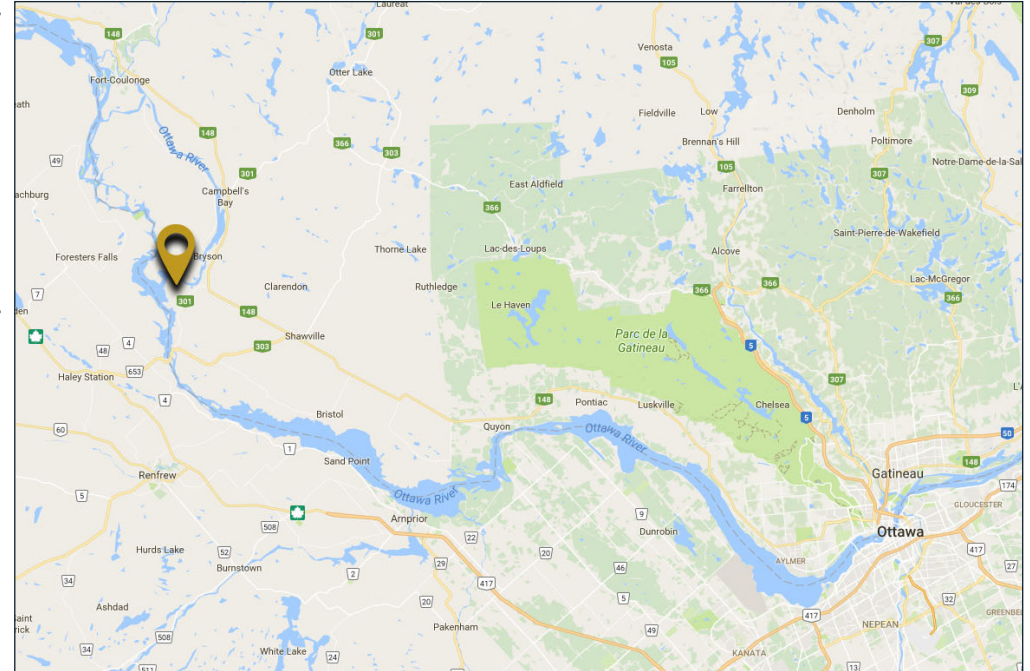
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LOCATION

- The subject property is situated in the Municipality of Litchfield, a small rural township lying along the Ottawa River in the Regional Municipality of Pontiac (MRC), in the Province of Quebec. The Ottawa River forms the provincial boundary between the provinces of Ontario and Quebec.
- The subject property lies 50 miles to the northwest of the metropolitan area of Ottawa-Gatineau or 1 hour driving time. The present population of Ottawa-Gatineau is in excess of 1,300,000 which makes this urban agglomeration the fourth largest in Canada. In addition to being the seat of government of Canada and all of its institutions, departments and Crown corporations, Ottawa is a booming cosmopolitan city with a thriving high technology and service sector, a diversified industrial base, professional sports teams (soccer, football and hockey) and an incredible number of tourist attractions.
- Ottawa is also a major retail centre for Eastern Ontario and Western Quebec, and has four regional shopping centres as well as numerous power centres, district level and neighbourhood level centres. A number of years ago the massive the Tanger factory outlet mall in opened Kanata.
- The Ottawa-Gatineau metropolitan area has excellent railway and highway connections. The most important routes are Highways 417 and 50, which lead east to Montreal, Highway 416 which heads south to the St. Lawrence Seaway and Trans-Canada Highway (Hwy 401) and Highway 7, 148 and 417, which all head west. Ottawa has one international airport plus several small “commuter” airports in the metropolitan area.

