



SITE HOSTING PROSPECTUS



"We are defined by a broad vision for a sustainable future and are deeply invested in supporting businesses that share this vision"

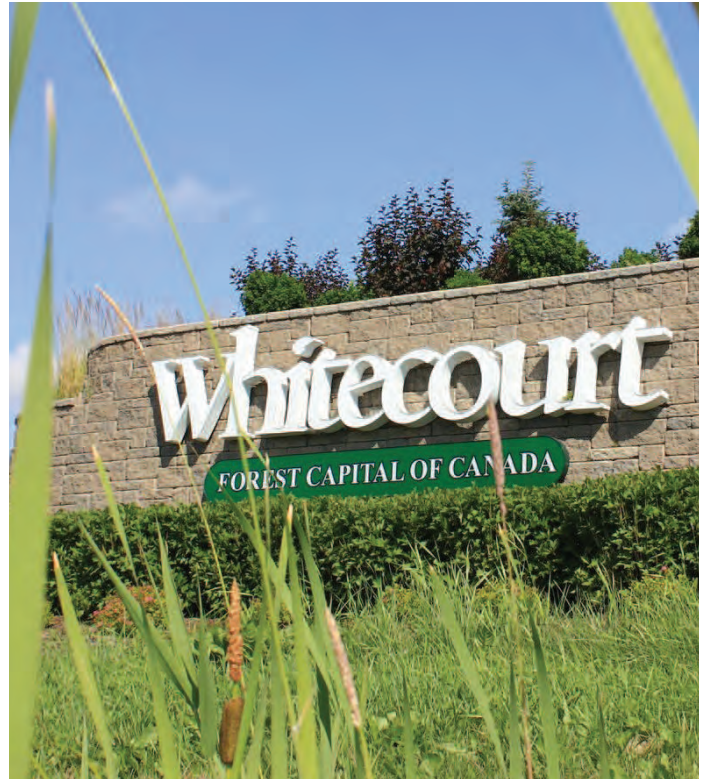


PARTNERING WITH ANC

Alberta Newsprint Company (ANC) is actively seeking project developers for Greenfield projects at our 500 acre site, 10 km outside the Town of Whitecourt.



ANC Receiving EnviroVista Champion Level Designation at Alberta Forestry Products



ANC is an award winning newsprint manufacturing facility offering our excess process utilities and existing infrastructure to new projects through over the fence purchase agreements. Leveraging these facilities and our skilled workforce will fast track a new project while reducing the capital investment required. The site benefits from low tax rates and is strategically located in central Alberta with access to many export markets by rail, road and pipeline.

Our company has been a long standing member of the Whitecourt community for over 25 years. Currently we employ more than 250 members of the community in a variety of roles. We have strong support from the community and local government for further development at the site.





WHY ANC & WHITECOURT

ANC is positioned just outside of Whitecourt in the Duvernay shale formation. We offer a strategic location for developing a project which benefits from the growing oil and gas investment in the region. Other industries and projects are also welcome to locate at our site.

SITE OFFERINGS

- Excess steam and water treatment capacity available
- Excess water intake capacity
- Existing electrical grid tie in and power plant at site
- A multi-purpose trans-loading facility
- Highly skilled workforce
- Ample land with ideal soil conditions for a large industrial facility
- Regulatory permits in place to allow for expansion

REGION OFFERINGS

- Strong support for development from local community and government
- Competitive tax structure
- Highly skilled local population
- Large supply of hotel rooms to support major project developments
- Excellent transportation connections - highway, railway, air and pipelines access
- High quality of life in Whitecourt with many modern amenities

MAYORS' MESSAGE

Whitecourt & Woodlands County are communities of unlimited opportunity.



Jim Rennie,
Mayor of Woodlands County

Maryann Chichak,
Mayor of Whitecourt

Our community has gained a reputation as THE place to do business in Northern Alberta. We offer a blend of rural and urban living, with a pro-business climate and superior lifestyle opportunities.

