

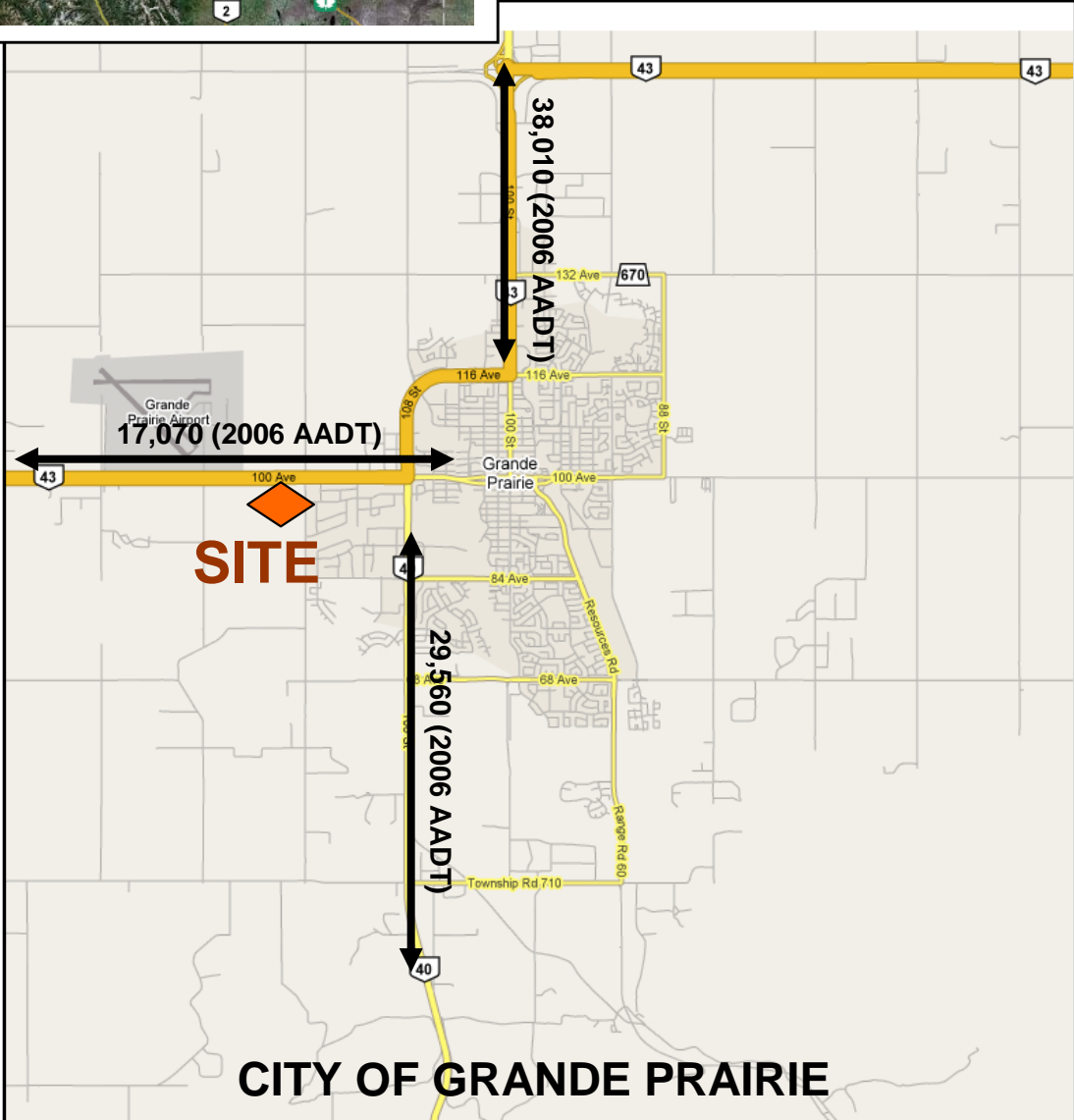
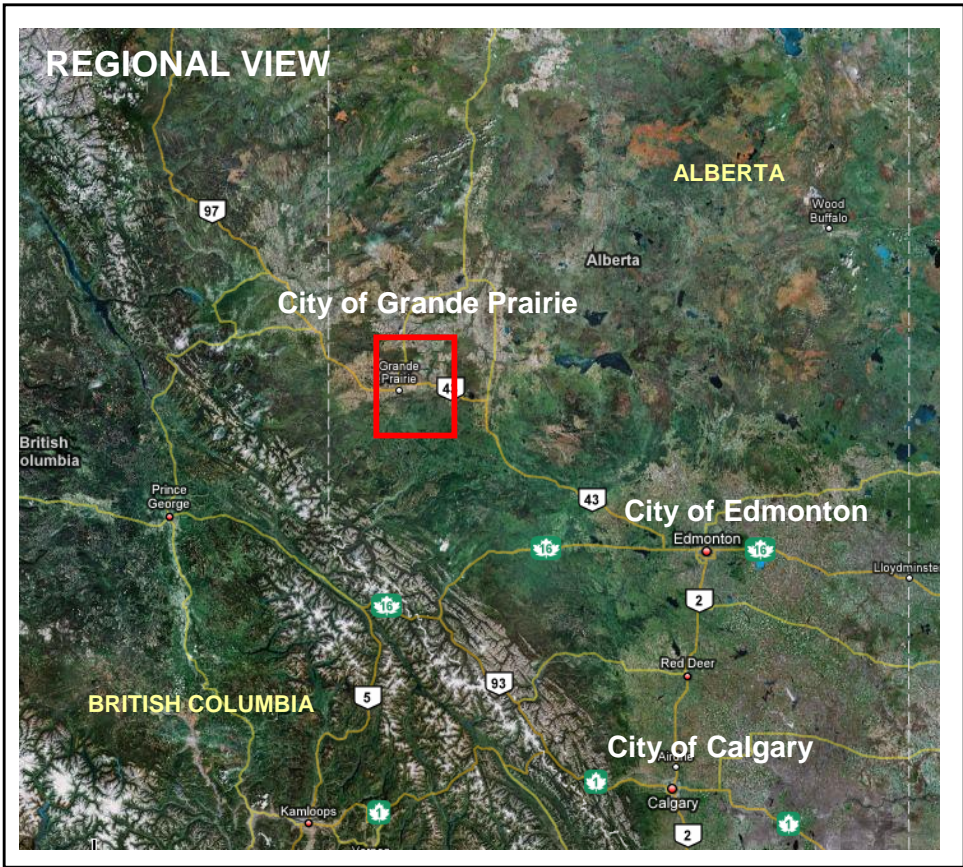
Grande Prairie Power Centre