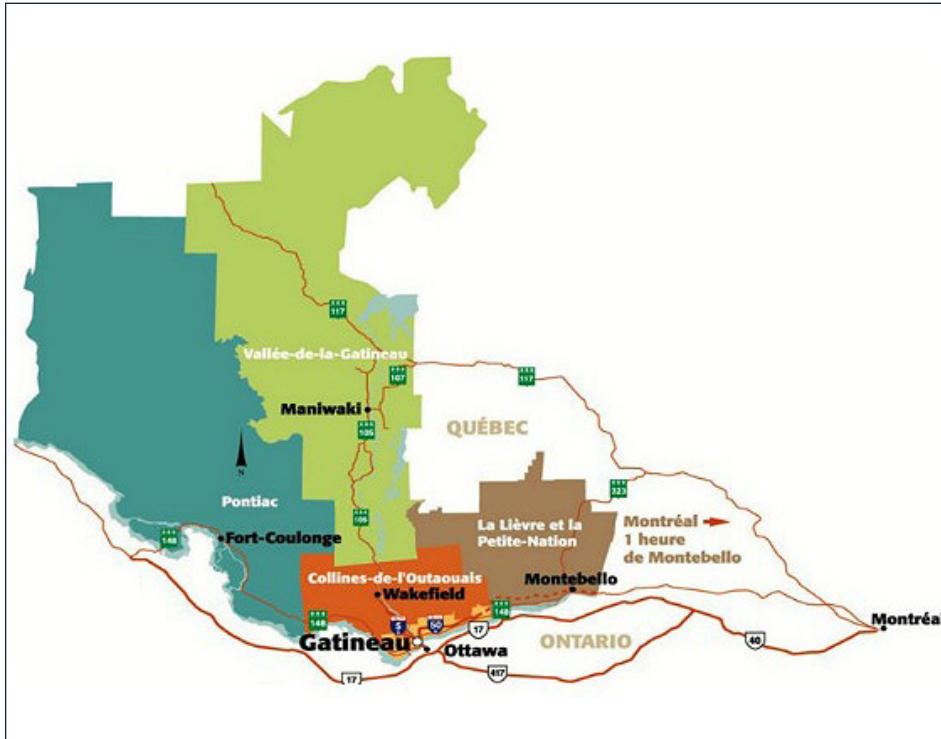


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LOCATION



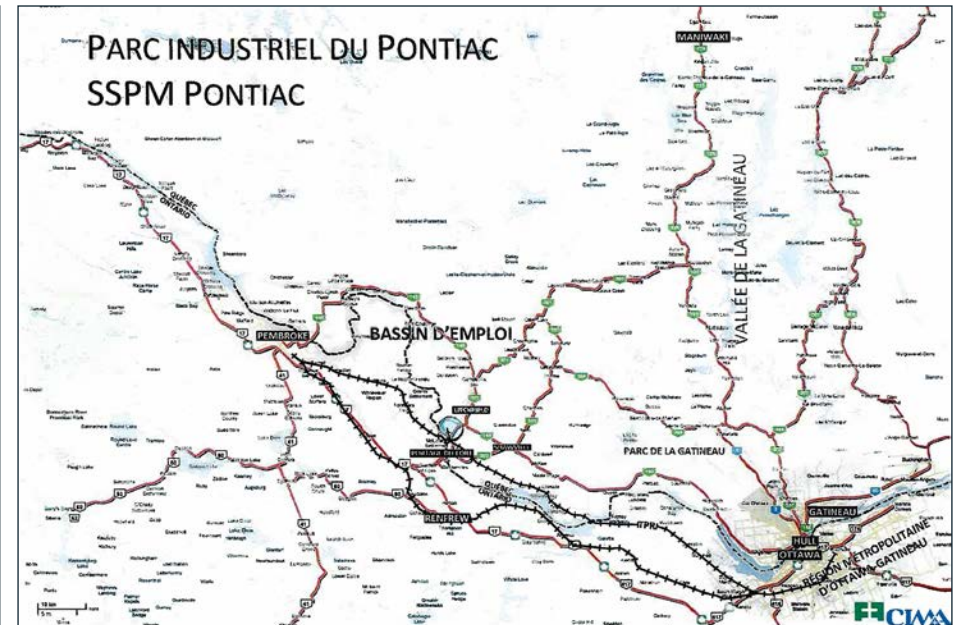
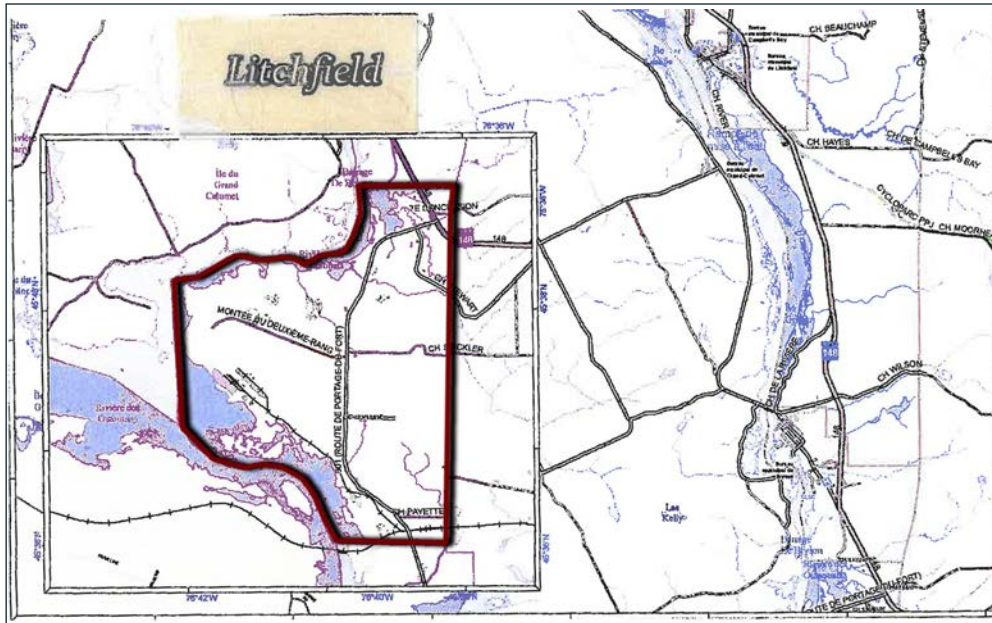
- The subject property lies within the Regional Municipality of Pontiac, a sprawling rural area with a population of 14,571 persons. The Pontiac “MRC”, which the local regional government is called, is made up of 18 municipalities, two towns and 15 municipalities without designation; and one unorganized territory.
- The economic drivers of Pontiac’s economy are forestry, farming, and tourism. Pontiac MRC has thousands of lakes and miles of frontage on the Ottawa River. Its close proximity of Ottawa-Gatineau makes this area very attractive for hunting, fishing, and boating.
- The summertime population of the Pontiac MRC swells as thousands of cottagers arrive to spend weekends and vacation there.
- The major towns in the MRC are Shawville, Campbell’s Bay, Fort Coulonge, and Otter Lake, although there are many smaller settlements scattered throughout the area.
- Highway 148, which runs northwest to southeast toward Ottawa-Gatineau, is the main traffic artery through the Pontiac.
- Highway 301, the north-south arterial passing directly in front of the subject property, leads to an interprovincial bridge crossing the Ottawa River at Portage-du-Fort and to the Province of Ontario on the other side.
- The Trans-Canada Highway lies a mere 5 miles from the bridgehead. It is important to note that the next interprovincial bridge lies 22 miles to the west and another 43 miles to the southeast of the Portage-du-Fort bridge.