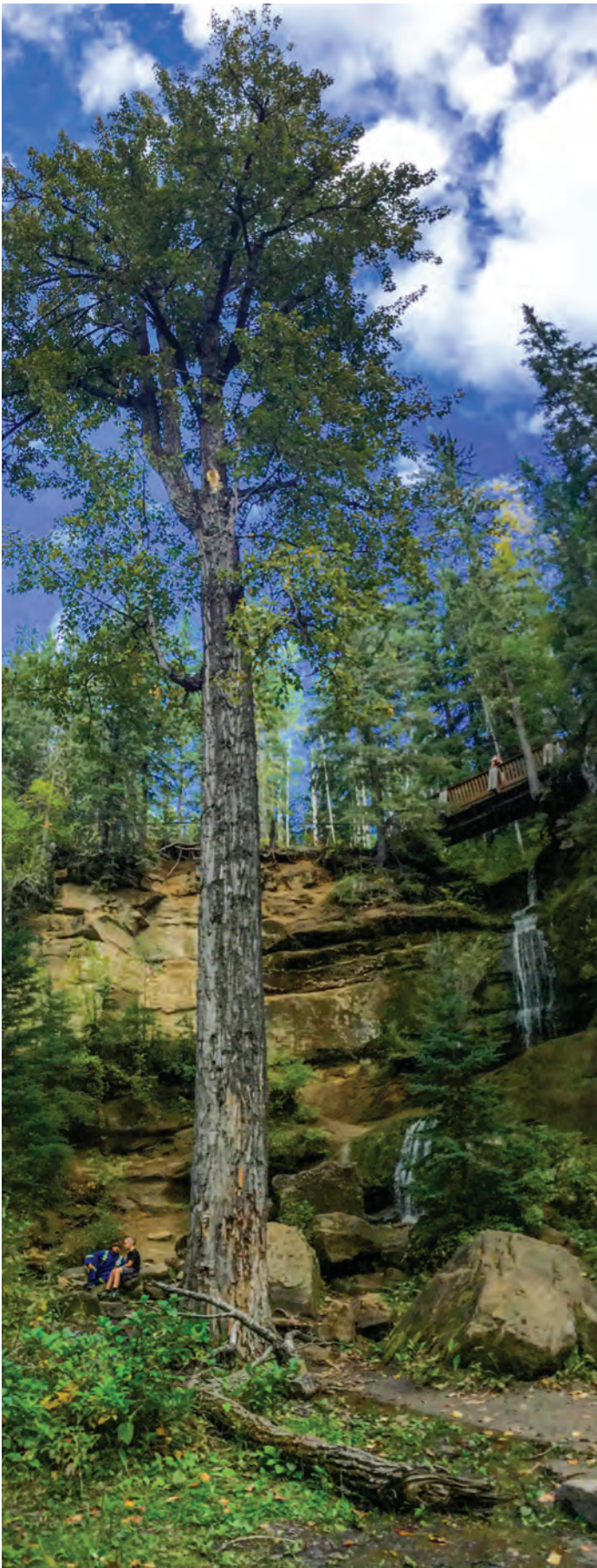
We provide the creative collaboration that many companies and investors search for when looking for a new area for development or an expansion of existing business. Key business advantages include:

- Central location between the urban centers of Edmonton and Grande Prairie
- Excellent transportation systems (road, rail, and air)
- Established telecommunication infrastructure
- Available and affordable land
- Young and productive workforce
- Dynamic and thriving economy
- Modern recreational facilities
- Countless outdoor leisure opportunities – snowmobiling, cross country skiing, hiking, golfing, etc.
- Expanding health services
- Affordable housing and living
- A strong partnership with the region's First Nations on matters of economic development

We are defined by a broad vision for a sustainable future and are deeply invested in supporting businesses that share this vision. Our progressive economic development team looks forward to meeting with you and creating a lasting partnership that will be mutually beneficial.

