

**CORPORATE
REALTY GROUP INC.**

FOR LEASE

QUARRY RIDGE

FORT McMURRAY, ALBERTA



LOCATION:

- S.W. of Highway #63 and Mackenzie Blvd., Ft. McMurray, Alberta
- Average weekday traffic volume – 50,000+ vehicles (2011)
- Traffic Impact Study indicates 16,020 total vehicle trips per day will be generated from Quarry Ridge development

THE OPPORTUNITY:

On behalf of Camgill Enterprises Ltd, Corporate Realty Group Inc. is pleased to present the Quarry Ridge in Fort McMurray, Alberta. This exciting 40 acre, mixed use, development is located on Highway #63 directly across from the Mackenzie Industrial Park and north of the intersection of Airport Road. As part of this development Airport Road will cross Highway #63 and provide access, from the south, into the Quarry Ridge project.

Quarry Ridge will offer a high quality mixed use development, including retail/commercial, office and residential. Phase 1 development will comprise approximately 140,000 sq. ft. of prime retail. Further development will include main floor retail and office.



PROJECT DETAILS:

- Occupancy in the fall of 2014 and spring of 2015
- Approximately 140,000 sq. ft. of commercial/retail anchored by Grocery along with 150,000+ sq. ft. of office and 98,000 sq.ft. of residential
- Total proposed parking inclusive of 2 parkades is 867 stalls with 517 at grade.



POPULATION AND DEMOGRAPHICS FOR REGIONAL MUNICIPALITY OF WOOD BUFFALO

DEMOGRAPHIC OVERVIEW

Population (2010) ⁱ	104,338
Population Change (2000 versus 2010)	^ 101%
Average annual growth rate between 2000 and 2010	7.4%
Number of households (2011 estimate) ²	25,572
Average household income (2011 estimate) ²	\$177,634
Unemployment rate (February 2011) ³	4.5%
Median age (2010) ¹	32

- ¹ Source 2010 Municipal Census
- ² Source F.P. Markets 2010
- ³ Source Alberta Employment and Immigration, Labour Force Statistics