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LOCATION



- The municipality of Litchfield, where the subject property is located, has both a small geographic area and a small population (455 persons)
- The subject property, a former Smurfit-Stone pulp mill site, has an area of approximately 666.53 acres remaining, as a number of parcels have been sold off the original site over the last few years. The property has nearly a mile of frontage on Highway 301 South and approximately 3.5 miles of frontage on the Ottawa River
- More information on the Pontiac MRC and Municipality of Litchfield can be found at the following link: www.mrcpontiac.qc.ca or call their offices at 819.648.5689
- Note: Go to the MRC Pontiac website for maps and then click on Litchfield

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PROPERTY DATA

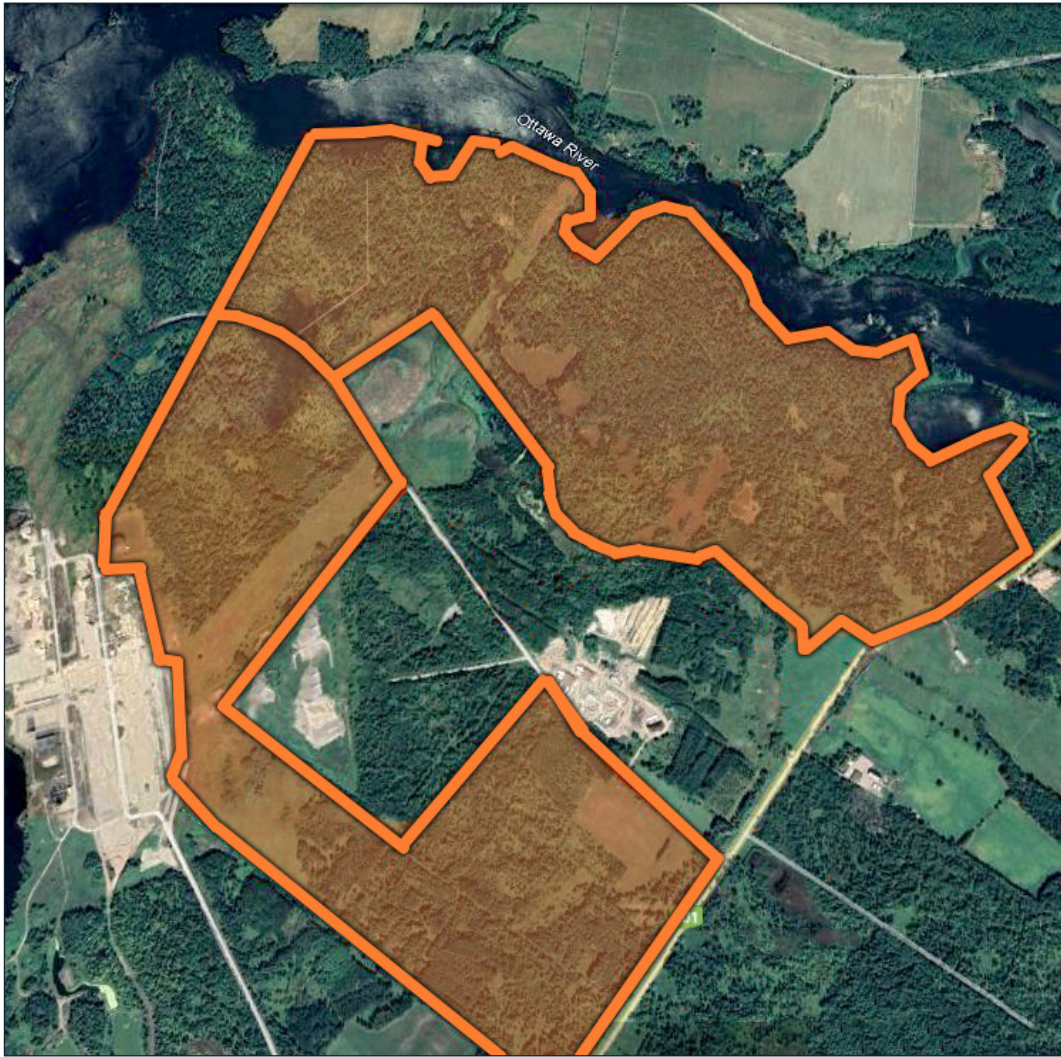
1) Municipality:	Litchfield
2) Regional Government:	MRC Pontiac
3) Roll Number:	9156 96 6716 00 000
4) Legal Description:	Lot numbers 4759 919; 4759 920; 4759 921; 6 613 875 and 6 818 877, Cadastre du Quebec (the property). See appendix "C" for a detailed legal description and new Cadastral Plans
5) Frontage	One miles along Highway 301 South
6) Area of the Property:	Approximately 666.53 acres
7) Taxes (2017)	Approximately \$7,500 in total for school and municipal taxes
8) Access to Private Sewage Treatment Plant, Oil Storage Facility, Hydro (access to both Quebec and Ontario Hydro grids), the Bryson Hydro Generating Facility is within a mile and a half of the site	