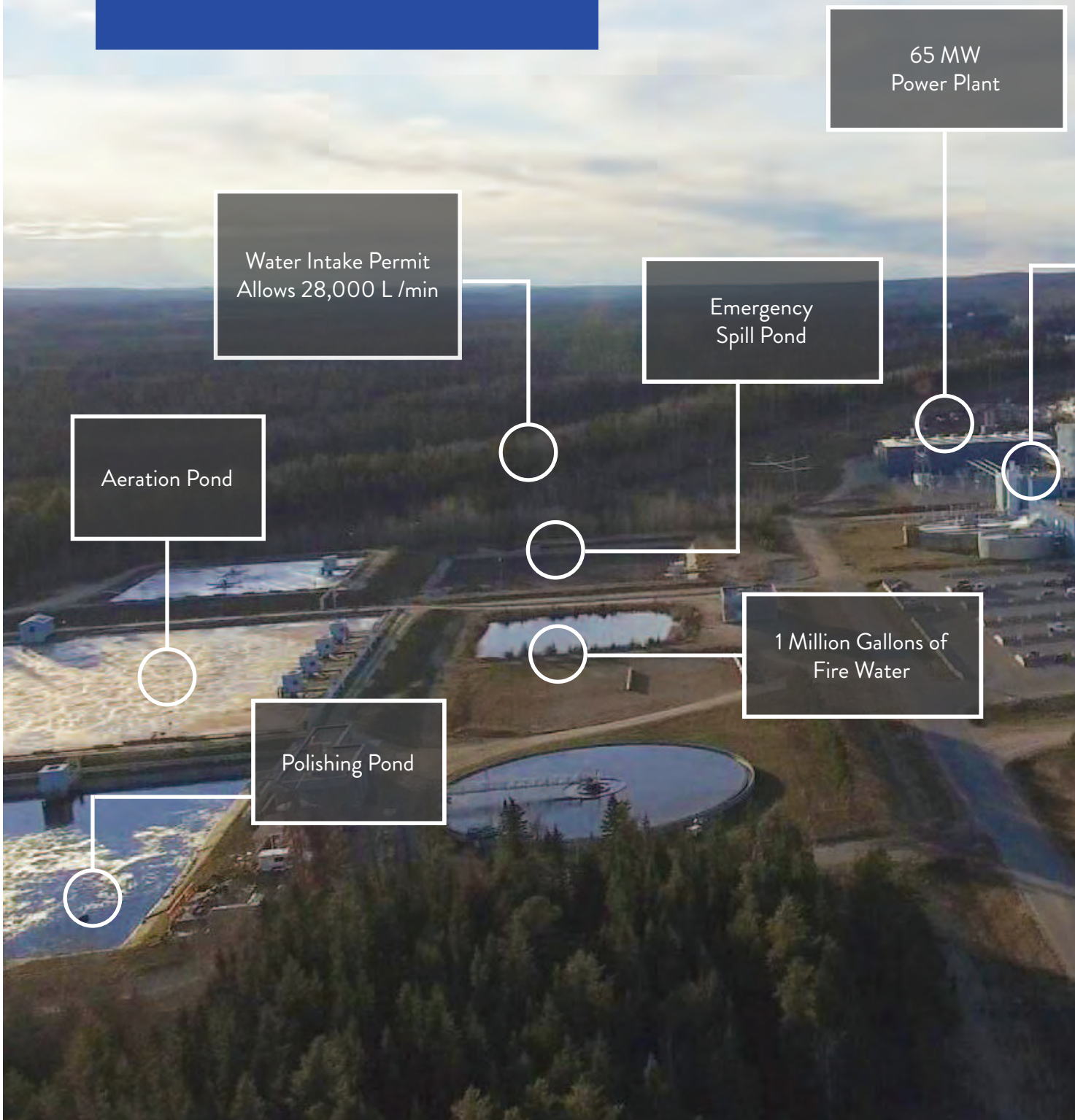
On behalf of the Town of Whitecourt and Woodlands County, which includes the hamlets of Fort Assiniboine, Goose Lake and Blue Ridge, we invite you to be part of our future.