**Grande Prairie, Alberta
Demographic and Market Profile**

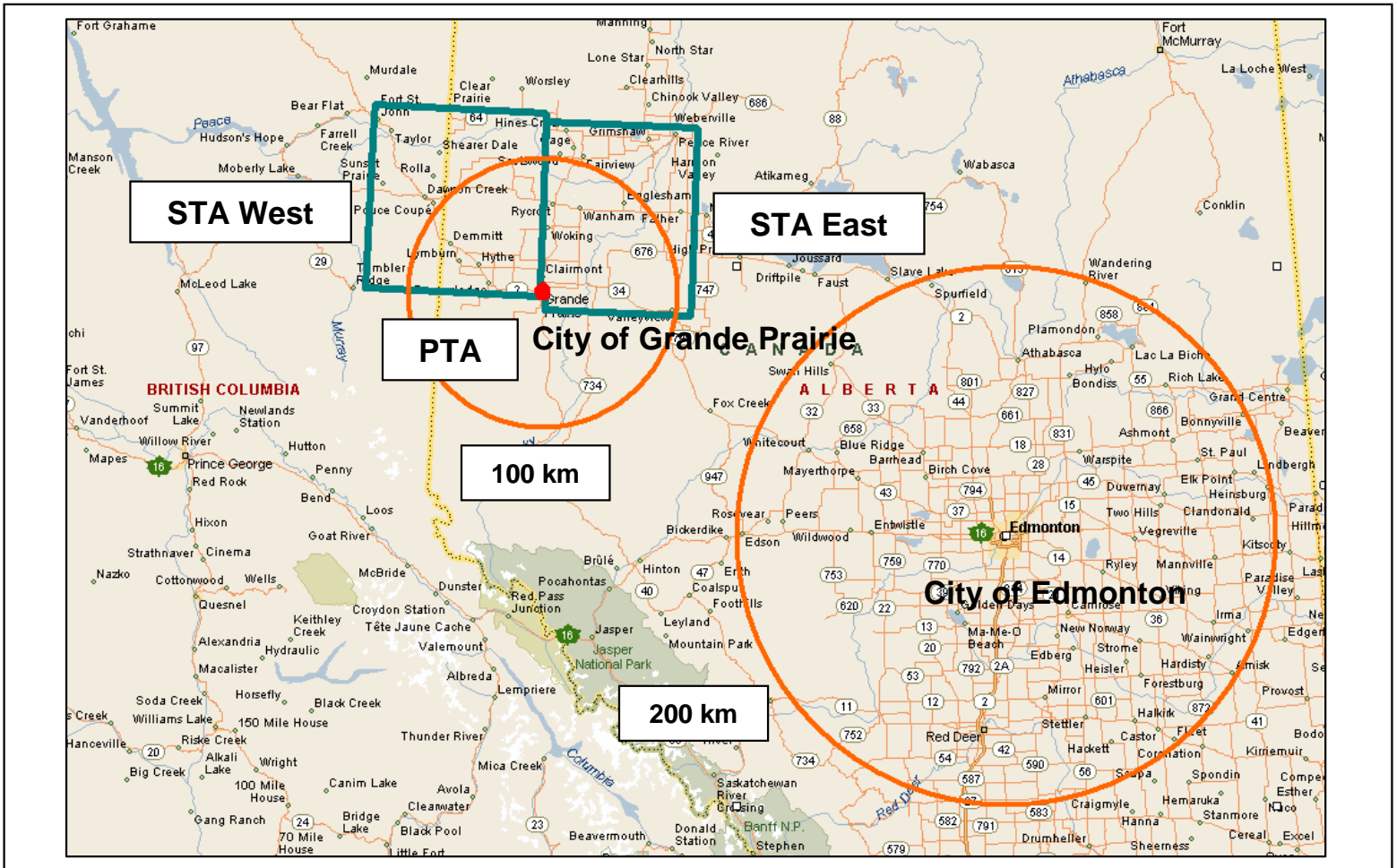
Prepared for:

Kovac Development Corporation

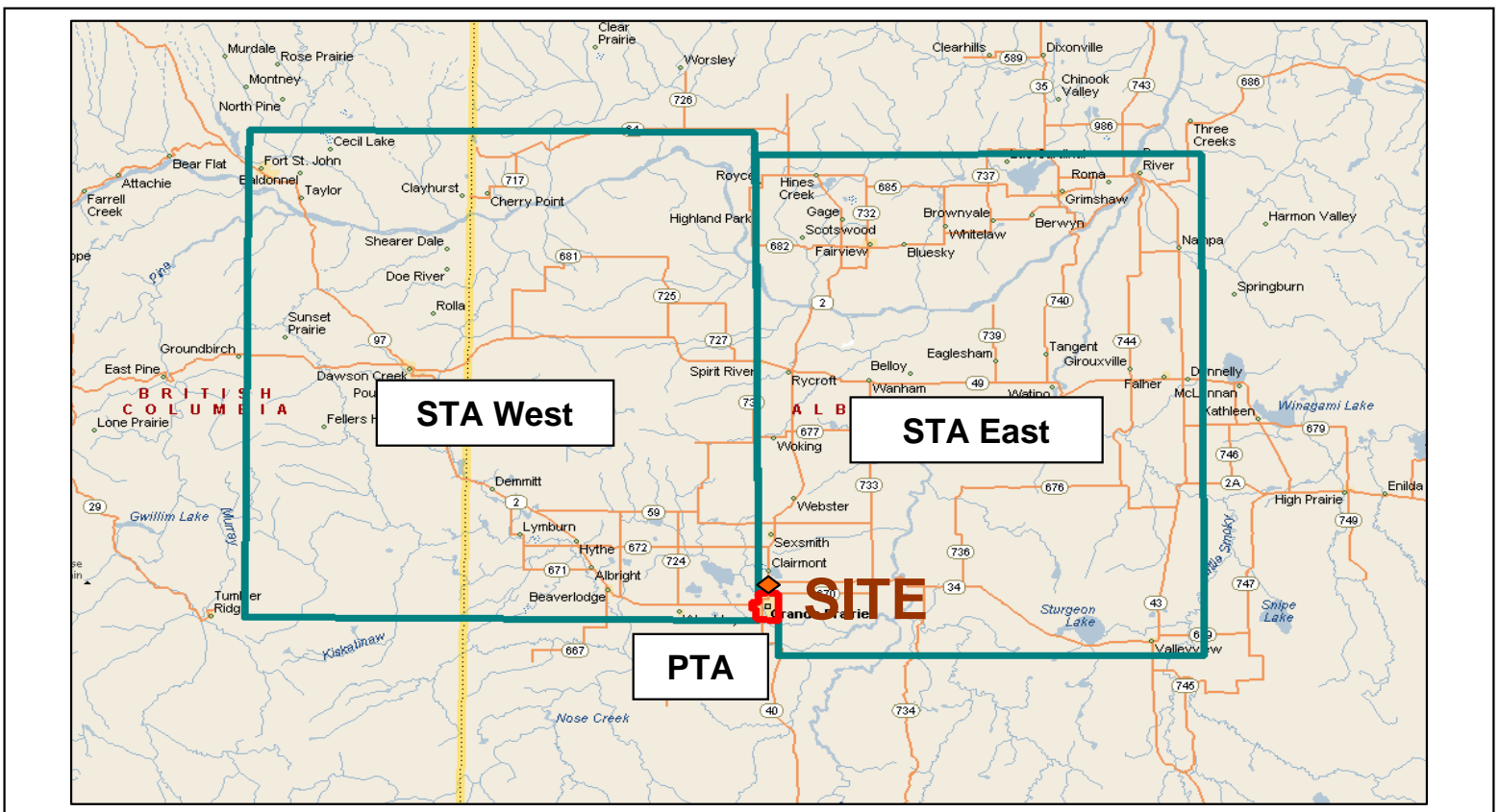
January, 2008



Regional Map 1: Trade Area Coverage



Regional Map 2: Trade Area Coverage

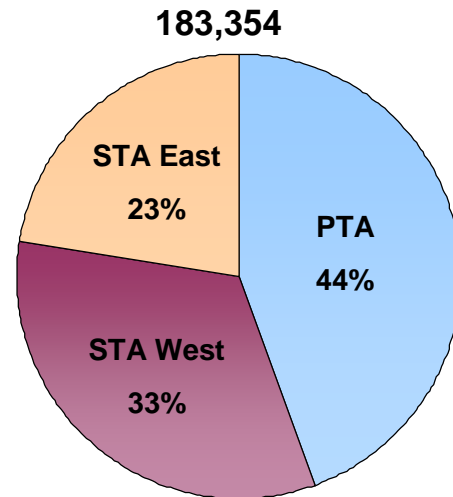
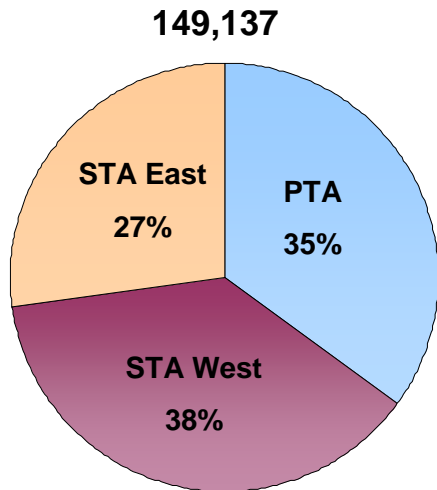


Trade Area Population Summary

| | 2001 Actual | 2006 | 2008 Projected | 2009 | 2010 | 2015 | 2020 |
|---------------------------|----------------|----------------|-------------------|----------------|----------------|----------------|----------------|
| Primary Trade Area | | | | | | | |
| TOTAL | 36,983 | 47,076 | 52,099 | 54,600 | 57,221 | 68,814 | 81,729 |
| STA West | | | | | | | |
| TOTAL | 54,873 | 55,975 | 56,469 | 56,729 | 56,998 | 58,489 | 60,232 |
| STA East | | | | | | | |
| TOTAL | 40,574 | 40,543 | 40,569 | 40,608 | 40,650 | 40,917 | 41,393 |
| OVERALL TOTAL | 132,430 | 143,594 | 149,137 | 151,937 | 154,870 | 168,220 | 183,354 |