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DESCRIPTION OF THE PROPERTY



- The subject property is a former pulp mill site comprised of approximately 666.13 acres of irregular shaped land fronting both Highway 301 (one mile frontage) and on the Ottawa River (approx. 3.5 miles frontage).
- The land itself is a thumb nail shaped peninsula that juts into the Ottawa River.
- Montee du Range 2 is a paved loop road that provides access to the property from Highway 301. This road provides internal access to the main activity areas of the site as well as 2 entrance and exit points.
- Approximately 80% of the site is wooded and covered with a fast growing species of poplar
- The topography of the land is characterized by two flat plateaus separated by a hill.
- The “Upper Plateau” is 20 feet higher than the land bordering the river.
- Portions of the overall property have been sold off over time, including the present site of the Pontiac Sorting Centre and the “Bio-Park”, which was a specially built and engineered land fill site. More recently, 50 acres of land along the waterfront were sold to UTEAU in order to consolidate their sewage treatment facility, and additional acreage was sold to a salmon Hatchery and Farm.

DESCRIPTION OF THE PROPERTY

Other Site Assets

- A. A paved internal loop road
- B. Close proximity to the Bryson Hydro Generating Facility (120,000 TVA) (1.5 miles away)
- C. Deeded access to the Ottawa River for water pumping
- D. Access to the privately owned “Bio Park”, an engineered landfill site just north of the site buildings
- E. Access to the privately owned Pontiac Sorting Centre
- F. Access to the Province of Ontario Power Grid
- G. Access to a sewage treatment facility owned by UTEAU. This facility is immediately adjacent to the subject property
- H. Miles of non-developed waterfront where people working on the property could access for boating, fishing, and cottage lot development for senior management

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ZONING

The Subject Property is subject to an interim control bylaw aiming at revising the activities compatible in the area of the Pontiac Regional Industrial Park. The intent of this bylaw was to formalize the property's designation and vocation as a regional industrial park, where heavy industrial uses are permitted. The new zoning designation permits heavy industry (with outdoor storage), medium industry, a residual materials disposal facility, a residual materials recovery and sorting centre, a transfer station, and a waste treatment facility. A copy of the Interim Control Bylaw can be found in Addendum "A" of this report.

SITE OPPORTUNITIES

- A) **Infrastructure:** The Property has access to two separate provincial electrical grids, and is 1.5 miles away from the Bryson hydro generating station. There is a major hydro right of way crossing the site, where high transmission lines are located. Because the property is located in an economically depressed area of Québec (Pontiac County), new business on the site may have access to some of the lowest hydro rates in North America. The Subject Property also has a dedicated right of way to draw water from the Ottawa River. The property also has access to privately owned sewage treatment facilities, an engineered land fill site, and the privately owned Pontiac Sorting Centre, a growing facility that can handle construction waste. Pontiac also has a first class fibre optic network, with plenty of bandwidth available for new industries.
- B) The zoning of the property is very broad in terms of permissible uses. The zoning will permit not only heavy industrial uses such as manufacturing plants, forestry uses, and recycling centres; but also high technology uses like data centres, climate controlled hydroponic greenhouses, military, government and private testing facilities; and research and development centres of excellence.
- C) **Location:** the sites close proximity to Ottawa-Gatineau, to major highways and to an interprovincial bridge at Portage Du Fort, make it an ideal location for a host of new industries and a major re-development plan.

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- D) Both the Quebec provincial government and the Federal government recognize that the Pontiac MRC is one of the most devitalized areas in Quebec, therefore certain financing and specific programs may be available to a prospective purchaser, depending on the specific business(es) involved.

