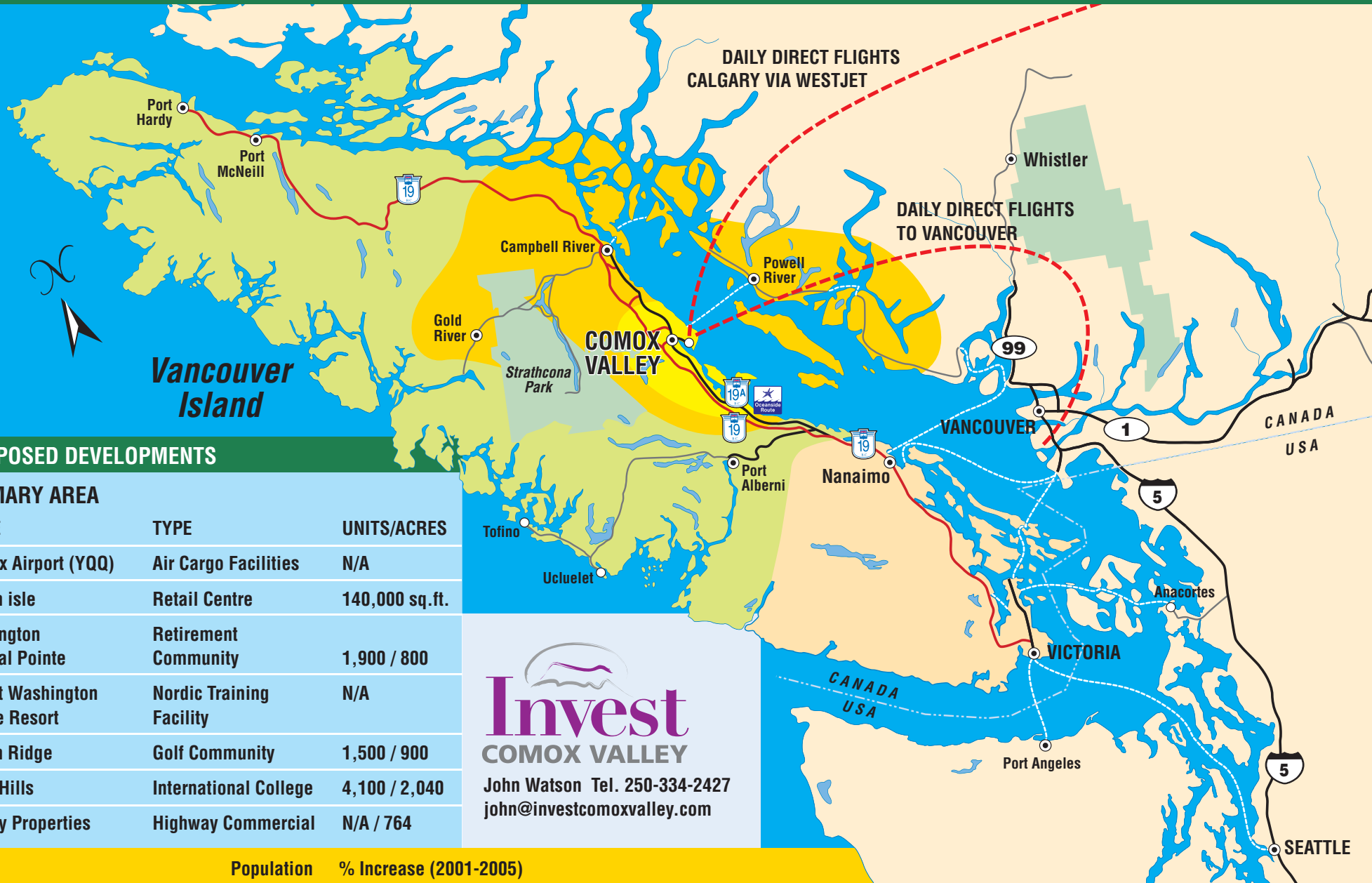


COMOX VALLEY TRADING AREA



PROPOSED DEVELOPMENTS

PRIMARY AREA

| NAME | TYPE | UNITS/ACRES |
|--------------------------------|--------------------------|----------------|
| Comox Airport (YQQ) | Air Cargo Facilities | N/A |
| Crown isle | Retail Centre | 140,000 sq.ft. |
| Kensington Coastal Pointe | Retirement Community | 1,900 / 800 |
| Mount Washington Alpine Resort | Nordic Training Facility | N/A |
| Raven Ridge | Golf Community | 1,500 / 900 |
| Sage Hills | International College | 4,100 / 2,040 |
| Trilogy Properties | Highway Commercial | N/A / 764 |



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Population % Increase (2001-2005)

| | | | |
|--|------------------------|---------|--------|
| | Primary Trading Area | 61,688 | 12.87% |
| | Secondary Trading Area | 138,257 | 9.79% |
| | Tertiary Trading Area | 214,505 | 8.82% |

| COMOX VALLEY | 2001 | 2002 | 2003 | 2004 | 2005 |
|------------------------|------------|------------|------------|-------------|-------------|
| HOUSING STARTS | 187 | 356 | 452 | 678 | 713 |
| AVERAGE SALES PRICE | \$142,903 | \$156,962 | \$169,153 | \$211,308 | \$252,516 |
| BUILDING PERMIT VALUES | 49,985,000 | 66,746,000 | 93,996,000 | 127,513,000 | 142,392,000 |