

## FOR SALE OR LEASEBACK

### LIGHT INDUSTRIAL LAND JUST OUTSIDE OF ESTEVAN, SASKATCHEWAN

Borealis Global Energy Services Inc. (Borealis Global) is marketing the sale of 16 separate parcels comprising 153 acres of land on behalf of 1174365 Alberta Ltd.

#### Highlights:

- 1 mile east of town limits of Estevan, Saskatchewan, on new truck by-pass route.
- Estevan truck by-pass route approved and construction to start 2012.
- 16 separate titles, ranging from 5 to 26 acres each – easy to re-configure titles if necessary.
- Zoned light industrial commercial.
- Environmental Phase 1, Geotech, and Heritage Review all complete.
- New access road on property complete (just needs gravel), and drainage complete.
- 6 inch high pressure water line from town, 3 phase underground power, and natural gas to each parcel (all in place). Water pressure booster to be installed on site (80 PSI).
- Environmentally friendly, self contained, pressurized and expandable sewage/waste water unit on site, linked to each parcel, to be installed spring 2012. **This is the only land for sale in the Estevan area 5 acres plus which provides full sewage and waste water handling.**
- Dirt stripping in progress, sites ready for construction January 2012.
- Fast-track permitting for buildings, shops, etc.
- On high ground – did not get flooded in the recent floods in SE Saskatchewan.
- Developer leasebacks on land and building available.
- 3 parcels sold, several parcels pending.
- Rail loading/un-loading facility within 3 miles.
- Close to North Portal Border Crossing into North Dakota. Companies can legally work on both sides of the border provided they pass through this border crossing (approved paperwork required).
- Well positioned for the prolific Bakken oil resource play.

