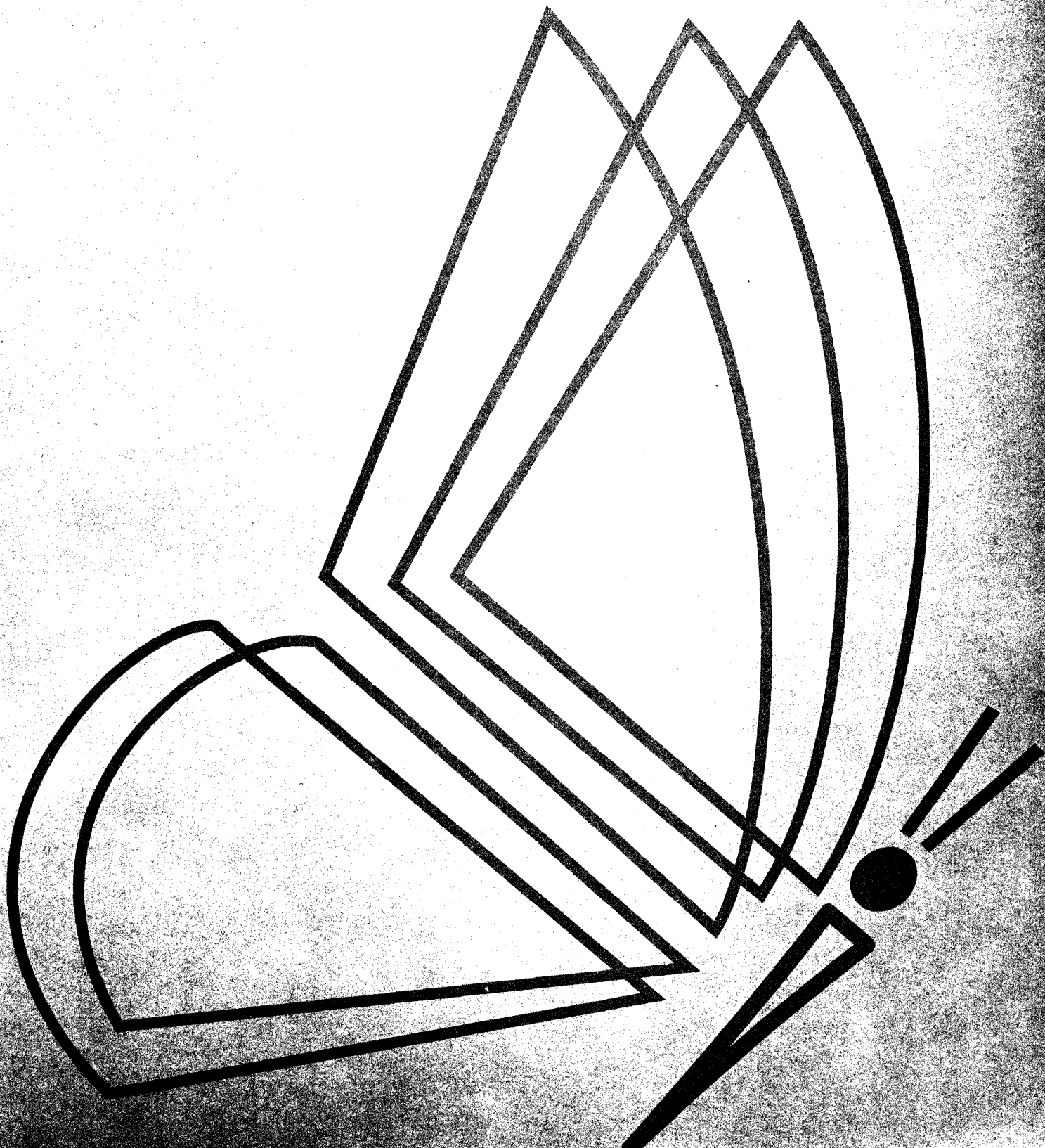


008452

92 HNE 47

brenda

INTERNATIONAL INDUSTRIAL CENTRE



Contact

Move Your Business Future In A New Direction

For further details or to arrange for a visit and tour of BRENDA INTERNATIONAL INDUSTRIAL CENTRE in the beautiful Central Okanagan Region of British Columbia, Canada . . .