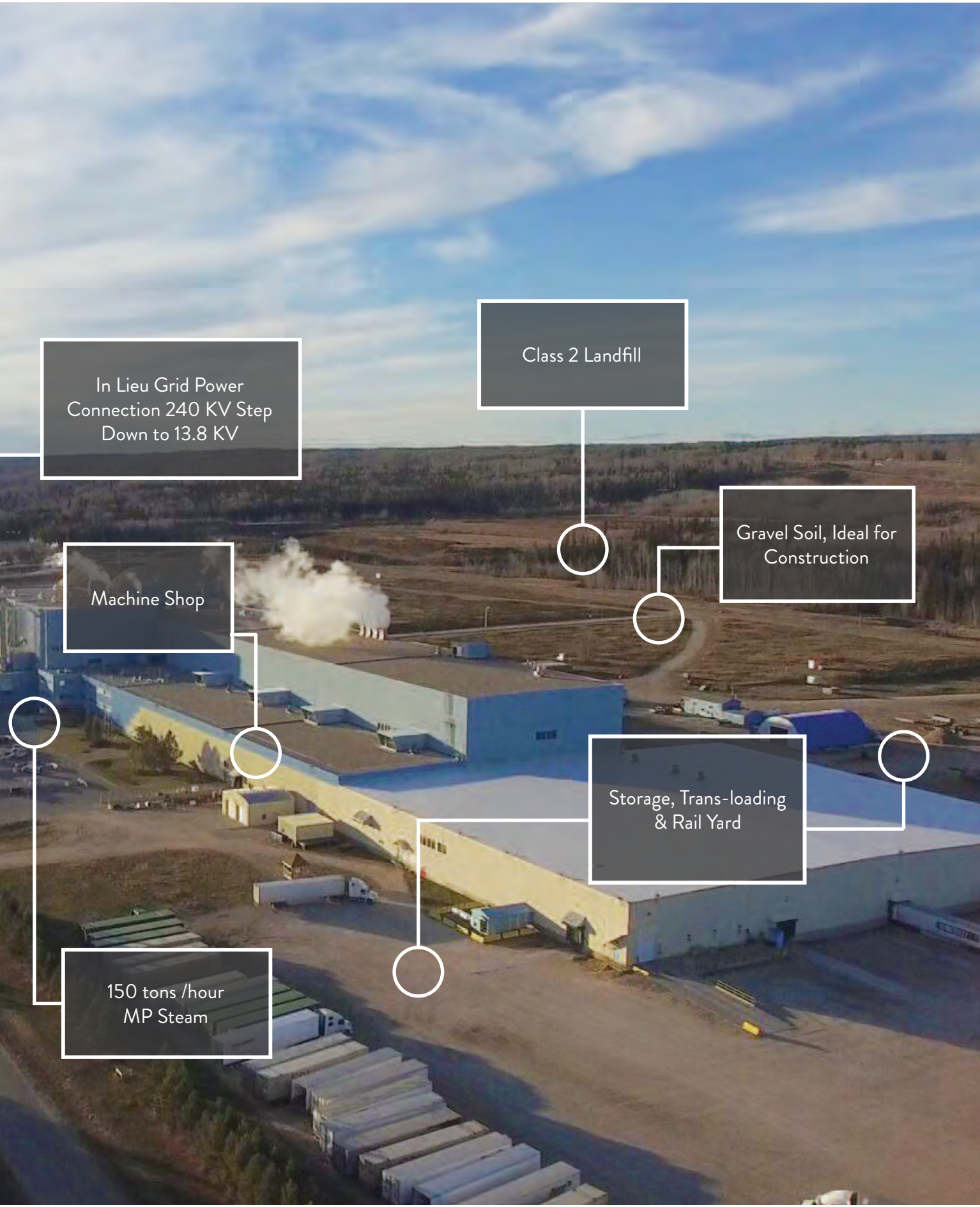




Rotary Park continues to be a summer favourite not only for residents, but also for tourists from across the region and province. Recognized on a variety of online blogs as a “must-do family day trip”, Rotary Park’s reputation and popularity across the province continues to grow each year.