#### For additional information contact:

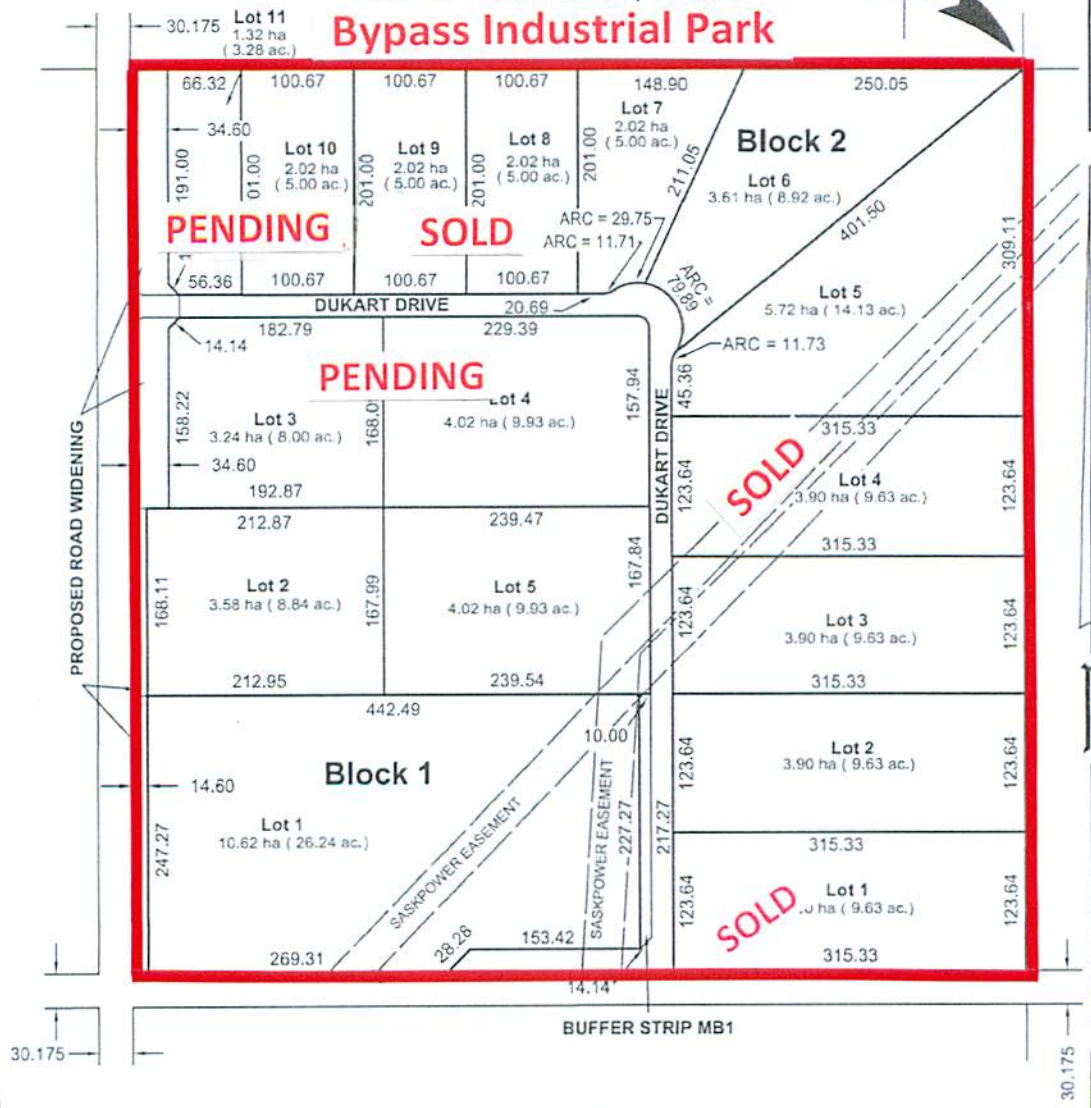
Gary Stevens: (780) 305-9255

Dean Finstad: (403) 836-4949

Borealis GLOBAL main office: (403) 233-9240

**1174365 ALBERTA LTD.**  
**SKETCH PLAN SHOWING LOT INFORMATION**  
**IN THE**  
**SW 1/4, SEC 29, TWP 2, RGE 7, W 2 MER**  
**PLAN NO. 101974798**  
**RM OF ESTEVAN, NO. 5**  
**Bypass Industrial Park**

**29**  
2-7-2



AREA IN ROAD WIDENING IN LOT 1, BLOCK 1 = 0.36 ha ( 0.89 ac.).  
 AREA IN ROAD WIDENING IN LOT 2, BLOCK 1 = 0.25 ha ( 0.61 ac.).  
 AREA IN ROAD WIDENING IN LOT 3, BLOCK 1 = 0.58 ha ( 1.44 ac.).  
 AREA IN ROAD WIDENING IN LOT 11, BLOCK 2 = 0.70 ha ( 1.72 ac.).  
 AREA IN ROAD WIDENING IN DUKART DRIVE = 0.10 ha ( 0.25 ac.).  
**TOTAL AREA = 1.99 ha ( 4.91 ac.).**

This plan certified correct this  
1st day of April, 2011.