ASKING PRICE: TWELVE MILLION DOLLARS (\$12,000,000)

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APPENDIX "A" - INTERIM CONTROL BYLAW

CANADA
PROVINCE OF QUÉBEC
PONTIAC REGIONAL COUNTY MUNICIPALITY

By-law Number 184-2012 enacting an Interim Control By-law aiming at Revising the Activities Compatible in the Area of the Pontiac Regional Industrial Park Located in the Municipality of Litchfield

- WHEREAS the last Revised Land Use Planning and Development Plan of the MRC Pontiac became effective on February 23, 2001, in accordance with the Land Use Planning and Development Act;
- WHEREAS the area aimed by this By-law has been designated as a regional industrial park by the MRC Pontiac;
- WHEREAS the area aimed by this By-law is under the Heavy Industry General Policy on Land Use as defined in the Land Use Planning and Development Plan of the MRC Pontiac;
- WHEREAS the general aim of land development policy included in the Land Use Planning and Development Plan, with regard to industry, is to structure the industrial activities on the whole MRC Pontiac territory;
- WHEREAS the ensuing objectives are to create an industrial framework and hubs or centres grouping industrial activities of the same size or type, to minimize the possible nuisance effects of industrial activities on the neighbourhood or in the proximity of equipment or sites with a recreational and/or tourist vocation, to develop unstructured, vacant or underused industrial areas, and to respect the capacity of the environment to carry industrial activities;
- WHEREAS the general aims of land development policy, objectives and the Heavy Industry General Policy on Land Use defined in the Land Use Planning and Development Plan of the MRC Pontiac follow from the recommendations of a study made in 1990 by the SAO (*Société de l'aménagement de l'Outaouais*), and entitled: « *Proposition pour l'établissement d'une structure des parcs et zones industriels dans le Pontiac* » (a Recommendation for the establishment of an industrial parks and zones structure in the Pontiac);
- WHEREAS the MRC Council believes it is important to secure in the short term the framework of activities and to revise the uses allowed in the area of the regional industrial park, considering its particularities, issues relating to possible use conflicts, as well as the support and interest shown by the Municipality of Litchfield;
- WHEREAS Section 64 of the Land Use Planning and Development Act allows the MRC council to introduce by-laws on all or portions of the territory for specific regulations pertaining to zoning, construction and the delivery of permits or certificates;
- WHEREAS in accordance with Section 445 of the Municipal Code, a notice of motion was given at the regular Council of Mayors meeting held on October 25, 2011, to adopt an interim control by-law aiming at revising the activities compatible in the area of the

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regional industrial park located in the Municipality of Litchfield, with provisions issued under the authority of Section 64 of the Land Use Planning and Development Act;

WHEREAS the Land Use Committee recommends the adoption of this By-law;

THEREFORE, this By-law ORDERS, ADJUDICATES AND ENACTS the following, to wit:

I. DECLARATORY PROVISIONS

Article 1 - Preamble

The preamble of this By-law is an integral part of it.

Article 2 - Title of the By-law

This By-law is identified by Number 184-2012 and is entitled: "Interim Control By-law aiming at revising the Activities Compatible in the Area of the Pontiac Regional Industrial Park Located in the Municipality of Litchfield".

Article 3 - Area of Application

This By-law applies to the entire area shown on Map 1 attached to this By-law and entitled: "Interim Control Designated Area".

Article 4 - Partial Nullity of the By-law

In the event where a provision or part of this By-law is declared null by a deemed court of law, the other parts or provisions remain valid.

The Council adopts each article of this By-law and enacts the remainder of the By-law notwithstanding the nullity of portions or entire articles.

Article 5 - Persons Affected

This By-law applies to individuals and legal persons. However, existing Hydro-Québec and Canadian National infrastructure and work related to these are not subject to this By-law.

Article 6 - Precedence and Effects of the By-law

This By-law has precedence over all provisions stated in the zoning, construction and other municipal planning by-laws of the Municipality of Litchfield in dealing with the same objects.

No permit or certificate of authorization shall be issued under these regulations, unless they fully comply with the requirements of this By-law.

II. DECLARATORY PROVISIONS

Article 7 - Interpretation of Text

The titles listed in this By-law are an integral part of this By-law. In case of contradiction between the text and the titles, the text shall prevail.

It is understood that the present tense encompasses the future.

The singular form also refers to the plural form, and vice-versa, unless the meaning clearly shows that it cannot logically apply.

The masculine gender includes the feminine gender, unless the context indicates otherwise.

The use of the words "should" or "shall", the obligation is definite. The term "may" carries the meaning of a possibility.

Article 8 - Unit of Measure

All measurement units in this By-law are indicated under the international unit system, i.e. the Metric System.

Article 9 - Definitions

For interpretation purposes of this By-law, the words or expressions below carry the meaning indicated in this article, unless stated otherwise.

Heavy industry

Category of industries including activities and uses for the processing of products with appreciable impacts on the neighbourhood and on the quality of the environment; outdoor storage is allowed.

Medium industry

Category of industries including activities and uses related to the assembly and products with moderate impacts on the neighbourhood and on the environment; outdoor storage is allowed.

Residual materials disposal facility

Any residual materials disposal facility mentioned in Section 2 of the Regulation respecting the landfill and incineration of residual materials (R.S.Q., c. Q-2, r.19).

Residual materials recovery and sorting centre

A disposal facility where residual materials separately collected, domestic bulky, toxic or hazardous waste, construction, renovation or demolition waste and organic waste, are deposited to facilitate valorization, reuse and recycling.