OUR SITE





In Lieu Grid Power
Connection 240 KV Step
Down to 13.8 KV

Class 2 Landfill

Gravel Soil, Ideal for
Construction

Machine Shop

Storage, Trans-loading
& Rail Yard

150 tons /hour
MP Steam

MAJOR ADVANTAGES OF OUR SITE



SITE SPECIFIC

- Excess capacity in steam and water systems for third party use
- Environmentally permitted site with large excess of land available for development
- Coarse gravel soil at site ideal for construction
- Class 2 landfill available
- Existing electrical grid tie-in and on site power plant for reduced power costs
- Trans-loading facility with qualified personnel and heavy lift capabilities
- Access to ANC industry leading operations group and skilled trades/ workforce

REGIONALLY

- Near existing natural gas, natural gas liquids, condensate and crude oil pipelines
- Access to major highway, rail and pipeline routes
- Located in the Duvernay shale formation
- Competitive tax rates
- Potential savings for site development fees
- Large skilled labour pool in the region to draw upon



PROCESS UTILITIES

We have excess capacity in most of our utilities, which can be supplied on an “over the fence” basis. This significantly reduces capital requirements for projects.

Some of the key utilities available are:

STEAM

150 metric tons /hour of medium pressure (275 PSI) steam

WATER INTAKE

Operating permits include 28,000 L/min of intake capacity from the Athabasca River

FIRE WATER

One million gallons of fire water supplied by redundant electrical and diesel pumps (150 PSI)

WATER DISCHARGE

State of the art waste water treatment plant with additional capacity





TRANS-LOADING

We currently offer trans-loading services from rail to truck or truck to rail, including:

- A rail yard and track mobile for moving cars inside the yard
- Shunt track for loading and rail car storage
- Four loading arms
- Truck weigh station
- In yard truck for moving trailers and access to trailer storage yard
- Qualified and experienced trans-loading personnel
- Secondary containment facilities

POWER, NATURAL GAS & PIPELINES



Our site has excess electrical capacity and infrastructure available for third party use to reduce overall electrical costs. The three transformers connect to a 240 kV transmission line and have considerable excess capacity; there is also planning and room for a fourth transformer. A 2.4 kV transmission line is also connected to the site serves as a back-up. Power can also be generated at site from our 65 MW power plant when peak power rates are in effect.

Natural gas is supplied to the site through two pipelines, a three and six inch connection. These lines have 17,500 standard cubic meters per day of

excess capacity. The site is skirted by a major natural gas pipeline as well as several other pipelines should additional natural gas or other feed stocks be required.

Pipelines near the site:

- Crude Oil
- Condensate
- Wet Natural Gas
- Dry Natural Gas
- Ethane Plus
- Propane Plus



MACHINE SHOP

Our state of the art facility has a well-equipped machine shop and skilled workers to match. Savings can be realized by integrating with our staff and maintenance facilities. Currently we have 30 mechanical tradesmen possessing millwright, pipe fitting, welding, machinist, and heavy duty mechanic interprovincial trades tickets. We also have 20 E&I technicians possessing both electrical and instrumentation interprovincial trades tickets.

Our machine shop also has:

- CNC machine
- Lathes
- Drill Presses
- Bearing Presses
- Several cranes including a 10 ton gantry crane
- Sand Blasting and Washing Facilities

LIFE IN WHITECOURT

Whitecourt offers a high quality of life outside of work.

Whitecourt offers a high quality of life outside of work. The central location outside a large urban center offers countless opportunities for leisure and recreation. During the summer months, the lush forests are the perfect location for avid fishermen, mountain bikers, hikers and all-terrain vehicle enthusiasts. In the winter Whitecourt is the Snowmobile Capital of Alberta and also offers cross country skiing, ice fishing and hunting.

Whitecourt offers more than 100 free programs to its residents, as well as a number of parks:

- Rotary Park is geared towards young families, it includes the Whitecourt River Slides, Splash Park, a newly constructed playground, and an Off Leash Dog Park.
- Centennial Park is located at the south end of the town and connects to 50 km of walking trails through the community.
- Eastlink Park is a ski hill where parents can teach their kids to ski at an affordable price.
- Riverboat Park is along the edge of the Athabasca River, it is an excellent picnicking, fishing and boating area.