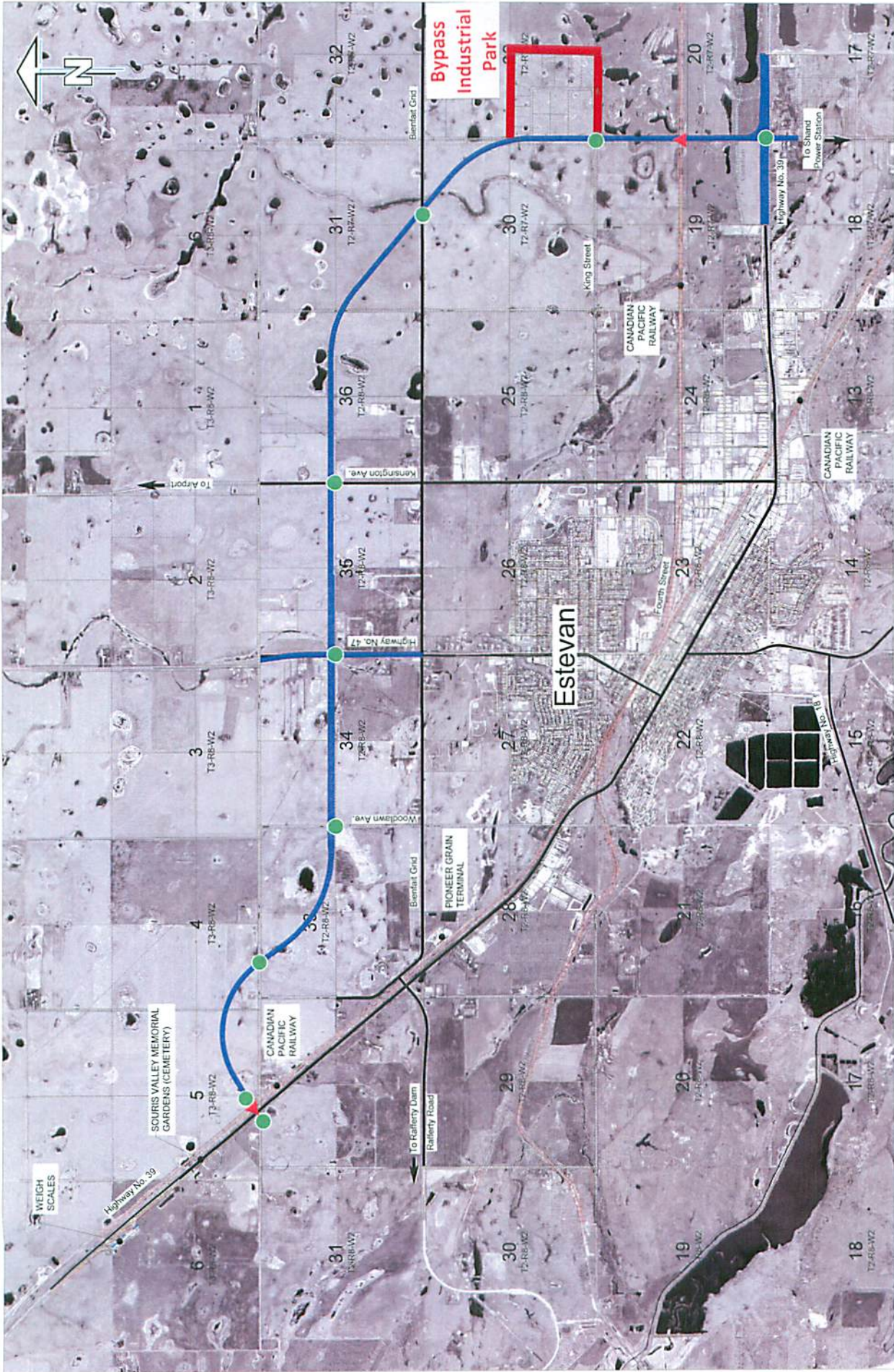
*David Quirk*  
 David J. Quirk  
 Saskatchewan Land Surveyor



**NOTE: NOT TO BE USED FOR  
CONSTRUCTION PURPOSES**

Distances are in metres and decimals thereof

No.	DATE	REVISION	JOB No.	SCALE 1:5000	MIDWEST SURVEYS INC. ESTEVAN - 306-634-2635, FAX - 306-634-3164
0	APR 1, 2011	PLAN ISSUED	S-0836-11-SKE		
1	APR 4, 2011	ADDED ROAD WIDENING AREAS	6-0836-11-SKE-R1		
2	APR 4, 2011	ADDED ROAD WIDENING AREAS	5-0836-11-SKE-R2		
SURVEYED BY: NA		CALCD BY: DQ	DRAWN BY: LL		S-0836-11-SKE-R2

