



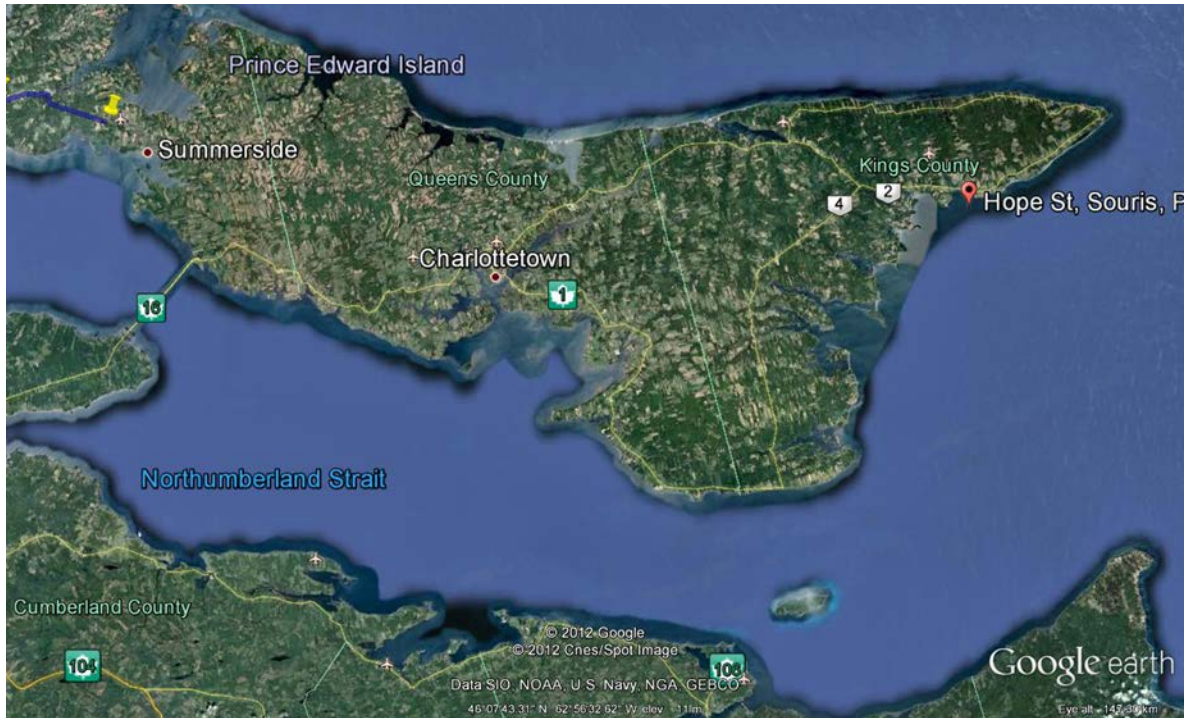
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Plant Space Available to Lease 20 Hope Street, Souris, PEI



Location

Located at the Souris Food Park, 20 Hope Street, Souris, Prince Edward Island. Adjacent to commercial marine port services and ferry service to Iles de la Madeleine. Good access to a high quality highway via Route # 2, a main highway in PEI.



- 2000 amp, 600 volt 3-phase electrical service
- Approximately 60,000 square feet of parking area to provide ample space for truck parking/turning and employee/guest parking.

Processing Area

Area	23,000 square feet plus large 1,500 sq.ft. cafeteria/lunch room
Foundation	4"reinforced concrete slab on grade
Frame	Steel
Exterior walls	Steel insulated sandwich panel
Windows and doors	None
Overhead doors	Receiving/Shipping -2x with dock levellers,
Ceiling height	Processing area – 16'6"
Ceiling height	Shipping - 37'3"
Interior walls	Vinyl covered steel sandwich panel
Floor finish	Polished concrete

- During historical operations, the facility had been certified for British Retail Consortium Certification and Silliker Gold Approval

There are vast quantities of ground salt water from two 10" wells (7°C and 24ppm salt content) available in the facility.

Permitted Uses

1. Food Processing
2. Marine or shipping related activities
3. Activities related to the fishery
4. Manufacturing and Assembly
5. Warehousing
6. Transport Operations
7. Activities connected with the Automobile Trade other than a scrap yard
8. Wholesale Operations
9. Business and Professional Offices
10. Service Shops
11. Commercial uses accessory to a main use permitted in a M1 Zone
12. Farm Machinery and Heavy Equipment Dealerships and Repair Shops

Lease Parameters

- 10 year lease at \$+ -\$8.00 per sq. ft. with CPI index increase (decrease) with option to renew another 5 years.
- Space share of common costs include Property Tax currently at \$49,315.
- Electricity usage metered at cost.
- Boiler fuel use metered at cost plus 10% administration and overhead.
- Snow removal and landscaping share portion of total \$15,000.
- General Liability Insurance coverage at \$2 million.

Freezing and Cold Storage

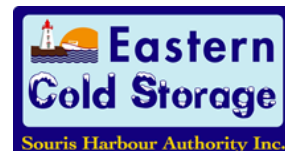
- SHAI can provide blast freezing and cold storage services. Cold storage at Eastern Cold Storage tariff schedule and blast freezing rate to be negotiated.
- The space (+-2,000 sq. ft.) currently built for chill room available.
- Fresh water food grade North Star flake ice making machine capable of producing 10 tonnes per 24 hrs.

Waste Water Treatment

If required, tenant to install and operate a waste water treatment system that meets and/or exceeds Provincial and Federal government regulations.

Other Tenants

Eastern Cold Storage, a division of the Souris Harbour Authority Inc. operates a 4 million lb. cold storage in the plant. In addition the plant has two 25,000 lb. blast freezers capable of -25C.



The Centre for Aquaculture Technologies Canada occupies 20,000 sq.ft. in the facility. This company undertakes R&D and contract research (fish health, nutrition, molecular biology, etc.) for the aquaculture industry.



THE CENTER FOR AQUACULTURE TECHNOLOGIES CANADA