Whitecourt also has robust urban infrastructure. The community's utilities can accommodate a doubling of the population.

The residents have excellent access to health care services through the Whitecourt Health Care Centre and several family medical clinics. In the majority of cases, sick patients can be seen by a family physician in less than 24 hours.



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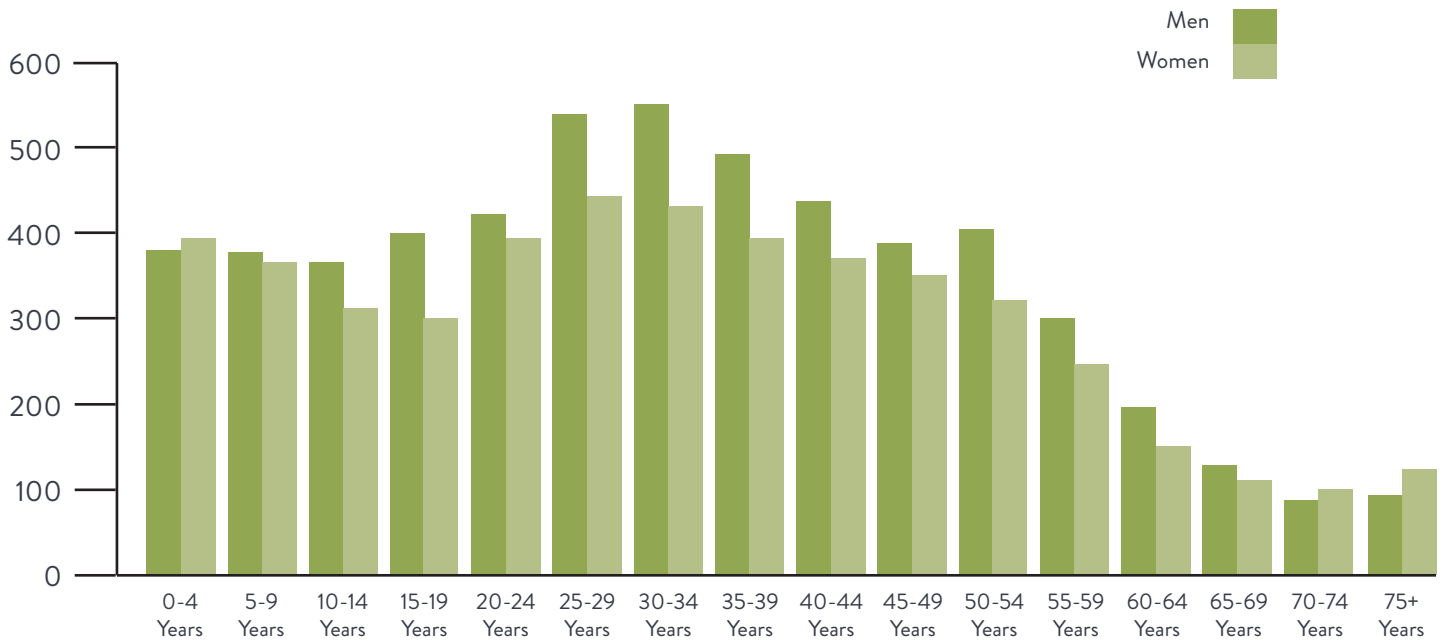
WHITECOURT POPULATION

Whether you just moved to our community, or are thinking of it, Whitecourt welcomes you. Whitecourt is a young, vibrant community that offers excellent quality of life and countless opportunities and experiences.