Transfer station

Any low or high capacity facility in which residual material are unloaded to be prepared for further transport to another place for disposal. Transfer stations are governed by Chapter IV of the Regulation respecting the landfill and incineration of residual materials (R.S.Q., c. Q-2, r.19).

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Waste treatment

Operation carried out on residual materials, by thermic, chemical, biological or physical process, leading to their destruction or valorization by recycling, regeneration or use for energy purposes.

III. ADMINISTRATIVE PROVISIONS

Article 10 - Application of this By-law

Article 10.1 - Designated Officer

The administration of this By-law is assigned to the designated officer responsible for issuing permits and certificates under land use planning by-laws in the Municipality of Litchfield.

Article 10.2 - Functions and Authority of the Designated Officer

The designated officer ensures compliance to this By-law in the area under his jurisdiction. He sees that permit and certificate of authorization requests are managed and processed and conducts field inspections. More specifically, the officer is responsible for coordinating the application of this By-law, and in doing so, he shall:

- a) Issue or refuse to issue permits and certificates of authorization required under this By-law for the area under his jurisdiction;
- b) Keep a log of permits and certificates of authorization officially issued or refused under this By-law, and the reasons that support his decision;
- c) Maintain an up-to-date file for each permit or certificate of authorization request;
- d) Write a report to municipal council regarding any violation to this By-law and make recommendations to correct the problem and, following council decisions, issue an infraction notice under this By-law;
- e) Notify the owner or occupant to cease any activity or work in violation of this By-law;
- f) Notify the owner or occupant to implement corrective actions in order to address the issues of complying practices or activities as they relate to this By-law;
- g) In the case of ongoing violations, instruct the persona at fault to immediately cease the violation in the area under his jurisdiction and inform the person that violating the regulatory provisions exposes him to legal penalties for each day of violation, in addition to possible civil actions under the Law.

Article 10.3 - Visitation Rights

In performing its duties, the designated officer has the right to visit and examine, between seven (7) a.m. and seven (7) p.m., any property or moveable property to ascertain if the requirements of this By-law are met. Owners, tenants or agents of the premises must receive the designated officer to answer any questions regarding the application of this By-law. The designated officer may be accompanied by any expert to carry out the required verifications.

Article 11 - Delivery of Permits and Certificates of Authorization

The designated officer shall only issue a permit or certificate of authorization if it complies with the provisions of this By-law and other by-laws of the Municipality of Litchfield.

In case of refusal, the designated officer shall notify in writing the reasons for refusing to issue the permit or certificate of authorization.

IV. INTERIM CONTROL PROVISIONS

Article 12 - Provisions Applicable to the Interim Control Designated Area

In order to facilitate the establishment of new industries in the area of waste management, the activities compatible in the Heavy Industry General Policy on Land Use, as shown on Map 2 appended to this By-law and being an integral part of it, entitled: « General Policies on Land Use in the Interim Control Designated Area », are revised in the following manner:

Heavy Industry General Policy on Land Use

The Heavy Industry General Policy on Land Use includes the whole regional industrial park, the development of which is made by SSPM Pontiac, a subsidiary of Green Investment Group, owner of the site. The Heavy Industry General Policy also includes the Hydro-Québec and Hydro One servitudes as well as the branch line belonging to Green Investment Group.

In addition to the activities compatible within the Heavy Industry General Policy on Land Use, as planned in By-law Number 65-99 enacting the Revised Land Development Plan, the following uses are allowed:

- residual materials disposal and waste treatment facilities;
- residual materials recovery and sorting centres ;
- transfer stations.

Commercial uses are also allowed when they are complementary to the industrial uses they are related to.

Notwithstanding the above, a minimum distance of 500 metres will have to be maintained at all times between any dwelling and all industrial activities, residual materials disposal and waste treatment facilities, and transfer stations.

Agriculture General Policy on Land Use

The Agriculture General Policy on Land Use includes the lands belonging to Green Investment Group situated outside the regional industrial park. These lands are situated in the provincial agricultural zone enacted under an Act respecting the preservation of agricultural land and agricultural activities (R.S.Q., c. P-41.1). Only activities compatible within this general policy on land use are those included in By-law Number 65-99 enacting the Revised Land Development Plan.

V. FINAL PROVISIONS

Article 13 - Legal Action

Under this By-law, Council authorizes the designated officer to initiate legal proceedings against any person who violated any provision of this By-law, and therefore generally

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allows these officers to issue infraction notices necessary for this purpose; as they are responsible for enforcing this By-law.

Section 14 - Offence Punishable by a Fine

Anyone who violates any provision of this By-law commits an offence and is liable to a fine.

First offence:

- A minimum fine of \$ 300 if the offender is an individual, and \$ 500 if the offender is a corporation;
- The maximum fine that may be imposed is \$ 1,000 if the offender is an individual, and \$ 2 000 if the offender is a corporation;

Subsequent offences:

- A minimum fine of \$ 500 for a subsequent offence if the offender is an individual, and a minimum fine of \$ 2,000 for a subsequent offence if the offender is a corporation;
- The maximum fine for each subsequent offence is \$ 2,000 if the offender is an individual, and \$ 4,000 if the offender is a corporation.

In all cases, the costs of prosecution are extra.