Projected 2008 Population Summary

Projected 2020 Population Summary

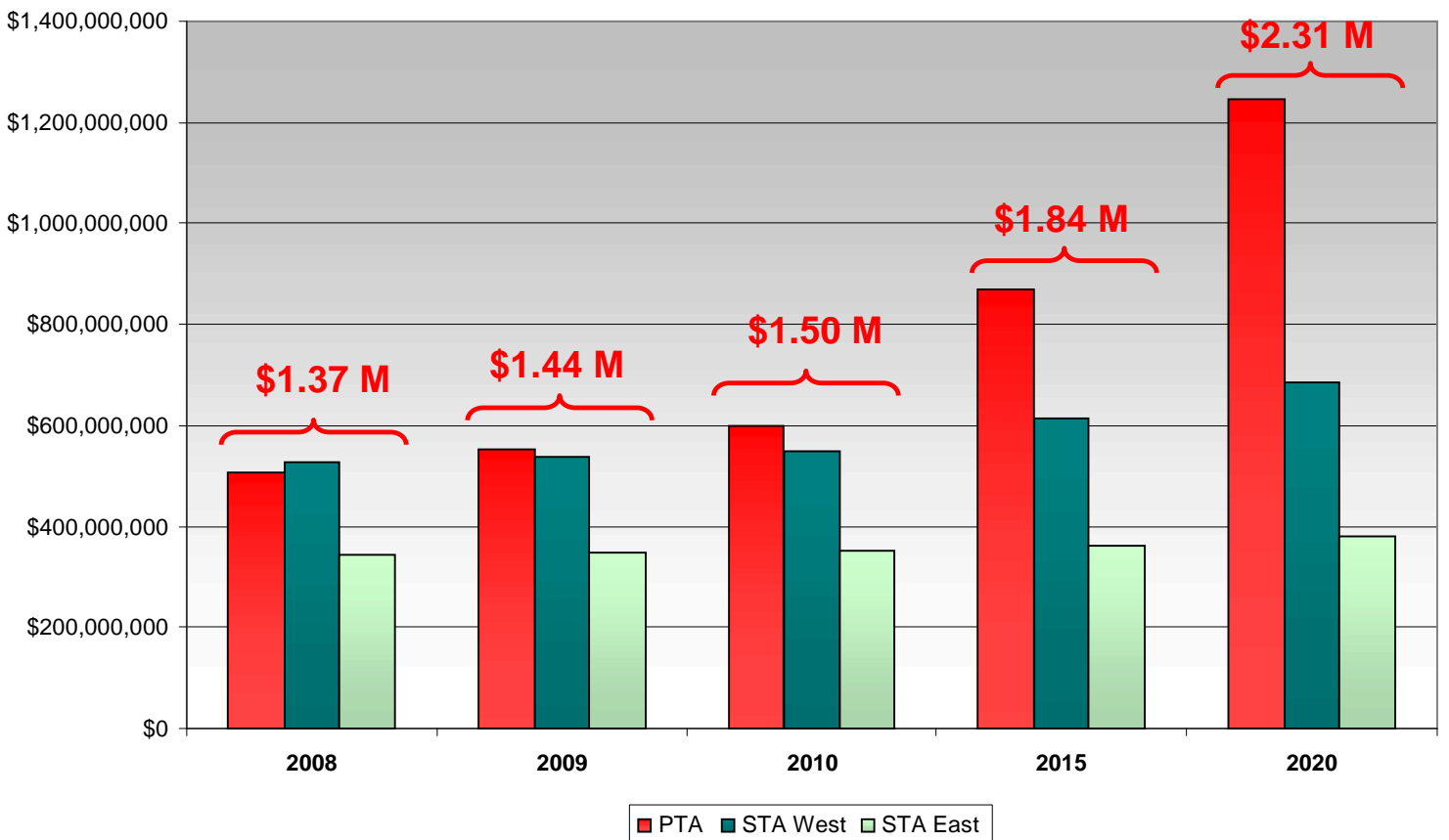


Trade Area Population by Communities

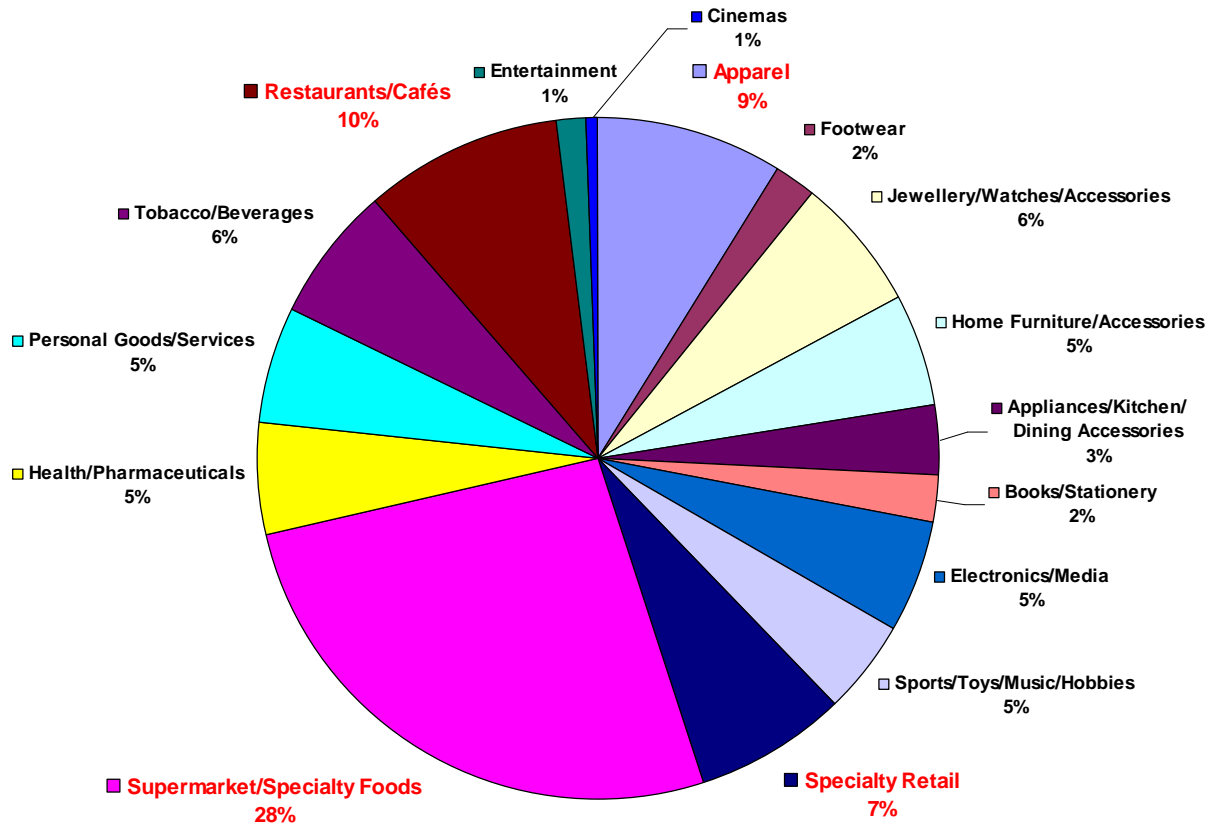
| | 2001 Actual | 2006 | Average Annual Growth Rate % | 2008 | 2009 | 2010 | 2015 | 2020 |
|---------------------------------|----------------|----------------|---------------------------------|----------------|----------------|----------------|----------------|----------------|
| Primary Trade Area | | | | | | | | |
| City of Grande Prairie (1) | 36,983 | 47,076 | 4.9% | 52,099 | 54,600 | 57,221 | 68,814 | 81,729 |
| TOTAL | 36,983 | 47,076 | | 52,099 | 54,600 | 57,221 | 68,814 | 81,729 |
| Secondary Trade Area | | | | | | | | |
| STA West | | | | | | | | |
| Urban Communities | | | | | | | | |
| Beaverlodge, Alberta | 2,110 | 2,264 | 1.4% | 2,327 | 2,359 | 2,391 | 2,561 | 2,742 |
| Dawson Creek, British Columbia | 10,754 | 10,994 | 0.4% | 11,089 | 11,138 | 11,186 | 11,430 | 11,680 |
| Fort St. John, British Columbia | 16,051 | 17,702 | 2.0% | 18,407 | 18,770 | 19,140 | 21,104 | 23,269 |
| Wembley, Alberta | 1,497 | 1,443 | -0.7% | 1,420 | 1,409 | 1,397 | 1,342 | 1,289 |
| Sub-Total | 30,412 | 32,403 | | 33,243 | 33,675 | 34,114 | 36,437 | 38,981 |
| Rural Communities | 24,461 | 23,572 | -0.7% | 23,226 | 23,054 | 22,884 | 22,052 | 21,251 |
| TOTAL | 54,873 | 55,975 | | 56,469 | 56,729 | 56,998 | 58,489 | 60,232 |
| STA East | | | | | | | | |
| Urban Communities | | | | | | | | |
| Fairview, Alberta | 3,155 | 3,297 | 0.9% | 3,354 | 3,382 | 3,411 | 3,560 | 3,715 |
| Falher, Alberta | 1,109 | 941 | -3.2% | 900 | 900 | 900 | 900 | 900 |
| Grimshaw, Alberta | 2,435 | 2,537 | 0.8% | 2,577 | 2,597 | 2,618 | 2,722 | 2,831 |
| Peace River, Alberta | 6,240 | 6,315 | 0.2% | 6,343 | 6,357 | 6,372 | 6,443 | 6,516 |
| Sexsmith, Alberta | 1,653 | 1,959 | 3.5% | 2,095 | 2,166 | 2,240 | 2,649 | 3,134 |
| Valleyview, Alberta | 1,856 | 1,725 | -1.5% | 1,673 | 1,648 | 1,623 | 1,504 | 1,500 |
| Sub-Total | 16,448 | 16,774 | | 16,942 | 17,051 | 17,163 | 17,778 | 18,596 |
| Rural Communities | 24,126 | 23,769 | -0.3% | 23,628 | 23,557 | 23,487 | 23,140 | 22,797 |
| TOTAL | 40,574 | 40,543 | | 40,569 | 40,608 | 40,650 | 40,917 | 41,393 |
| TOTAL TRADE AREA | 132,430 | 143,594 | | 149,137 | 151,937 | 154,870 | 168,220 | 183,354 |