- 11,000 people reside in Whitecourt
- 50,000 live within the primary trading area
- Average population age of 32
- 5% annual growth rate

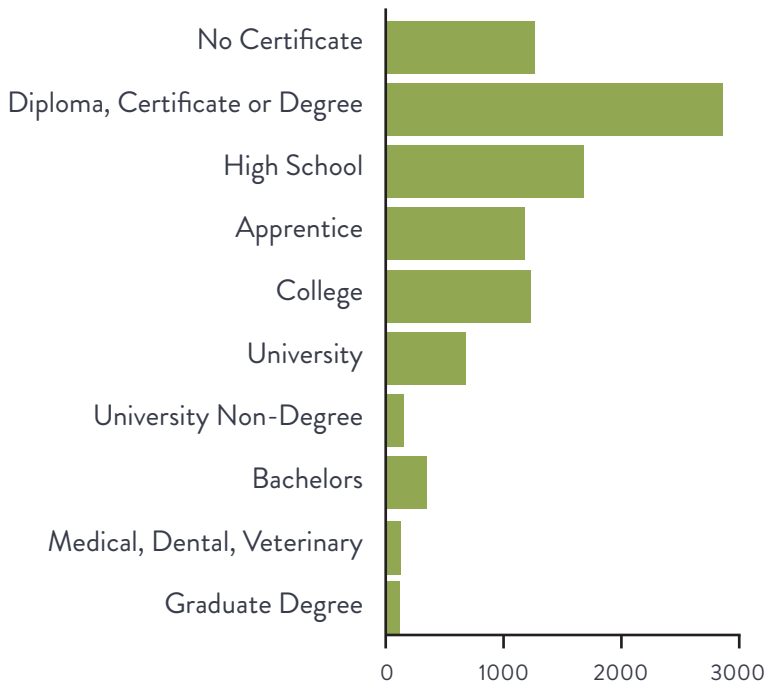


WHITECOURT POPULATION



SKILLED WORKFORCE

The region also has a young, dynamic and skilled workforce to draw upon.



ECONOMY

With a population of around 11,000 in Whitecourt and 50,000 in the primary trading area, the region is a modern urban center with diverse population and robust economy. The two major employment sectors in the region are Forestry and Oil and Gas.



OIL & GAS

Whitecourt is a regional service hub for companies servicing conventional oil and gas operations west of Edmonton and south of Grande Prairie.

FORESTRY

The forestry sector is a major driver of the economy and is the region's largest employer.

- Millar Western Forest Products produces pulp and dimensional lumber and employs 425 residents
- Blue Ridge Lumber produces multi-density fiber board (MDF) and dimensional lumber; they have 325 full time employees
- ANC produces pulp and paper while employing 250 residents



MAJOR INVESTMENTS IN THE AREA

Pembina Pipeline Construction Phase 3 Fox Creek to Namao	\$2 Billion
Alberta Newsprint Power Plant	\$70 Million
Living Waters Catholic School Construction	\$21 Million
Millar Western Bio-Energy Project	\$42 Million
Kanata Travel Centre Hotel Development	\$12 Million
Water System Upgrades	\$7 Million
Athabasca Flats Servicing & Road Extensions	\$6 Million
Private Railway Development	\$5 Million
Eastlink Park Development	\$3 Million
Gateway Plaza Mall	\$3 Million

The Allan & Jean Millar Centre provides a venue for tournaments, trade shows and culture events. It has quickly become one of Whitecourt's main community meeting places.

The Allan & Jean Millar Centre offers:

- ATB Financial Fieldhouse - a multi-use area that can be configured for a variety of sports and events including: soccer, volleyball, basketball and badminton
- Alliance Pipeline Aquatic Centre - 25-metre pool, steam room, DCL Siemens Hot Tub, leisure pool, Infratech Water Play Park, tot pool, Whitecourt Transport Waterslide, lazy river and seating for approximately 175 people
- A.S.A.P. Heating and Well Service Fitness Centre - state of the art equipment, and offers complimentary and registered fitness classes
- Other amenities include: Life Med Clinic Kid's Corner, McDonalds Go Active Zone, Rotary Running Track, Boardroom and Classroom

RECREATION

The Allan & Jean Millar Centre offers recreation and leisure activities for all ages and skill levels.