Contact:

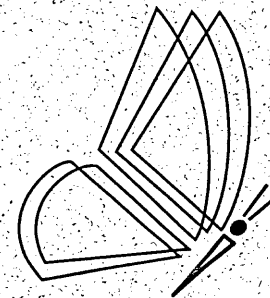
Thompson Okanagan Manufacturers' Authority, Inc.

Mr. Randall E. Black, *President*
Director of Economic Development
Executive Suite, 2130 Harvey Avenue
Kelowna, British Columbia
Canada, V1Y 6G8

Telephone: (604) 868-0098
Fax: (604) 868-0078

Mr. Gary L. Moore, B.A., LLB.
Project Coordinator
Suite 406, 153 Seymour Street
Kamloops, British Columbia
Canada V2C 2C7

Telephone: (604) 374-0244
Fax: (604) 374-0249



Lifestyle

Incomparable Lifestyle In The Spectacular Central Okanagan

Lifestyle is one of the most critical deciding factors for businesses seeking to relocate. In the Central Okanagan the lifestyle is the envy of people and industries around the world.

The Central Okanagan is a plentiful region of orchards, farms and vineyards around Okanagan Lake. The region is famous for its spectacular natural beauty, diverse year-round recreational activities and superb quality of life. Tourism plays a major role in the local economy, along with manufacturing and a thriving service sector.

Throughout the region there is a stable, extensive work force with a variety of skills and training.

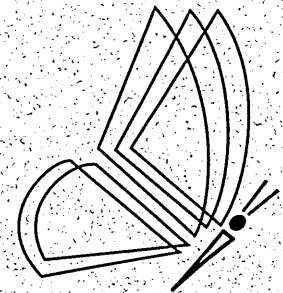
The many communities in the Central Okanagan offer lifestyles and natural surroundings to suit all tastes and incomes.

The City of Kelowna (population about 103,000) is Canada's fastest growing city. More Canadians on the move choose Kelowna than any other national location.

Health care and educational facilities in the Central Okanagan are of the highest standard. Educational and training opportunities extend from elementary and secondary schools to the new University/College of the Okanagan.

Attitude Is Everything

The cities and communities of the Central Okanagan have a positive, proactive attitude towards business. This attitude, together with the spirit of entrepreneurship, will power the Brenda International Industrial Centre into the twenty-first century.



Services

The Power Of Independence

Brenda International Industrial Centre is totally self-contained in all utility services:

Water Supply

The water in Peachland Lake is stored behind a granular shell, clay core, earth dam which confines 9,000 acre feet of water (over 2.9 billion U.S. gallons; 11 billion litres) of which Brenda has rights to 5,300 acre feet (1.7 billion U.S. gallons; 6.5 billion litres) of fresh water.

Two eleven stage, 298 kw vertical turbine pumps pick up an average of 10,000 litres (2,649 gallons) per minute. The water is pumped 4.8 km through a 305 meter lift to a 1514 cubic meter (399,900 gallon) fresh water tank and to a 1130 cubic meter (298,500 gallon) fire water tank, both located uphill from the site for gravity feed operation.

This provides a very economical source of water.

Sewage System

The proven ability to maintain a monitored site is a vital environmental asset. All major buildings on site have a drainage system installed to collect any inadvertent discharges. The entire site is drained into a monitored settling pond. The sewage/effluent system consists of 2 settling ponds and has proven sufficient for a constant population of 600 people. This system achieves higher standards than most industrial parks.

Electrical Power

Brenda has its own 138 KV electrical power sub-station which is capable of supplying over 30,000 KVA. There are 2 transformers and 30 KV switching gear capable of providing electricity from 13,800 V down to 600V, 210V and 110V. The average power costs produced by this system are 3.5 cents per Kilowatt Hour.

There is excellent potential for a "Cogeneration Plant" utilizing this electrically powered sub-station to generate electricity to process steam.

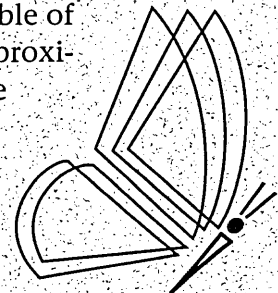
Natural Gas BCGas

There is a 10 cm (4") diameter B.C. Gas supply line to the site which is capable of meeting present and future demands for natural gas. Brenda Mines used approximately 453,000 cubic metres (16 million feet) of natural gas per month. The existing pipeline can easily handle this and more.

For further information regarding rates contact the Kelowna office (604) 868-4500.