(1) Utilized growth rates as projected by the City of Grand Prairie: 5.2% growth for the next 2 years, 4.8% for following 3 years, and 3.5% thereafter.

| | 2005 Actual | % Growth per Annum | 2008 Projected | 2009 | 2010 | 2015 | 2020 |
|--------------------|-------------|--------------------|----------------|----------|----------|-----------|-----------|
| Primary Trade Area | \$78,357 | 3.8% | \$87,633 | \$90,964 | \$94,420 | \$113,776 | \$137,100 |
| STA West | \$63,909 | 1.7% | \$67,224 | \$68,367 | \$69,529 | \$75,643 | \$82,296 |
| STA East | \$66,283 | 0.6% | \$67,483 | \$67,888 | \$68,295 | \$70,369 | \$72,506 |
| Alberta | \$76,068 | 3.5% | \$84,338 | \$87,290 | \$90,345 | \$107,301 | \$127,441 |
| Canada | \$66,231 | 3.0% | \$72,372 | \$74,544 | \$76,780 | \$89,009 | \$103,186 |



2008 Market Expenditure Potential by Category



PTA Market Expenditure Potential

| RETAIL/LEISURE CATEGORIES | 2008 | | 2009 | | 2010 | | 2015 | | 2020 | |
|--|---------------|----------------------|---------------|----------------------|---------------|----------------------|---------------|----------------------|---------------|------------------------|
| | % of Total | C\$ | % of Total | C\$ | % of Total | C\$ | % of Total | C\$ | % of Total | C\$ |
| COMPARISON | | | | | | | | | | |
| Apparel | 8.9% | \$45,366,245 | 8.9% | \$49,350,490 | 8.9% | \$53,684,647 | 8.9% | \$77,796,409 | 8.9% | \$111,339,193 |
| Footwear | 2.1% | \$10,695,618 | 2.1% | \$11,634,950 | 2.1% | \$12,656,778 | 2.1% | \$18,341,405 | 2.1% | \$26,249,505 |
| Jewellery/Watches/Accessories | 6.4% | \$32,647,673 | 6.4% | \$35,514,922 | 6.4% | \$38,633,984 | 6.4% | \$55,985,937 | 6.4% | \$80,124,894 |
| Home Furniture/Accessories | 5.4% | \$27,159,659 | 5.4% | \$29,544,929 | 5.4% | \$32,139,683 | 5.4% | \$46,574,804 | 5.4% | \$66,656,046 |
| Appliances/Kitchen/Dining Access. | 3.0% | \$15,162,140 | 3.0% | \$16,493,740 | 3.0% | \$17,942,286 | 3.0% | \$26,000,831 | 3.0% | \$37,211,377 |
| Books/Stationery | 2.4% | \$12,177,782 | 2.4% | \$13,247,284 | 2.4% | \$14,410,713 | 2.4% | \$20,883,098 | 2.4% | \$29,887,077 |
| Electronics/Media | 5.3% | \$26,719,016 | 5.3% | \$29,065,586 | 5.3% | \$31,618,242 | 5.3% | \$45,819,165 | 5.3% | \$65,574,606 |
| Sports/Toys/Music/Hobbies | 4.8% | \$24,175,301 | 4.8% | \$26,298,473 | 4.8% | \$28,608,110 | 4.8% | \$41,457,071 | 4.8% | \$59,331,746 |
| Specialty Retail | 6.6% | \$33,328,667 | 6.6% | \$36,255,724 | 6.6% | \$39,439,847 | 6.6% | \$57,153,742 | 6.6% | \$81,796,210 |
| Sub-total | 44.8% | \$227,432,100 | 44.8% | \$247,406,097 | 44.8% | \$269,134,290 | 44.8% | \$390,012,461 | 44.8% | \$558,170,654 |
| CONVENIENCE | | | | | | | | | | |
| Supermarket/Specialty Foods | 26.0% | \$132,152,972 | 26.0% | \$143,759,175 | 26.0% | \$156,384,680 | 26.0% | \$226,622,829 | 26.0% | \$324,333,772 |
| Health/Pharmaceuticals | 4.9% | \$24,756,149 | 4.9% | \$26,930,333 | 4.9% | \$29,295,463 | 4.9% | \$42,453,140 | 4.9% | \$60,757,281 |
| Personal Goods/Services | 5.5% | \$28,121,063 | 5.5% | \$30,590,767 | 5.5% | \$33,277,371 | 5.5% | \$48,223,469 | 5.5% | \$69,015,553 |
| Tobacco/Beverages | 6.1% | \$31,125,450 | 6.1% | \$33,859,011 | 6.1% | \$36,832,645 | 6.1% | \$53,375,550 | 6.1% | \$76,389,009 |
| Sub-total | 42.6% | \$216,155,634 | 42.6% | \$235,139,286 | 42.6% | \$255,790,159 | 42.6% | \$370,674,987 | 42.6% | \$530,495,615 |
| LEISURE/ENTERTAINMENT | | | | | | | | | | |
| Restaurants/Cafés | 10.3% | \$52,456,598 | 10.3% | \$57,063,546 | 10.3% | \$62,075,095 | 10.3% | \$89,955,318 | 10.3% | \$128,740,550 |
| Entertainment | 1.6% | \$7,991,670 | 1.6% | \$8,693,530 | 1.6% | \$9,457,031 | 1.6% | \$13,704,533 | 1.6% | \$19,613,394 |
| Cinemas | 0.7% | \$3,344,884 | 0.7% | \$3,638,645 | 0.7% | \$3,958,206 | 0.7% | \$5,735,982 | 0.7% | \$8,209,115 |
| Sub-total | 12.6% | \$63,793,152 | 12.6% | \$69,395,722 | 12.6% | \$75,490,331 | 12.6% | \$109,395,833 | 12.6% | \$156,563,059 |
| Total Area Retail & Leisure Expenditure | 100.0% | \$507,380,886 | 100.0% | \$551,941,105 | 100.0% | \$600,414,781 | 100.0% | \$870,083,282 | 100.0% | \$1,245,229,328 |