Current population of the City of Fort McMurray is in excess of 80,000 people

FORT MCMURRAY'S POPULATION TO TOP 230,000: FORECAST

Patrick Cain, Global News June 11, 2012 12:00 PM

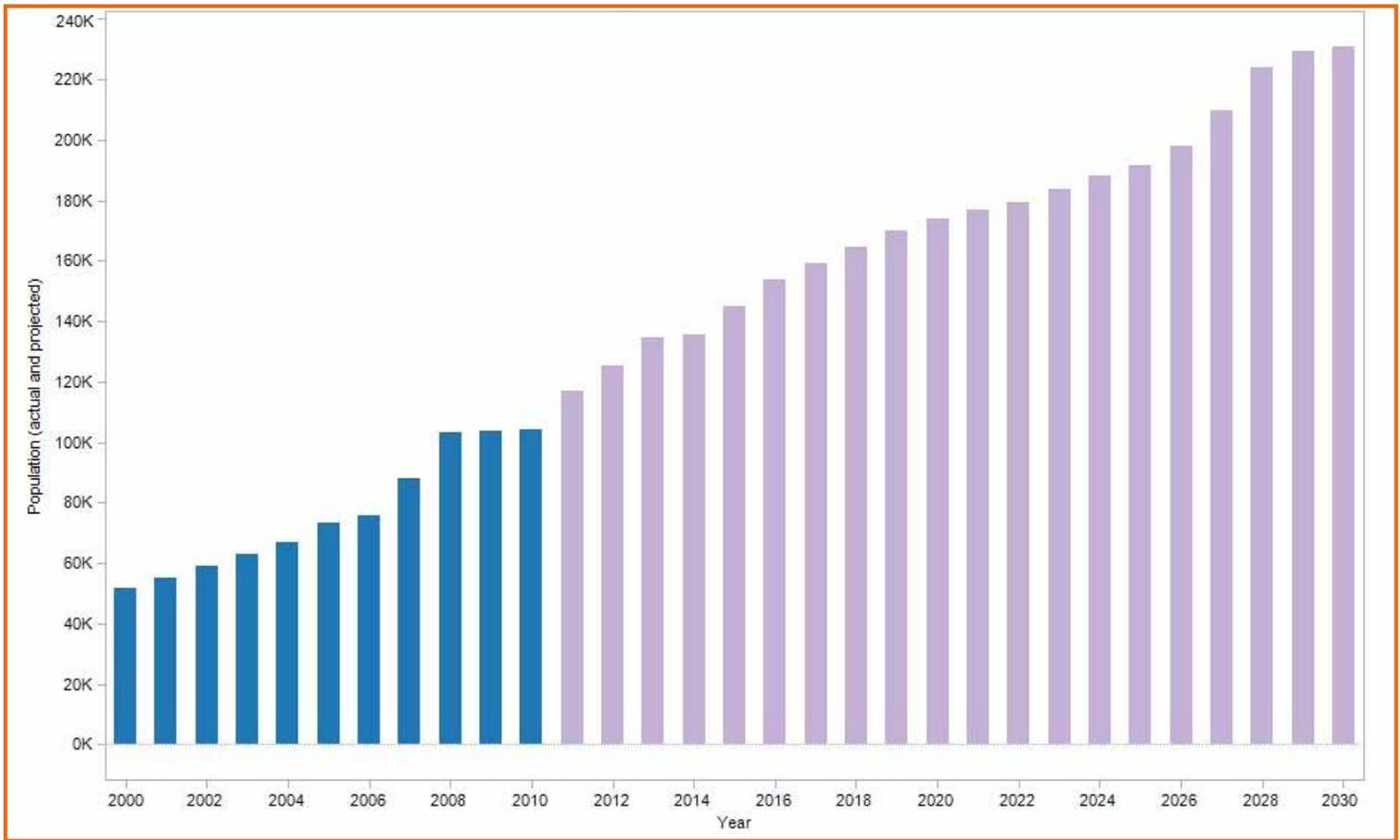
Fuelled by an energy boom, the Fort McMurray region's population has doubled since the turn of the century and passed the 100,000 mark in 2008, local officials say. The wealth locked in the oil sands is expected to double the population again, rising above 230,000 by 2030.

Other levels of government reach lower population numbers for the region. Statistics Canada recently released a total for Fort McMurray of 61,374 from the 2011 census (up from 47,705 in 2006). Alberta's finance ministry has released a total of 66,900 for the larger region, expected to rise to 111,450 by 2030.

The discrepancy seems to relate to a difference in counting methods. In its municipal census, Wood Buffalo (the local government that covers the Fort McMurray area) counts people living in temporary work camps, while Statistics Canada counts them in their permanent homes, regardless of whether they are there in census day.

"In places that attracts a lot of temporary workers, this might lead to differences in population estimates and census counts. In the census, Statistics Canada asks people to report on May 10, 2011, their usual place of residence, which might be different than the place they actually were on census day,"