Diesel Fuel

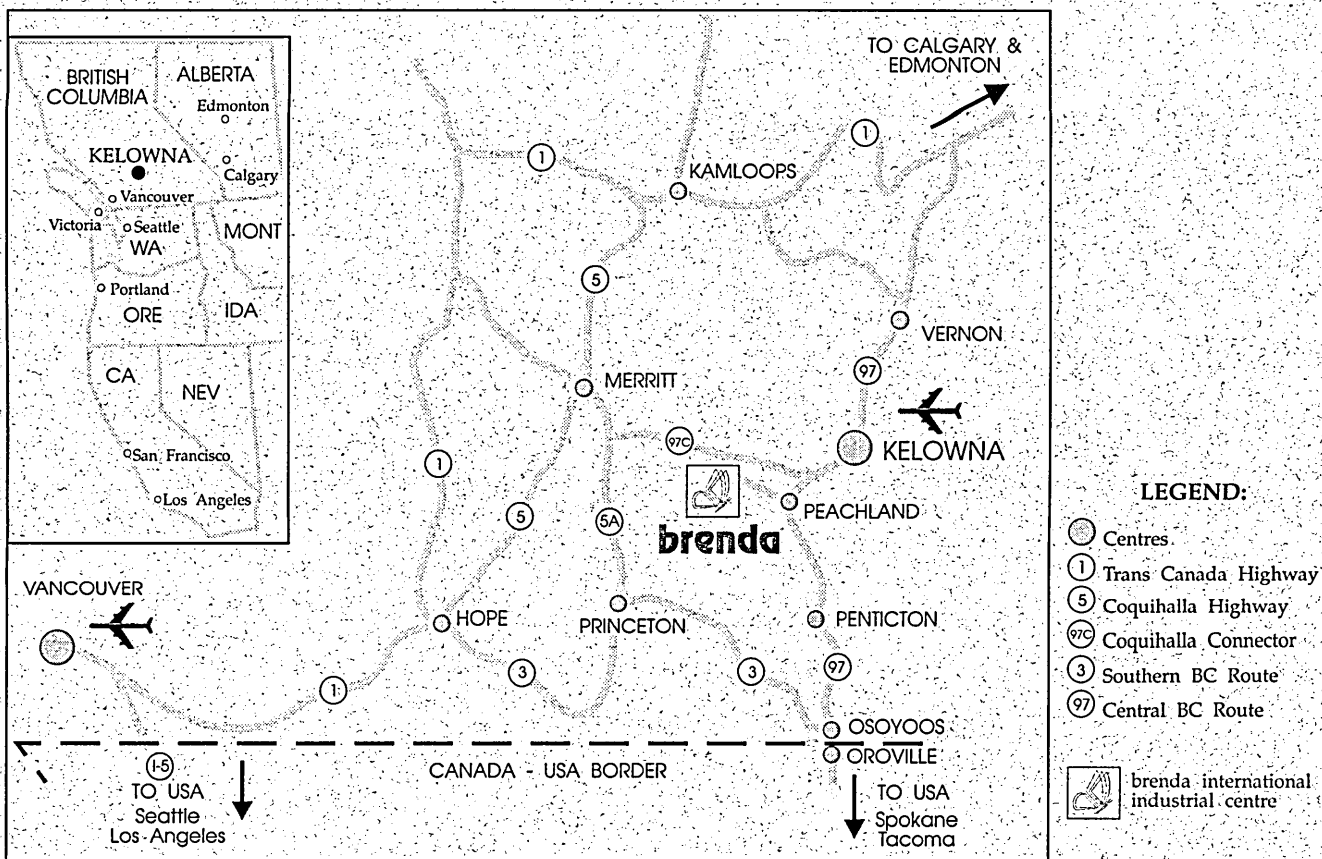
There is a 378,500 litre (100,000 gallon) diesel fuel storage tank on the site.