STA West Market Expenditure Potential

| RETAIL/LEISURE CATEGORIES | 2008 | | 2009 | | 2010 | | 2015 | | 2020 | |
|--|---------------|----------------------|---------------|----------------------|---------------|----------------------|---------------|----------------------|---------------|----------------------|
| | % of Total | C\$ | % of Total | C\$ | % of Total | C\$ | % of Total | C\$ | % of Total | C\$ |
| COMPARISON | | | | | | | | | | |
| Apparel | 8.8% | \$46,217,497 | 8.8% | \$47,219,892 | 8.8% | \$48,250,792 | 8.8% | \$53,866,648 | 8.8% | \$60,349,582 |
| Footwear | 2.0% | \$10,773,754 | 2.0% | \$11,007,422 | 2.0% | \$11,247,735 | 2.0% | \$12,556,846 | 2.0% | \$14,068,082 |
| Jewellery/Watches/Accessories | 6.4% | \$33,751,406 | 6.4% | \$34,483,428 | 6.4% | \$35,236,267 | 6.4% | \$39,337,377 | 6.4% | \$44,071,690 |
| Home Furniture/Accessories | 5.0% | \$26,052,462 | 5.0% | \$26,617,505 | 5.0% | \$27,198,615 | 5.0% | \$30,364,232 | 5.0% | \$34,018,614 |
| Appliances/Kitchen/Dining Access. | 3.4% | \$17,781,461 | 3.4% | \$18,167,117 | 3.4% | \$18,563,739 | 3.4% | \$20,724,352 | 3.4% | \$23,218,560 |
| Books/Stationery | 2.3% | \$12,251,570 | 2.3% | \$12,517,289 | 2.3% | \$12,790,566 | 2.3% | \$14,279,245 | 2.3% | \$15,997,775 |
| Electronics/Media | 5.1% | \$26,982,056 | 5.1% | \$27,567,260 | 5.1% | \$28,169,106 | 5.1% | \$31,447,677 | 5.1% | \$35,232,453 |
| Sports/Toys/Music/Hobbies | 4.6% | \$24,002,589 | 4.6% | \$24,523,172 | 4.6% | \$25,058,560 | 4.6% | \$27,975,098 | 4.6% | \$31,341,944 |
| Specialty Retail | 7.3% | \$38,161,018 | 7.3% | \$38,988,678 | 7.3% | \$39,839,875 | 7.3% | \$44,476,794 | 7.3% | \$49,829,644 |
| Sub-total | 44.9% | \$235,973,813 | 44.9% | \$241,091,762 | 44.9% | \$246,355,254 | 44.9% | \$275,028,269 | 44.9% | \$308,128,343 |
| CONVENIENCE | | | | | | | | | | |
| Supermarket/Specialty Foods | 26.7% | \$140,368,665 | 26.7% | \$143,413,069 | 26.7% | \$146,544,049 | 26.7% | \$163,600,149 | 26.7% | \$183,289,678 |
| Health/Pharmaceuticals | 5.3% | \$28,078,500 | 5.3% | \$28,687,484 | 5.3% | \$29,313,787 | 5.3% | \$32,725,586 | 5.3% | \$36,664,160 |
| Personal Goods/Services | 5.4% | \$28,269,186 | 5.4% | \$28,882,306 | 5.4% | \$29,512,862 | 5.4% | \$32,947,831 | 5.4% | \$36,913,153 |
| Tobacco/Beverages | 6.6% | \$34,800,178 | 6.6% | \$35,554,947 | 6.6% | \$36,331,179 | 6.6% | \$40,559,724 | 6.6% | \$45,441,150 |
| Sub-total | 44.0% | \$231,516,530 | 44.0% | \$236,537,807 | 44.0% | \$241,701,877 | 44.0% | \$269,833,290 | 44.0% | \$302,308,141 |
| LEISURE/ENTERTAINMENT | | | | | | | | | | |
| Restaurants/Cafés | 9.4% | \$49,244,636 | 9.4% | \$50,312,685 | 9.4% | \$51,411,106 | 9.4% | \$57,394,788 | 9.4% | \$64,302,339 |
| Entertainment | 1.3% | \$6,626,335 | 1.3% | \$6,770,052 | 1.3% | \$6,917,855 | 1.3% | \$7,723,016 | 1.3% | \$8,652,493 |
| Cinemas | 0.5% | \$2,574,260 | 0.5% | \$2,630,092 | 0.5% | \$2,687,512 | 0.5% | \$3,000,308 | 0.5% | \$3,361,400 |
| Sub-total | 11.1% | \$58,445,231 | 11.1% | \$59,712,828 | 11.1% | \$61,016,473 | 11.1% | \$68,118,113 | 11.1% | \$76,316,232 |
| Total Area Retail & Leisure Expenditure | 100.0% | \$525,935,574 | 100.0% | \$537,342,397 | 100.0% | \$549,073,603 | 100.0% | \$612,979,671 | 100.0% | \$686,752,716 |

STA East Market Expenditure Potential

| RETAIL/LEISURE CATEGORIES | 2008 | | 2009 | | 2010 | | 2015 | | 2020 | |
|--|---------------|----------------------|---------------|----------------------|---------------|----------------------|---------------|----------------------|---------------|----------------------|
| | % of Total | C\$ | % of Total | C\$ | % of Total | C\$ | % of Total | C\$ | % of Total | C\$ |
| COMPARISON | | | | | | | | | | |
| Apparel | 8.8% | \$30,430,645 | 8.8% | \$30,642,496 | 8.8% | \$30,858,449 | 8.8% | \$32,004,133 | 8.8% | \$33,359,114 |
| Footwear | 2.0% | \$6,996,721 | 2.0% | \$7,045,430 | 2.0% | \$7,095,083 | 2.0% | \$7,358,503 | 2.0% | \$7,670,045 |
| Jewellery/Watches/Accessories | 6.4% | \$22,197,497 | 6.4% | \$22,352,031 | 6.4% | \$22,509,557 | 6.4% | \$23,345,271 | 6.4% | \$24,333,656 |
| Home Furniture/Accessories | 5.0% | \$17,324,521 | 5.0% | \$17,445,130 | 5.0% | \$17,568,075 | 5.0% | \$18,220,326 | 5.0% | \$18,991,733 |
| Appliances/Kitchen/Dining Access. | 3.6% | \$12,626,099 | 3.6% | \$12,713,999 | 3.6% | \$12,803,601 | 3.6% | \$13,278,962 | 3.6% | \$13,841,162 |
| Books/Stationery | 2.3% | \$7,840,400 | 2.3% | \$7,894,983 | 2.3% | \$7,950,623 | 2.3% | \$8,245,807 | 2.3% | \$8,594,915 |
| Electronics/Media | 5.0% | \$17,455,437 | 5.0% | \$17,576,957 | 5.0% | \$17,700,831 | 5.0% | \$18,358,012 | 5.0% | \$19,135,247 |
| Sports/Toys/Music/Hobbies | 4.5% | \$15,637,162 | 4.5% | \$15,746,024 | 4.5% | \$15,856,995 | 4.5% | \$16,445,719 | 4.5% | \$17,141,992 |
| Specialty Retail | 7.6% | \$26,328,617 | 7.6% | \$26,511,911 | 7.6% | \$26,698,754 | 7.6% | \$27,690,001 | 7.6% | \$28,862,331 |
| Sub-total | 45.3% | \$156,837,098 | 45.3% | \$157,928,963 | 45.3% | \$159,041,968 | 45.3% | \$164,946,733 | 45.3% | \$171,930,197 |
| CONVENIENCE | | | | | | | | | | |
| Supermarket/Specialty Foods | 27.0% | \$93,473,863 | 27.0% | \$94,124,607 | 27.0% | \$94,787,951 | 27.0% | \$98,307,152 | 27.0% | \$102,469,249 |
| Health/Pharmaceuticals | 5.5% | \$19,113,703 | 5.5% | \$19,246,768 | 5.5% | \$19,382,410 | 5.5% | \$20,102,023 | 5.5% | \$20,953,096 |
| Personal Goods/Services | 5.3% | \$18,211,839 | 5.3% | \$18,338,626 | 5.3% | \$18,467,867 | 5.3% | \$19,153,525 | 5.3% | \$19,964,441 |
| Tobacco/Beverages | 6.7% | \$23,084,815 | 6.7% | \$23,245,526 | 6.7% | \$23,409,349 | 6.7% | \$24,278,470 | 6.7% | \$25,306,365 |
| Sub-total | 44.4% | \$153,884,220 | 44.4% | \$154,955,528 | 44.4% | \$156,047,577 | 44.4% | \$161,841,170 | 44.4% | \$168,693,151 |
| LEISURE/ENTERTAINMENT | | | | | | | | | | |
| Restaurants/Cafés | 8.7% | \$30,299,729 | 8.7% | \$30,510,669 | 8.7% | \$30,725,693 | 8.7% | \$31,866,448 | 8.7% | \$33,215,600 |
| Entertainment | 1.1% | \$3,854,742 | 1.1% | \$3,881,578 | 1.1% | \$3,908,934 | 1.1% | \$4,054,061 | 1.1% | \$4,225,700 |
| Cinemas | 0.4% | \$1,483,712 | 0.4% | \$1,494,041 | 0.4% | \$1,504,571 | 0.4% | \$1,560,431 | 0.4% | \$1,626,496 |
| Sub-total | 10.3% | \$35,638,183 | 10.3% | \$35,886,288 | 10.3% | \$36,139,197 | 10.3% | \$37,480,940 | 10.3% | \$39,067,797 |
| Total Area Retail & Leisure Expenditure | 100.0% | \$346,359,502 | 100.0% | \$348,770,779 | 100.0% | \$351,228,742 | 100.0% | \$364,268,843 | 100.0% | \$379,691,145 |