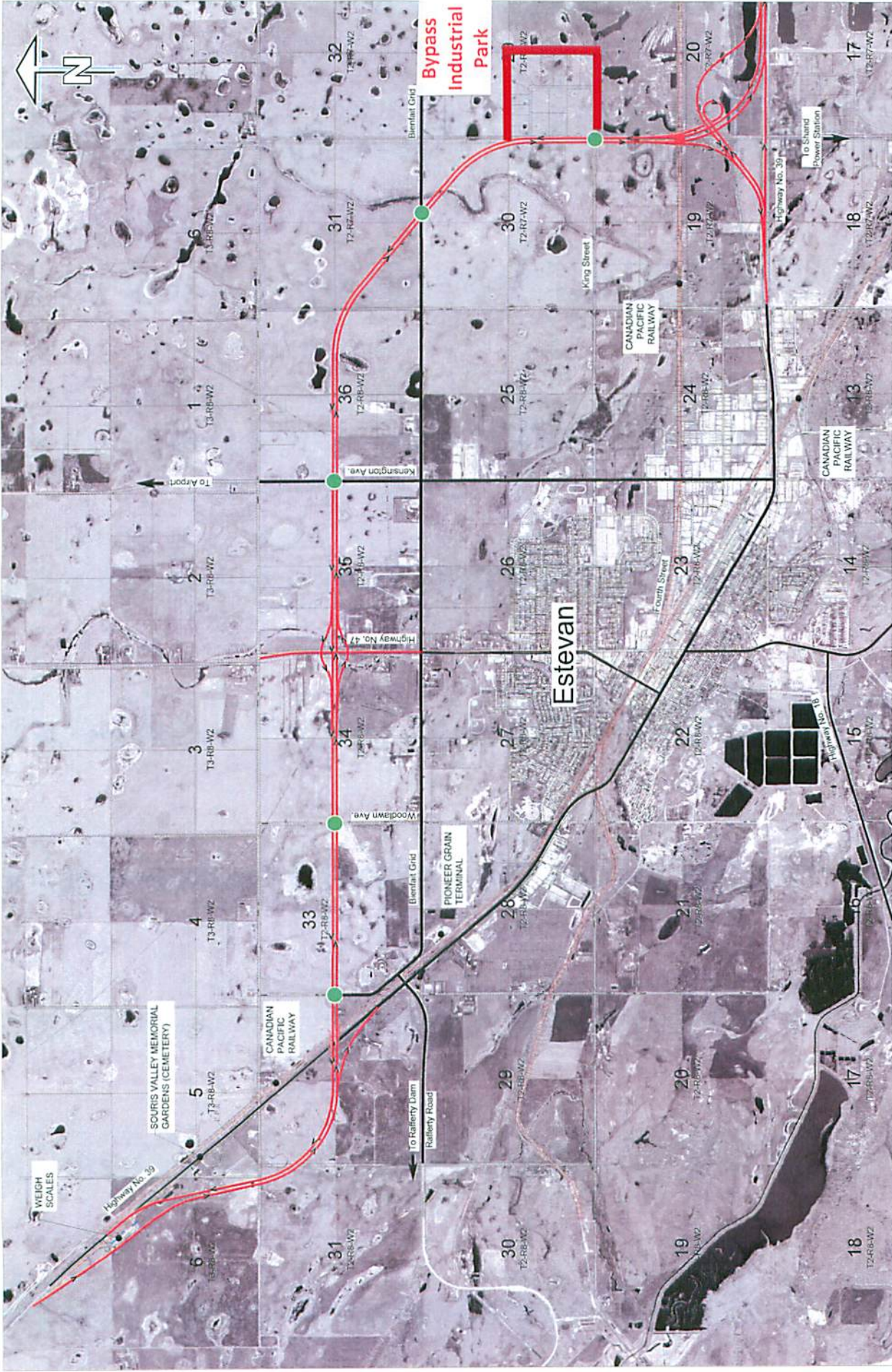


**LEGEND**

- ▲ PROPOSED RAIL INTERSECTIONS
- PROPOSED ROAD INTERSECTIONS
- ▬ EXISTING RAILWAY TRACKS
- ▬ INTERIM ROUTE - CONSTRUCTION TO BEGIN IN SPRING 2012