PROJECTED POPULATION GROWTH, REGIONAL MUNICIPALITY OF WOOD BUFFALO



OIL SANDS PROJECTS

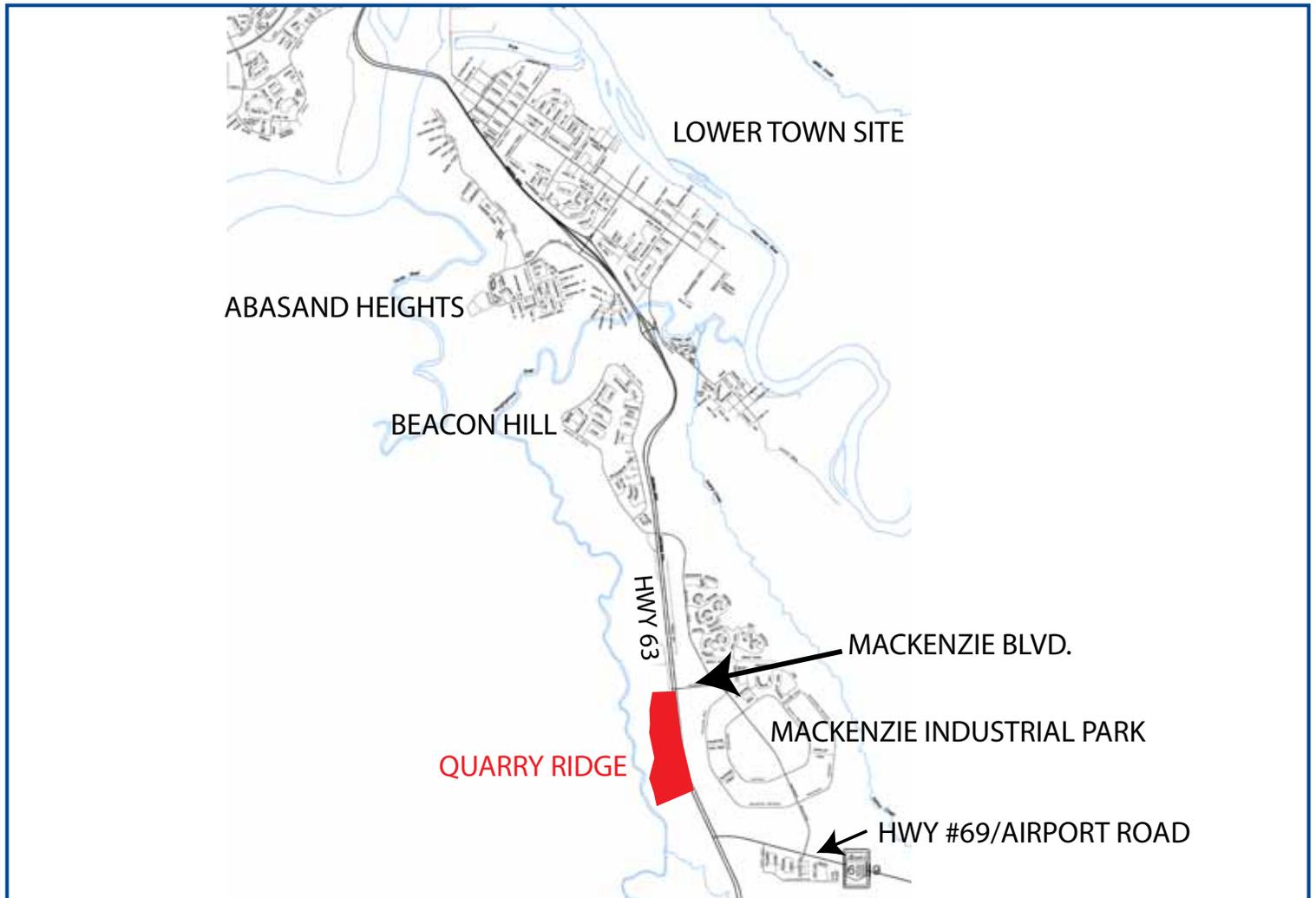
- \$120 billion in new investment over the next decade
- \$2.2 billion annually in current operations
- Proven reserves = 175 billion barrels; estimated 3.5 billion barrels
- Second largest reserve in the world
- Currently producing 1.7 million barrels per day (bpd)

OIL SANDS PROJECTS SUMMARY

Project Status	Production Capacity (bpd)
Projects in operation and under construction	2,465,000
Projects with regulatory approval and under review	6,055,000
Total Production Capacity	8,520,000

ECONOMIC IMPACT OF ALBERTA'S OIL SANDS

- Daily production from Alberta's oil sands is currently approaching 1.7 million bpd. By 2035, the production volume will increase to 4.9 million bpd.
- The total investments, reinvestments and revenues from operations of new oil sands projects over a 25 year period (2010 - 2035) are estimated at just over two trillion dollars.
- Employment in Canada due to new oil sands investments is expected to grow to 465,000 jobs by 2035.
- For every two jobs created in Canada, one job will be created in the US. For every \$1 million of investments or additional demand for bitumen, close to six jobs are created in Canada of which close to five are created in Alberta.



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