Buildings

ADMINISTRATION	<p>3 Complete Floors - 2,516 sq. ft. (234 sq. m) on each floor. Total Building Area: 7,548 sq. ft. (701 sq. m)</p> <p>There are: Offices; Board Rooms; Reception Areas; Vault Rooms; Large Open Work Areas; Lunch Room; Washrooms; Storage Areas; Furnace Room. Sprinkler System throughout the building.</p>	<p>The exterior of the building is vertical cedar channel siding with a concrete perimeter. A multi-purpose building with a very flexible design for leaseholder alterations and improvements.</p>
LABORATORY	<p>1 Floor - 5,304 sq. ft. (493 sq. m) 102 ft. x 52 ft. (31 m x 16 m)</p> <p>There are 21 separate areas suitable for: a variety of different size Lab Areas; Offices; Washrooms; Lunch Room; Storage Rooms; Mechanical Room.</p>	<p>Vertical cedar siding and large aggregate stucco. A first-class building easily adaptable to a variety of manufacturing uses.</p>
MONARCH	<p>This building has 173,348 sq. ft. (16,105 sq. m) of floor area and it is suitable for up to 3 separate tenants; some areas have 1 floor and other areas have 2 and 3 floors; the whole building would easily accommodate 3 complete floors throughout.</p> <p>10,208 sq. ft. (948 sq. m) of Office Area; 100,614 sq. ft. (9,347 sq. m) of Manufacturing Area 65,526 sq. ft. (5,809 sq. m) of Storage Area Special Features: 5 Overhead Cranes - 50 Ton; 10 Ton; 7.5 Ton & two 3 Ton.</p>	<p>The exterior of the building is galvanized iron sheeting over cedar planks with a 3" tar and gravel roof.</p>
VERSATILE	<p>1 Floor - 5,978 sq. ft. (555 sq. m) 98 ft. x 61 ft. (30 m x 18.5 m)</p> <p>There are 15 separate rooms: First-Aid Room; Ambulance Garage; Shower Rooms; Washrooms; Locker Rooms; Lecture Rooms; Guard Room; Security Room; Offices. There is a Sprinkler System throughout the building.</p>	<p>The exterior of the building is vertical cedar siding with a T & G Roof.</p>
SERVICES BUILDING	<p>8 Service Bays and Mezzanine Floor with Offices: 32,120 sq. ft. (2,984 sq. m) Ground Floor 292 ft. x 110 ft. (89 m x 33.5 m) 3 Shop Areas; Storage Areas; Loading Dock; 1,680 sq. ft. (156 sq. m) Office Area on 2nd Floor Special Features: 2 Overhead Cranes; 5 & 20 Ton Connected to the Cold Storage Warehouse. Sprinkler System.</p>	<p>Galvanized Steel Exterior. 4 Ply Asphalt Roof. 8 Large Overhead Doors. An excellent building with many different applications available.</p>
WAREHOUSE	<p>1 Floor 7,200 sq. ft. (669 sq. m) 120 ft. x 60 ft. (36.5 m x 18 m)</p> <p>Cold Storage Warehouse connected to the Services Building.</p>	<p>Galvanized Steel Exterior.</p>
MULTI-PURPOSE SHOP	<p>1 Floor 6,600 sq. ft. (613 sq. m) 110 ft. x 60 ft. (33.5 m x 18 m)</p> <p>2 Truck Service Bays 2 Separate Shop Areas Electrically Heated Floors Throughout.</p>	<p>A "Butler Style" Steel Building. Galvanized Steel exterior. Ideally suited for 2 Tenants.</p>

Location



Two primary road access routes connect the Brenda International Industrial Centre with major markets in Canada and the western United States.

From Peachland in the Central Okanagan it is 26 km (16 miles) to the Brenda Site. The new Okanagan Connector, part of the four lane divided Coquihalla Highway completed in the Fall of 1990 cuts about 161 km (100 miles), or two hours driving time off the trip to Vancouver, B.C. The Connector also intersects Highway 97, which goes through the centre of Kelownna, through Peachland, Penticton and Osoyoos to the United States border.

On-site, a complete interchange allows for easy access to the Coquihalla Highway, about 4.5 km (3 miles) away.

RAIL

The Central Okanagan is also serviced by Canadian National and Canadian Pacific Railways. Various truck lines, freight forwarders and charter freight carriers connect the Central Okanagan with other parts of Canada and the U.S.A.

AIR SERVICE

There is a full service airport located at Kelownna, 53 km (33 miles) from the site. Direct flights to Calgary and Vancouver are available connecting with all national and international centres.

Metamorphosis

The Brenda Mine Site

Reclamation. It's a traditional part of the cycle of mining in British Columbia.

At the Brenda Mine Site in the Central Okanagan a truly remarkable reclamation is taking place - a metamorphosis.

The mine itself has run its predicted course, but there will be no landfill to claim Brenda's millions of dollars of buildings and utility systems. Instead of coming to an end, the Brenda site is on the threshold of a remarkable new beginning, as a major international Industrial Park and Trade and Technology Centre.