**Stage 1**  
 Construction Begins in 2012  
 Estevan Truck Route  
 Scale 1:12500





**LEGEND**

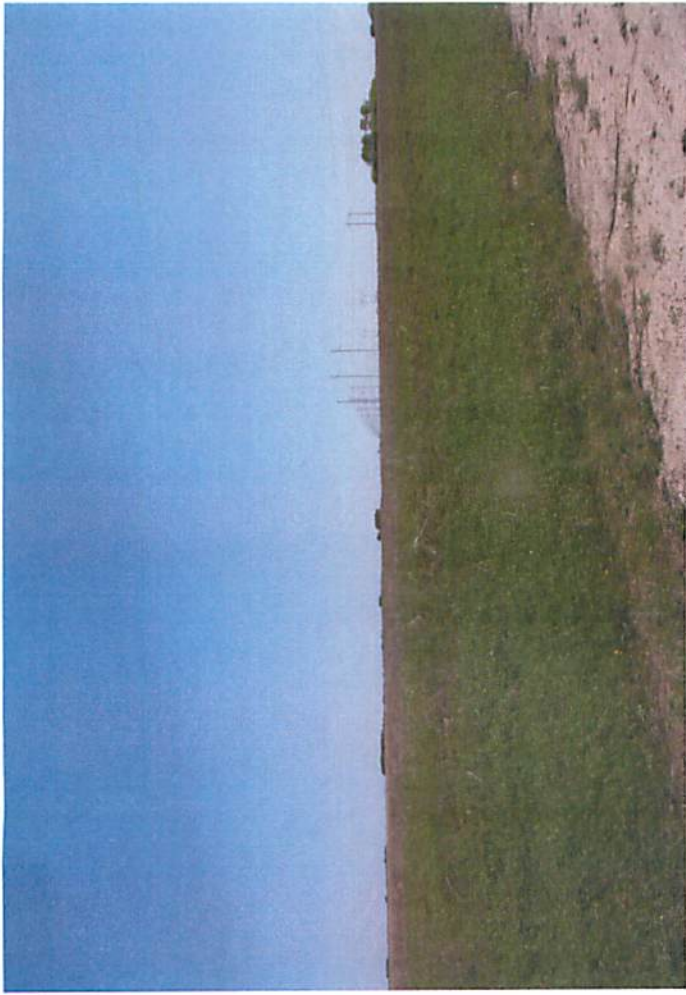
- ▲ PROPOSED RAIL INTERSECTIONS
- PROPOSED ROAD INTERSECTIONS
- EXISTING RAILWAY TRACKS
- ULTIMATE ROUTE - BY DEMAND CONSTRUCTION - BY DEMAND

# Stages 2, 3 and 4

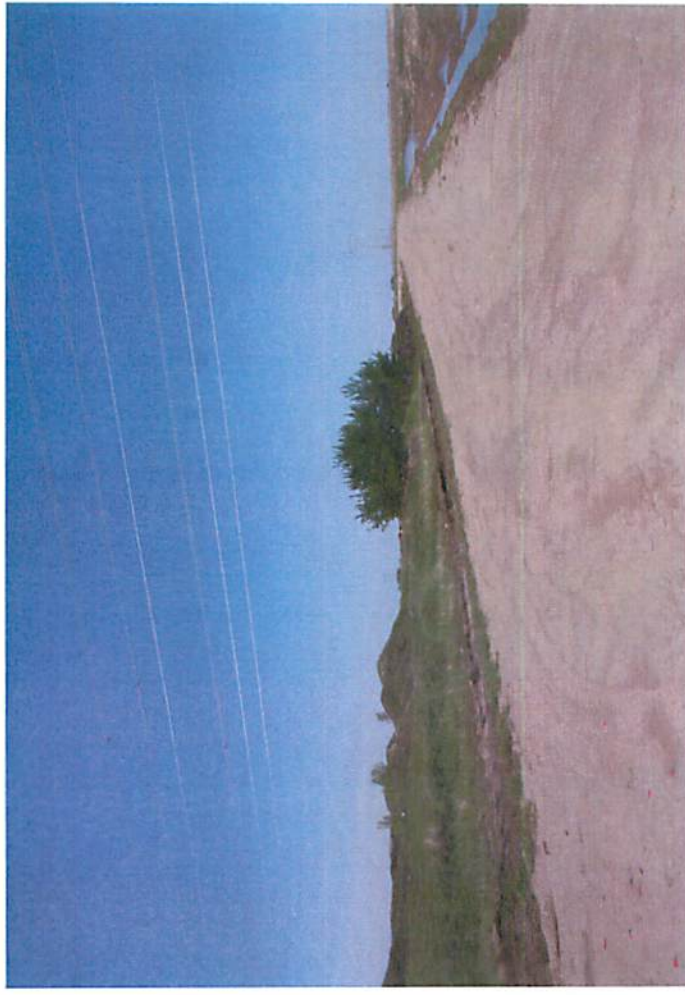
Construction by demand  
Estevan Truck Route  
Scale 1:12500

Saskatchewan  
Ministry of  
Highways and  
Infrastructure





View from SW corner of Block 1, Lot 1 facing NE



Current access road on west side of property, facing south



NE corner of Dukart Drive, facing Block 1, Lot 4 (SW)



Photographs from Estevan – the fastest growing city in Canada.