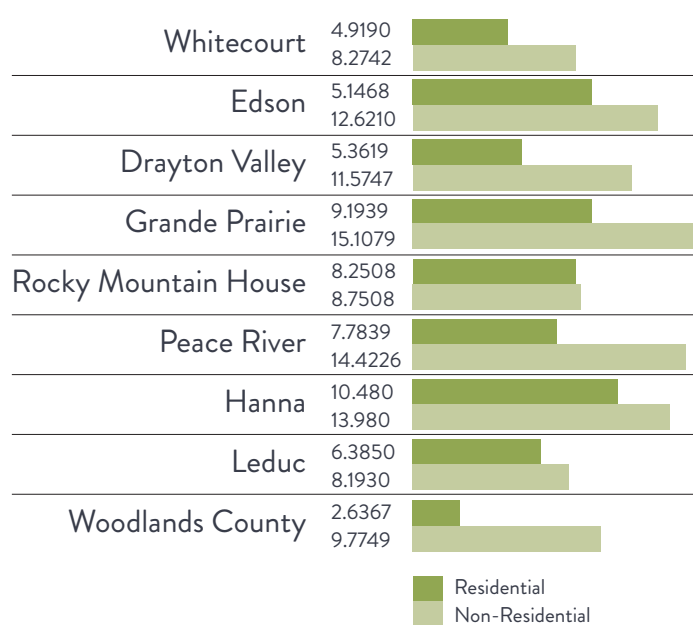
COMPETITIVE TAX RATES



Affordable Cost of Living and Low Cost of Doing Business in Whitecourt:

COMMERCIAL	
Average lease rate (retail/ commercial)	\$10 - \$12/sq.ft
Average lease rate in strip malls	\$8 - \$12/sq.ft
Average lease rate on Highway 43 (commercial)	\$19 - \$24/sq.ft
Average lease rate (industrial)	\$9 - \$14/sq.ft
Cost of serviced industrial land for sale	\$190,000/acre
RESIDENTIAL	
Rental rate for house	\$1,200 - \$1,500/month
Rental rate for apartments & duplexes	\$800 - \$1,200/month
Average home price	\$366,000
Current accomodation vacancy rate	0.4%

Tax Rate Comparison (Municipal):



Municipal Taxes & Service Rates:

WHITECOURT MILL RATES (Municipal)	Non-Residential	Residential
2010	7.8323	5.1258
2011	8.1041	5.3037
2012	8.3877	5.4893
2013	8.2227	5.2312
2014	8.3628	5.1930
2015	8.2842	4.9000
2016	8.2742	4.9190

PROJECT OPPORTUNITIES

Project	Feed Stock	Power	Steam	Fire Water	Machine Shop	Landfill	Water Treatment	Rail Yard	Truck Yard
Oil & Gas									
Gas to Methanol Plant	●		●	●	●	◐	◐	●	●
Gas to Dimethyl Ether Plant	●		●	●	●	◐	◐	●	●
Micro-LNG Facility	●	●		●	●	◐	◐	●	●
Frac Water Recycling	●	●	●	●	●	◐	◐	●	●
Trans-loading	●	●		●		◐	◐	●	●
Partial Upgrader	●	●	●	●	●	◐	◐	●	●
Diluent Recovery Plant	●	●	●	●	●	◐	◐	●	●
Propylene Plant	●	●	●	●	●	◐	◐	●	●
Gas to Gasoline Plant	●		●	●	●	◐	◐	●	●
Gas to Diesel Plant	●		●	●	●	◐	◐	●	●
Gas to Diluent Plant	●		●	●	●	◐	◐	●	●
Other									
Forestry Industry	●	●	●	●	●	●	●	●	●
Metals Processing		●	●	●	●	◐	◐	●	●
Effluent Treatment	●	●	●	●	●	◐	◐	●	●

- Available
- ◐ Requires further processing before use

REALIZE THE POTENTIAL OF ANC & WHITECOURT

WHITECOURT

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- Existing electrical grid tie-in and power generation facility for reduced power costs
- Trans-loading facility with qualified personnel and heavy lift capabilities
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ALBERTA NEWSPRINT COMPANY

For more information on how you can develop a greenfield project on our site, please contact us.

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