A Proud Tradition

By the end of 1969, the \$60 million Brenda Copper and Molybdenum Mine was ready to begin production. It was one of the biggest low-grade open-pit mines in Canada.

First to find the ore body, in the 1930s, was the Sandberg family of Kelowna but it was not until the early 1950s that Bob Bechtel became entranced with the Okanagan Valley and staked his first claim. Bob Bechtel interested Bern Brynelsen, Manager of Noranda Exploration in Vancouver, in the property and the rest is history. Bern Brynelsen became the first President of the newly formed public company, Brenda Mines Ltd. which included among many others two Japanese Investors, Hidemasa Kubo of Nippon Mining and Minemasa Shinjo of Mitsui & Co.

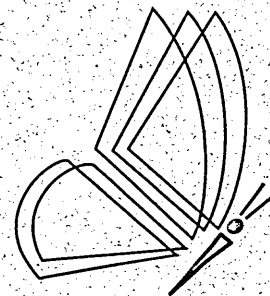
Morris Menzies (one of the early supporters of the property) wrote about "The Brenda Project" in 1968 wherein he described the area as: "A chain of magnificent lakes extending north for some 130 miles from the International boundary, flanked by mountainous terrain on either side . . . a scenic panorama unsurpassed anywhere in the great Western Cordilleran Region of North America."

In all, some 2,200 men and women found employment at the mine. After 20 years of successful operation, shipping concentrate world-wide, the Brenda mine closed in 1990.

Now Brenda Mines Ltd., one of the Noranda Group, will lend the proud legacy of its past to a world-class development for the future - the Brenda International Industrial Centre.

An Exciting Future Emerges

The Brenda International Industrial Centre is unique in North America because of its location, facilities and potential. The cornerstone of the new Brenda project is a powerful vision for the years ahead. Your business can be part of this remarkable venture.



Opportunity

Brenda International Industrial Centre

A unique and exciting opportunity for manufacturing companies to take advantage of economical, fully serviced industrial land and buildings in the beautiful Central Okanagan Region of British Columbia, Canada.

Phase 1 of the Brenda International Industrial Centre consists of approximately 20 hectares (50 acres) of Industrial Park, ideally located 45 km (28 miles) southwest of Kelowna, in the South Central Interior of British Columbia. The new Okanagan Connector of the Coquihalla Highway, completed in the fall of 1990, provides a four lane divided highway with a full interchange and 4.5 km (3 mile) connecting road direct to the site.

Brenda International Industrial Centre - World-Class Benefits

- *Access to all major markets in Canada and the western U.S.* through two main access routes.
- *Highly competitive lease rates, low cost utilities and lower taxes* offer significant benefits not available within municipal boundaries. Savings over larger urban locations will prove significant.
- *Ample water supply at low cost.* The water supply is stored behind its own granular shell, clay core, earth dam which stores approximately 9,000 acre feet of fresh water (over 2.9 billion U.S. gallons).
- *Ample hydro electric supply at stable, competitive prices* supplied from the site's own 138KV sub-station.
- The Brenda site is *totally self-contained in services* including sewage management and has been operated successfully for 20 years.
- *Site is ideally located* to provide an excellent buffer from other interests and is at an elevation (1,463 metres) that generally avoids winter inversion.
- *Structures and accessories on site* such as overhead cranes, sprinkler systems, thickness of floors, height of ceilings and light systems prove very attractive for a variety of manufacturing activities.
- *Truck weigh-scale facilities on site.*
- *Large area for future expansion.*
- *Special development plans for the site* include a "Manufacturers' Trade and Technology Centre" (Phase 2), creating a climate of innovation and entrepreneurship.
- *Hands-on expertise in development of export markets* will assist manufacturers on site.
- *Site is strongly supported by all levels of government and communities* in the Central Okanagan Region of British Columbia.
- *An "Enterprise Trade Zone"* is being discussed with all levels of government; to provide manufacturers at the Brenda site with additional competitive advantages.

For more information contact:

T.O.M.A.
Thompson Okanagan Manufacturers' Authority, Inc.
Executive Suite, 2130 Harvey Avenue
Kelowna, British Columbia,
Canada, V1Y 6G8
Telephone (604) 868-0098
Fax (604) 868-0078
Mr. Randall E. Black, *President*
or
Mr. Gary L. Moore, *Project Coordinator*
Telephone (604) 374-0244
Fax (604) 374-0249