The deadlines for payment of fines and fees imposed under this article, and the consequences of failure to pay those fines and fees on time, are prepared in accordance with the Code of Penal Procedure of Québec.

If an offence lasts more than one day, the offence committed each day constitutes a separate offence and the penalties imposed for each offence may be imposed for each day the offence under this article.

Article 15 - Alternative Recourses

In addition to legal prosecution, the MRC may exercise before the civil courts, all other proceedings necessary to enforce the provisions of this By-law.

More specifically, the MRC can obtain an order from the Québec Superior Court to stop a land use or construction project inconsistent with this By-law and execute the required work, including demolition of any buildings and re-establish the land.

The MRC may request permission to perform this work at the expense of the owner of the building. The cost of such works is applied against the property, all in accordance with the Law.

Article 16 - A Person Party to the Offence

A person who does or omits to do anything to help a person commit an offence under this By-law or who advises, encourages or incites a person to commit an offence, also commits the offence and is liable to the same fine.

Article 17 - Aiding and Abetting

A director or officer of a corporation who induces the legal person by an order, authorization, advice or encouragement to refuse or neglect to comply with this By-law commits an offence and is liable to the same fine.

Rule 18 - Misrepresentation

Also commits an offence and is punishable by fines a person who makes a false or misleading declaration to the designated officer in order to obtain a certificate of authorization, permit, permission or approval issued under this By-law.

Article 19 - Amendments

The provisions of this By-law may only be amended or repealed under the Land Use Planning and Development Act.

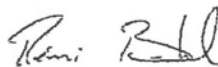
Article 20 – Effective Date

This By-law shall come into force as per the provisions of the Land Use Planning and Development Act.

CARRIED



Michael McCrank
Warden



Rémi Bertrand
Director General and Secretary-Treasurer

Notice of motion	:	October 25, 2011
Adoption of By-law	:	April 17, 2012
Coming into force	:	
Publication date	:	

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Marcus & Millichap

Real Estate Investment Services Québec Inc.

APPENDIX B - PHOTO GALLERY - SUBJECT PROPERTY



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APPENDIX B - PHOTO GALLERY - FORMER MILL SITE