Total Market Expenditure Profile - 2008

| | | | | Total Trade Area | % |
|--|----------------------|----------------------|----------------------|------------------------|---------------|
| | PTA | STA West | STA East | | |
| COMPARISON | | | | | |
| Apparel | \$45,366,245 | \$46,217,497 | \$30,430,645 | \$122,014,386 | 8.8% |
| Footwear | \$10,695,618 | \$10,773,754 | \$6,996,721 | \$28,466,093 | 2.1% |
| Jewellery/Watches/Accessories | \$32,647,673 | \$33,751,406 | \$22,197,497 | \$88,596,576 | 6.4% |
| Home Furniture/Accessories | \$27,159,659 | \$26,052,462 | \$17,324,521 | \$70,536,642 | 5.1% |
| Appliances/Kitchen/Dining Accessories | \$15,162,140 | \$17,781,461 | \$12,626,099 | \$45,569,700 | 3.3% |
| Books/Stationery | \$12,177,782 | \$12,251,570 | \$7,840,400 | \$32,269,752 | 2.3% |
| Electronics/Media | \$26,719,016 | \$26,982,056 | \$17,455,437 | \$71,156,508 | 5.2% |
| Sports/Toys/Music/Hobbies | \$24,175,301 | \$24,002,589 | \$15,637,162 | \$63,815,052 | 4.6% |
| Specialty Retail | \$33,328,667 | \$38,161,018 | \$26,328,617 | \$97,818,302 | 7.1% |
| Sub-total | \$227,432,100 | \$235,973,813 | \$156,837,098 | \$620,243,011 | 45.0% |
| CONVENIENCE | | | | | |
| Supermarket/Specialty Foods | \$132,152,972 | \$140,368,665 | \$93,473,863 | \$365,995,500 | 26.5% |
| Health/Pharmaceuticals | \$24,756,149 | \$28,078,500 | \$19,113,703 | \$71,948,353 | 5.2% |
| Personal Goods/Services | \$28,121,063 | \$28,269,186 | \$18,211,839 | \$74,602,088 | 5.4% |
| Tobacco/Beverages | \$31,125,450 | \$34,800,178 | \$23,084,815 | \$89,010,443 | 6.5% |
| Sub-total | \$216,155,634 | \$231,516,530 | \$153,884,220 | \$601,556,384 | 43.6% |
| LEISURE/ENTERTAINMENT | | | | | |
| Restaurants/Cafés | \$52,456,598 | \$49,244,636 | \$30,299,729 | \$132,000,963 | 9.6% |
| Entertainment | \$7,991,670 | \$6,626,335 | \$3,854,742 | \$18,472,747 | 1.3% |
| Cinemas | \$3,344,884 | \$2,574,260 | \$1,483,712 | \$7,402,856 | 0.5% |
| Sub-total | \$63,793,152 | \$58,445,231 | \$35,638,183 | \$157,876,566 | 11.4% |
| Total Area Retail & Leisure Expenditure | \$507,380,886 | \$525,935,574 | \$346,359,502 | \$1,379,675,962 | 100.0% |
| % of region to total trade area | 36.8% | 38.1% | 25.1% | 100.0% | |

Total Market Expenditure Profile - 2009

| | | | | Total Trade Area | % |
|--|----------------------|----------------------|----------------------|------------------------|---------------|
| | PTA | STA West | STA East | | |
| COMPARISON | | | | | |
| Apparel | \$49,350,490 | \$47,219,892 | \$30,642,496 | \$127,212,877 | 8.8% |
| Footwear | \$11,634,950 | \$11,007,422 | \$7,045,430 | \$29,687,802 | 2.1% |
| Jewellery/Watches/Accessories | \$35,514,922 | \$34,483,428 | \$22,352,031 | \$92,350,381 | 6.4% |
| Home Furniture/Accessories | \$29,544,929 | \$26,617,505 | \$17,445,130 | \$73,607,564 | 5.1% |
| Appliances/Kitchen/Dining Accessories | \$16,493,740 | \$18,167,117 | \$12,713,999 | \$47,374,856 | 3.3% |
| Books/Stationery | \$13,247,284 | \$12,517,289 | \$7,894,983 | \$33,659,557 | 2.3% |
| Electronics/Media | \$29,065,586 | \$27,567,260 | \$17,576,957 | \$74,209,804 | 5.2% |
| Sports/Toys/Music/Hobbies | \$26,298,473 | \$24,523,172 | \$15,746,024 | \$66,567,669 | 4.6% |
| Specialty Retail | \$36,255,724 | \$38,988,678 | \$26,511,911 | \$101,756,313 | 7.1% |
| Sub-total | \$247,406,097 | \$241,091,762 | \$157,928,963 | \$646,426,822 | 45.0% |
| CONVENIENCE | | | | | |
| Supermarket/Specialty Foods | \$143,759,175 | \$143,413,069 | \$94,124,607 | \$381,296,851 | 26.5% |
| Health/Pharmaceuticals | \$26,930,333 | \$28,687,484 | \$19,246,768 | \$74,864,586 | 5.2% |
| Personal Goods/Services | \$30,590,767 | \$28,882,306 | \$18,338,626 | \$77,811,699 | 5.4% |
| Tobacco/Beverages | \$33,859,011 | \$35,554,947 | \$23,245,526 | \$92,659,484 | 6.4% |
| Sub-total | \$235,139,286 | \$236,537,807 | \$154,955,528 | \$626,632,621 | 43.6% |
| LEISURE/ENTERTAINMENT | | | | | |
| Restaurants/Cafés | \$57,063,546 | \$50,312,685 | \$30,510,669 | \$137,886,900 | 9.6% |
| Entertainment | \$8,693,530 | \$6,770,052 | \$3,881,578 | \$19,345,160 | 1.3% |
| Cinemas | \$3,638,645 | \$2,630,092 | \$1,494,041 | \$7,762,779 | 0.5% |
| Sub-total | \$69,395,722 | \$59,712,828 | \$35,886,288 | \$164,994,838 | 11.5% |
| Total Area Retail & Leisure Expenditure | \$551,941,105 | \$537,342,397 | \$348,770,779 | \$1,438,054,281 | 100.0% |
| % of region to total trade area | 38.4% | 37.4% | 24.3% | 100.0% | |