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APPENDIX B - PHOTO GALLERY - BRYSON HYDRO GENERATING STATION

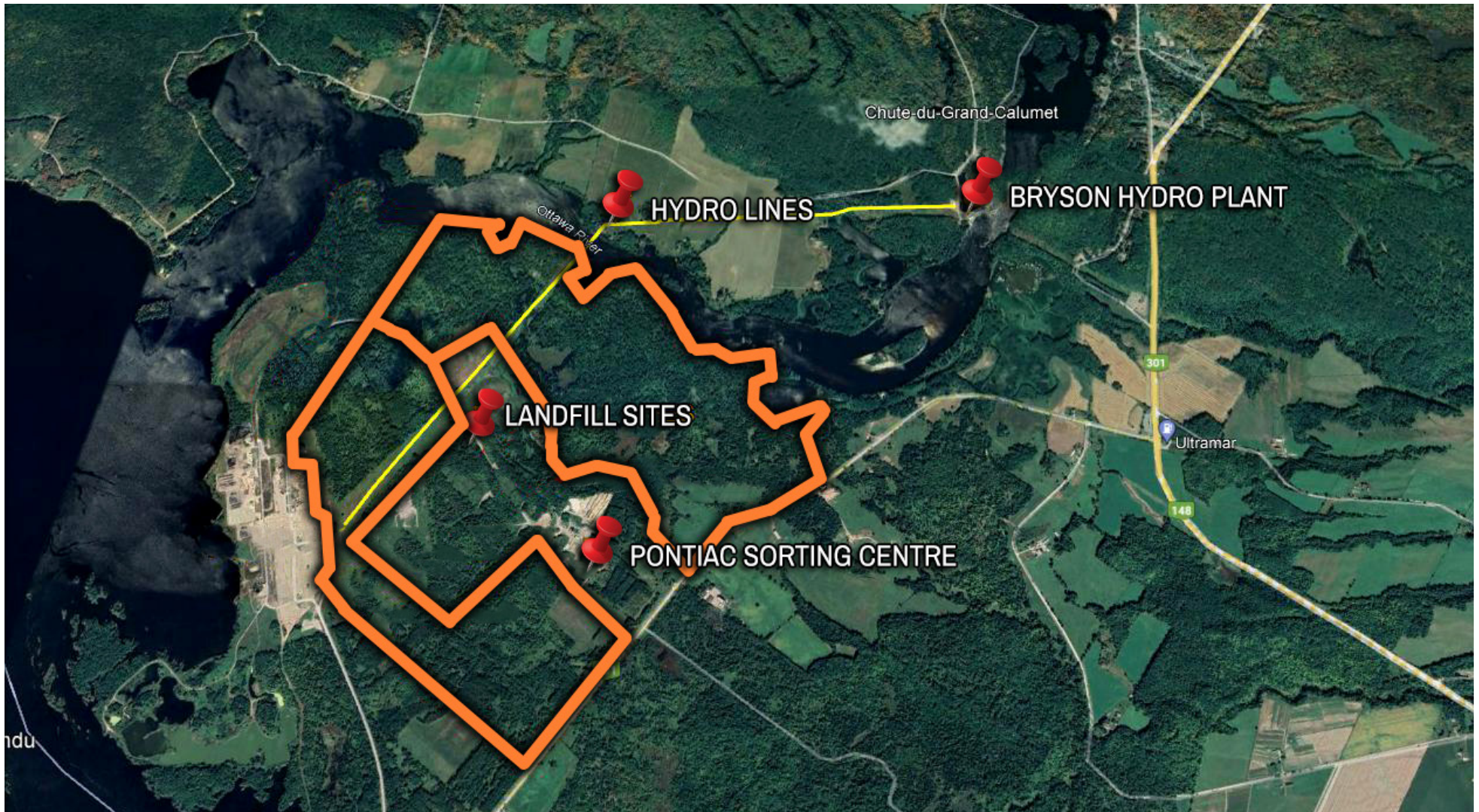


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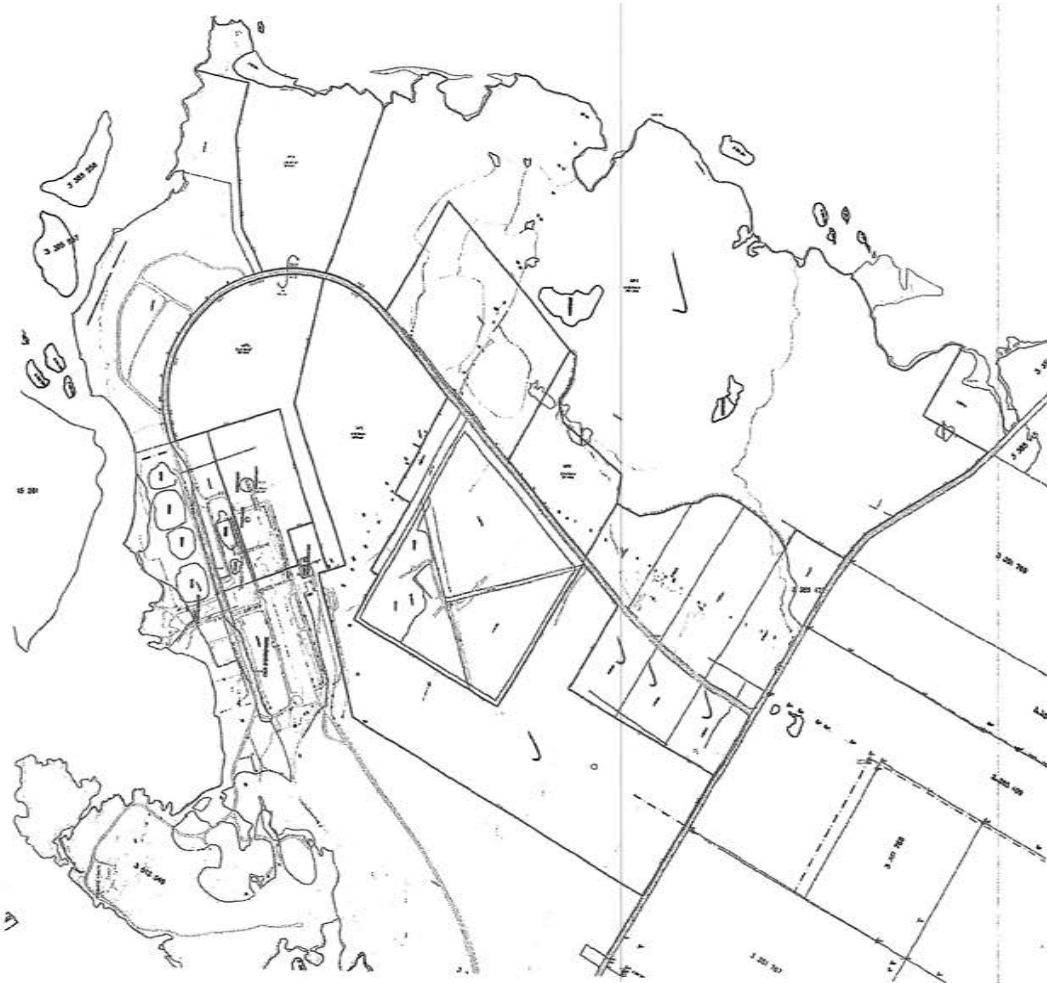
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APPENDIX B - PHOTO GALLERY - PONTIAC REGIONAL INDUSTRIAL PARK



FOR SALE | 666.53 ACRES OF INDUSTRIAL LAND PONTIAC REGIONAL INDUSTRIAL PARK, LITCHFIELD TOWNSHIP, PONTIAC MRC, QC

APPENDIX C - LEGAL DESCRIPTION



Parc Industriel Régional du Pontiac		
Listes des parcelles disponibles		
Lot #	Ha	Acres
4 759 919	4.54	11.21
4 759 920	4.96	12.25
4 759 921	5.54	13.69
6 618 875	88.93	219.75
6 818 877	165.77	409.63
TOTAL:	269.74	666.53