Total Market Expenditure Profile - 2010

| | | | | Total Trade Area | % |
|--|----------------------|----------------------|----------------------|------------------------|---------------|
| | PTA | STA West | STA East | | |
| COMPARISON | | | | | |
| Apparel | \$53,684,647 | \$48,250,792 | \$30,858,449 | \$132,793,888 | 8.8% |
| Footwear | \$12,656,778 | \$11,247,735 | \$7,095,083 | \$30,999,596 | 2.1% |
| Jewellery/Watches/Accessories | \$38,633,984 | \$35,236,267 | \$22,509,557 | \$96,379,808 | 6.4% |
| Home Furniture/Accessories | \$32,139,683 | \$27,198,615 | \$17,568,075 | \$76,906,373 | 5.1% |
| Appliances/Kitchen/Dining Accessories | \$17,942,286 | \$18,563,739 | \$12,803,601 | \$49,309,627 | 3.3% |
| Books/Stationery | \$14,410,713 | \$12,790,566 | \$7,950,623 | \$35,151,902 | 2.3% |
| Electronics/Media | \$31,618,242 | \$28,169,106 | \$17,700,831 | \$77,488,179 | 5.2% |
| Sports/Toys/Music/Hobbies | \$28,608,110 | \$25,058,560 | \$15,856,995 | \$69,523,664 | 4.6% |
| Specialty Retail | \$39,439,847 | \$39,839,875 | \$26,698,754 | \$105,978,475 | 7.1% |
| Sub-total | \$269,134,290 | \$246,355,254 | \$159,041,968 | \$674,531,511 | 44.9% |
| CONVENIENCE | | | | | |
| Supermarket/Specialty Foods | \$156,384,680 | \$146,544,049 | \$94,787,951 | \$397,716,680 | 26.5% |
| Health/Pharmaceuticals | \$29,295,463 | \$29,313,787 | \$19,382,410 | \$77,991,660 | 5.2% |
| Personal Goods/Services | \$33,277,371 | \$29,512,862 | \$18,467,867 | \$81,258,099 | 5.4% |
| Tobacco/Beverages | \$36,832,645 | \$36,331,179 | \$23,409,349 | \$96,573,173 | 6.4% |
| Sub-total | \$255,790,159 | \$241,701,877 | \$156,047,577 | \$653,539,613 | 43.5% |
| LEISURE/ENTERTAINMENT | | | | | |
| Restaurants/Cafés | \$62,075,095 | \$51,411,106 | \$30,725,693 | \$144,211,894 | 9.6% |
| Entertainment | \$9,457,031 | \$6,917,855 | \$3,908,934 | \$20,283,819 | 1.4% |
| Cinemas | \$3,958,206 | \$2,687,512 | \$1,504,571 | \$8,150,288 | 0.5% |
| Sub-total | \$75,490,331 | \$61,016,473 | \$36,139,197 | \$172,646,001 | 11.5% |
| Total Area Retail & Leisure Expenditure | \$600,414,781 | \$549,073,603 | \$351,228,742 | \$1,500,717,126 | 100.0% |
| % of region to total trade area | 40.0% | 36.6% | 23.4% | 100.0% | |

Total Market Expenditure Profile - 2015

| | | | | Total Trade Area | % |
|--|----------------------|----------------------|----------------------|------------------------|---------------|
| | PTA | STA West | STA East | | |
| COMPARISON | | | | | |
| Apparel | \$77,796,409 | \$53,866,648 | \$32,004,133 | \$163,667,190 | 8.9% |
| Footwear | \$18,341,405 | \$12,556,846 | \$7,358,503 | \$38,256,754 | 2.1% |
| Jewellery/Watches/Accessories | \$55,985,937 | \$39,337,377 | \$23,345,271 | \$118,668,585 | 6.4% |
| Home Furniture/Accessories | \$46,574,804 | \$30,364,232 | \$18,220,326 | \$95,159,362 | 5.2% |
| Appliances/Kitchen/Dining Accessories | \$26,000,831 | \$20,724,352 | \$13,278,962 | \$60,004,145 | 3.2% |
| Books/Stationery | \$20,883,098 | \$14,279,245 | \$8,245,807 | \$43,408,150 | 2.3% |
| Electronics/Media | \$45,819,165 | \$31,447,677 | \$18,358,012 | \$95,624,854 | 5.2% |
| Sports/Toys/Music/Hobbies | \$41,457,071 | \$27,975,098 | \$16,445,719 | \$85,877,887 | 4.6% |
| Specialty Retail | \$57,153,742 | \$44,476,794 | \$27,690,001 | \$129,320,536 | 7.0% |
| Sub-total | \$390,012,461 | \$275,028,269 | \$164,946,733 | \$829,987,463 | 44.9% |
| CONVENIENCE | | | | | |
| Supermarket/Specialty Foods | \$226,622,829 | \$163,600,149 | \$98,307,152 | \$488,530,129 | 26.4% |
| Health/Pharmaceuticals | \$42,453,140 | \$32,725,586 | \$20,102,023 | \$95,280,748 | 5.2% |
| Personal Goods/Services | \$48,223,469 | \$32,947,831 | \$19,153,525 | \$100,324,826 | 5.4% |
| Tobacco/Beverages | \$53,375,550 | \$40,559,724 | \$24,278,470 | \$118,213,744 | 6.4% |
| Sub-total | \$370,674,987 | \$269,833,290 | \$161,841,170 | \$802,349,447 | 43.4% |
| LEISURE/ENTERTAINMENT | | | | | |
| Restaurants/Cafés | \$89,955,318 | \$57,394,788 | \$31,866,448 | \$179,216,555 | 9.7% |
| Entertainment | \$13,704,533 | \$7,723,016 | \$4,054,061 | \$25,481,610 | 1.4% |
| Cinemas | \$5,735,982 | \$3,000,308 | \$1,560,431 | \$10,296,722 | 0.6% |
| Sub-total | \$109,395,833 | \$68,118,113 | \$37,480,940 | \$214,994,886 | 11.6% |
| Total Area Retail & Leisure Expenditure | \$870,083,282 | \$612,979,671 | \$364,268,843 | \$1,847,331,797 | 100.0% |
| % of region to total trade area | 47.1% | 33.2% | 19.7% | 100.0% | |

| | | | | Total | % |
|--|------------------------|----------------------|----------------------|------------------------|---------------|
| | PTA | STA West | STA East | Trade Area | |
| COMPARISON | | | | | |
| Apparel | \$111,339,193 | \$60,349,582 | \$33,359,114 | \$205,047,889 | 8.9% |
| Footwear | \$26,249,505 | \$14,068,082 | \$7,670,045 | \$47,987,632 | 2.1% |
| Jewellery/Watches/Accessories | \$80,124,894 | \$44,071,690 | \$24,333,656 | \$148,530,240 | 6.4% |
| Home Furniture/Accessories | \$66,656,046 | \$34,018,614 | \$18,991,733 | \$119,666,393 | 5.2% |
| Appliances/Kitchen/Dining Accessories | \$37,211,377 | \$23,218,560 | \$13,841,162 | \$74,271,099 | 3.2% |
| Books/Stationery | \$29,887,077 | \$15,997,775 | \$8,594,915 | \$54,479,767 | 2.4% |
| Electronics/Media | \$65,574,606 | \$35,232,453 | \$19,135,247 | \$119,942,306 | 5.2% |
| Sports/Toys/Music/Hobbies | \$59,331,746 | \$31,341,944 | \$17,141,992 | \$107,815,682 | 4.7% |
| Specialty Retail | \$81,796,210 | \$49,829,644 | \$28,862,331 | \$160,488,186 | 6.9% |
| Sub-total | \$558,170,654 | \$308,128,343 | \$171,930,197 | \$1,038,229,195 | 44.9% |
| CONVENIENCE | | | | | |
| Supermarket/Specialty Foods | \$324,333,772 | \$183,289,678 | \$102,469,249 | \$610,092,699 | 26.4% |
| Health/Pharmaceuticals | \$60,757,281 | \$36,664,160 | \$20,953,096 | \$118,374,538 | 5.1% |
| Personal Goods/Services | \$69,015,553 | \$36,913,153 | \$19,964,441 | \$125,893,147 | 5.4% |
| Tobacco/Beverages | \$76,389,009 | \$45,441,150 | \$25,306,365 | \$147,136,523 | 6.4% |
| Sub-total | \$530,495,615 | \$302,308,141 | \$168,693,151 | \$1,001,496,907 | 43.3% |
| LEISURE/ENTERTAINMENT | | | | | |
| Restaurants/Cafés | \$128,740,550 | \$64,302,339 | \$33,215,600 | \$226,258,489 | 9.8% |
| Entertainment | \$19,613,394 | \$8,652,493 | \$4,225,700 | \$32,491,588 | 1.4% |
| Cinemas | \$8,209,115 | \$3,361,400 | \$1,626,496 | \$13,197,011 | 0.6% |
| Sub-total | \$156,563,059 | \$76,316,232 | \$39,067,797 | \$271,947,088 | 11.8% |
| Total Area Retail & Leisure Expenditure | \$1,245,229,328 | \$686,752,716 | \$379,691,145 | \$2,311,673,189 | 100.0% |
| % of region to total trade area | 53.9% | 29.7% | 16.4% | 100.0% | |



GLOBAL RETAIL STRATEGIES INC.

Site Plan

CIVIC ADDRESS
 9801 117 STREET & 1160241510 07 AVENUE
 GRANDE PRAIRIE

LEGAL DESCRIPTION
 LOT: 1-3
 BLOCK: 1
 PLAN: D6256015
 LOT AREA: 62,157.6 SQ.M.
 ZONING: ARTISANAL COMMERCIAL (CA)

ADDITIONAL INFORMATION
 EXISTING ZONING: ARTISANAL COMMERCIAL (CA)
 EXISTING DEVELOPER: [REDACTED]
 EXISTING DEVELOPER'S PROJECT NAME: [REDACTED]
 EXISTING DEVELOPER'S PROJECT NUMBER: [REDACTED]
 EXISTING DEVELOPER'S PROJECT ADDRESS: [REDACTED]
 EXISTING DEVELOPER'S PROJECT PHONE: [REDACTED]
 EXISTING DEVELOPER'S PROJECT FAX: [REDACTED]
 EXISTING DEVELOPER'S PROJECT EMAIL: [REDACTED]
 EXISTING DEVELOPER'S PROJECT WEBSITE: [REDACTED]

PROPOSED DEVELOPMENT
 TOTAL PROPOSED FLOOR AREA: 100,000 SQ.M.
 TOTAL PROPOSED GROSS FLOOR AREA: 100,000 SQ.M.
 TOTAL PROPOSED VOLUME: 1,000,000 CU.M.
 TOTAL PROPOSED RETAIL SPACE: 100,000 SQ.M.
 TOTAL PROPOSED OFFICE SPACE: 100,000 SQ.M.
 TOTAL PROPOSED RESIDENTIAL SPACE: 100,000 SQ.M.
 TOTAL PROPOSED INDUSTRIAL SPACE: 100,000 SQ.M.
 TOTAL PROPOSED OTHER SPACE: 100,000 SQ.M.
 TOTAL PROPOSED PARKING SPACES: 100,000 SPACES
 TOTAL PROPOSED TRUCK SPACES: 100,000 SPACES
 TOTAL PROPOSED BIKE SPACES: 100,000 SPACES

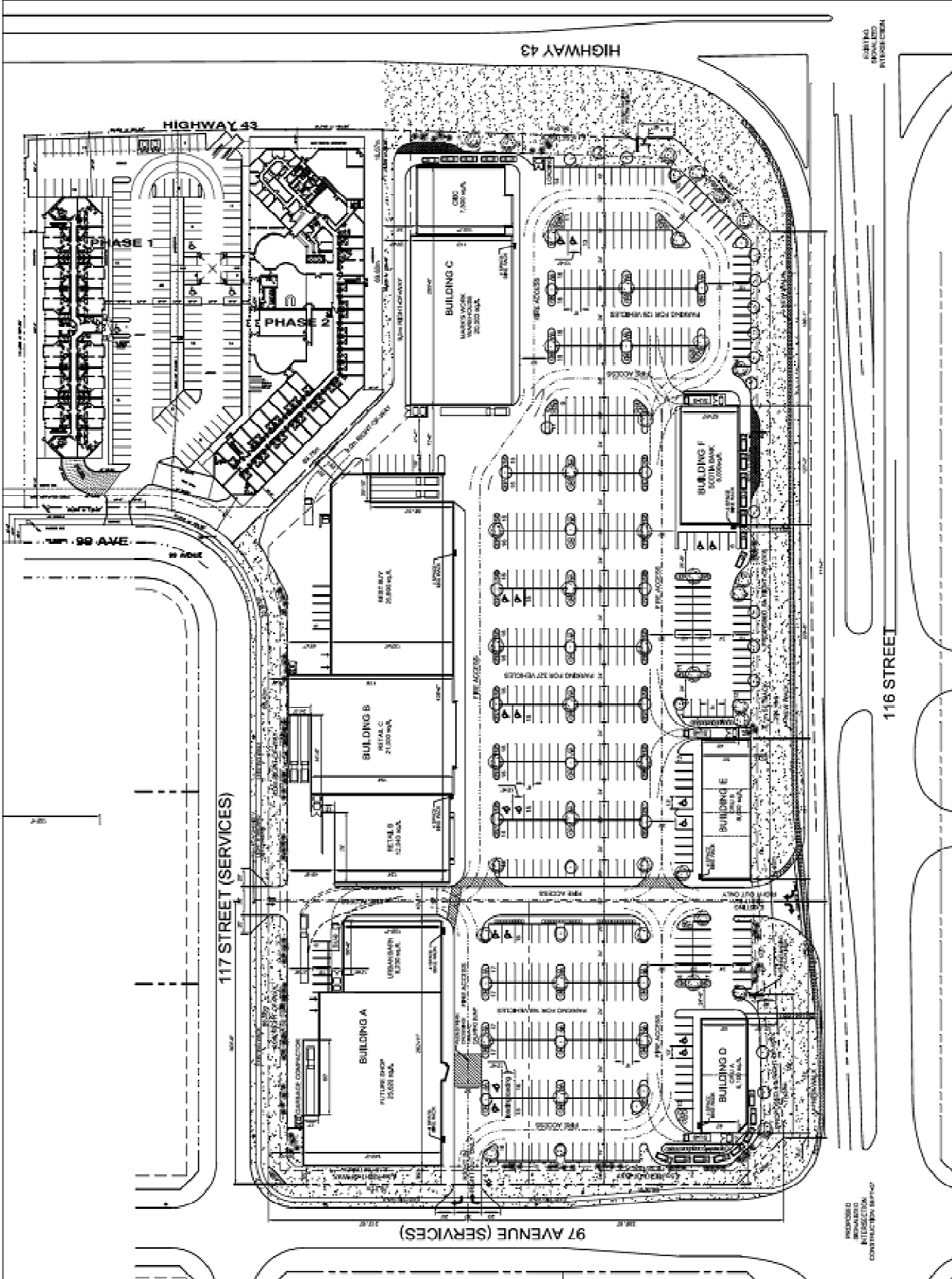
PROPOSED IMPROVEMENTS
 LANDSCAPE: 100,000 SQ.M.
 PLANTING: 100,000 PLANTS
 SIGNAGE: 100,000 SQ.M.
 LIGHTING: 100,000 LUMENS
 SECURITY: 100,000 SQ.M.
 UTILITIES: 100,000 SQ.M.
 OTHER: 100,000 SQ.M.

PROPOSED VARIANCES
 VARIANCE 1: 100,000 SQ.M.
 VARIANCE 2: 100,000 SQ.M.
 VARIANCE 3: 100,000 SQ.M.
 VARIANCE 4: 100,000 SQ.M.
 VARIANCE 5: 100,000 SQ.M.
 VARIANCE 6: 100,000 SQ.M.
 VARIANCE 7: 100,000 SQ.M.
 VARIANCE 8: 100,000 SQ.M.
 VARIANCE 9: 100,000 SQ.M.
 VARIANCE 10: 100,000 SQ.M.

PROPOSED DEVELOPER
 NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 EMAIL: [REDACTED]
 WEBSITE: [REDACTED]

PROPOSED ARCHITECT
 NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 EMAIL: [REDACTED]
 WEBSITE: [REDACTED]

PROPOSED ENGINEER
 NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 EMAIL: [REDACTED]
 WEBSITE: [REDACTED]



OPUS
 200, 1100 Ave. Street SW
 CALGARY, AB
 T2C 2E5

GRANDE PRAIRIE POWER CENTRE

DRAWING: SITE PLAN
DATE: 16 AUG 07
REVISED: 30 NOV 07
SCALE: 1"=100'-0"

PROPOSED DEVELOPER
 NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 EMAIL: [REDACTED]
 WEBSITE: [REDACTED]

PROPOSED ARCHITECT
 NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 EMAIL: [REDACTED]
 WEBSITE: [REDACTED]

PROPOSED ENGINEER
 NAME: [REDACTED]
 ADDRESS: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 EMAIL: [REDACTED]
 WEBSITE: [REDACTED]