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Business Plan

for

Whites Point Quarry

Digby County, Nova Scotia

**Prepared by Clayton Concrete
Lakewood , NJ
April 2004**

The Company

The Clayton group of companies, with over fifty years of continuous operations and a staff of over 800, is the largest supplier of concrete in New Jersey and operates sand operations and block plants in New Jersey. The group is closely held and managed by Clayton family members.

The Project

[REDACTED]

Project Components / Structures

The main components of the project are the physical plant for aggregate processing and a marine terminal for ship load of the aggregate.

Land based permanent structures would include rock crushers, screens, closed circuit wash facilities, conveyors, load out tunnel, support structures (shop, office, fuel tanks) and environmental control structures.

Marine based facilities would include a conveyor system, ship loader, berthing dolphins and mooring buoys.

Quarry equipment would include heavy mobile gear such as loaders, trucks, bulldozers, excavators etc.

Capital Cost

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Source of Funds

[REDACTED]

Operations

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



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A preliminary review of operations indicate that [REDACTED]
[REDACTED] [REDACTED] [REDACTED]
[REDACTED] [REDACTED]

Operating Costs

Management

[REDACTED]
[REDACTED]

[REDACTED]

Staff

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

Drilling and Blasting

[REDACTED]

[REDACTED]

Depreciation

[REDACTED]
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Taxes

Municipal taxes are based on the assessed value as determined by the assessment department of the Nova Scotia Department of Municipal Affairs. Taxes rates are set by the Municipal Government on a year by year basis. It is assumed that that the assessed value initially will be based on construction value and a municipal tax rate of 2%.

[REDACTED]

Insurance

[REDACTED]

[REDACTED]

Shipping

[REDACTED]

[REDACTED]

Power and Fuel

[REDACTED]

[REDACTED]

Aministration

[REDACTED]

[REDACTED]

Repairs and Maintenance

[REDACTED]

[REDACTED]

Royalty

[REDACTED]

[REDACTED]

Cost of Money

[REDACTED]

[REDACTED]

Revenues

[REDACTED]

[REDACTED]

[REDACTED]

Pro Forma
Revenue and Expense Statement
Whites Point Quarry

2006

Revenue

Sales

Expenses

Management

Staff

Drilling and Blasting

Taxes

Insurance

Shipping

Power and Fuel

Administration

Repairs & Maintenance

Royalty

Cost of Money

Env. Controls & Test

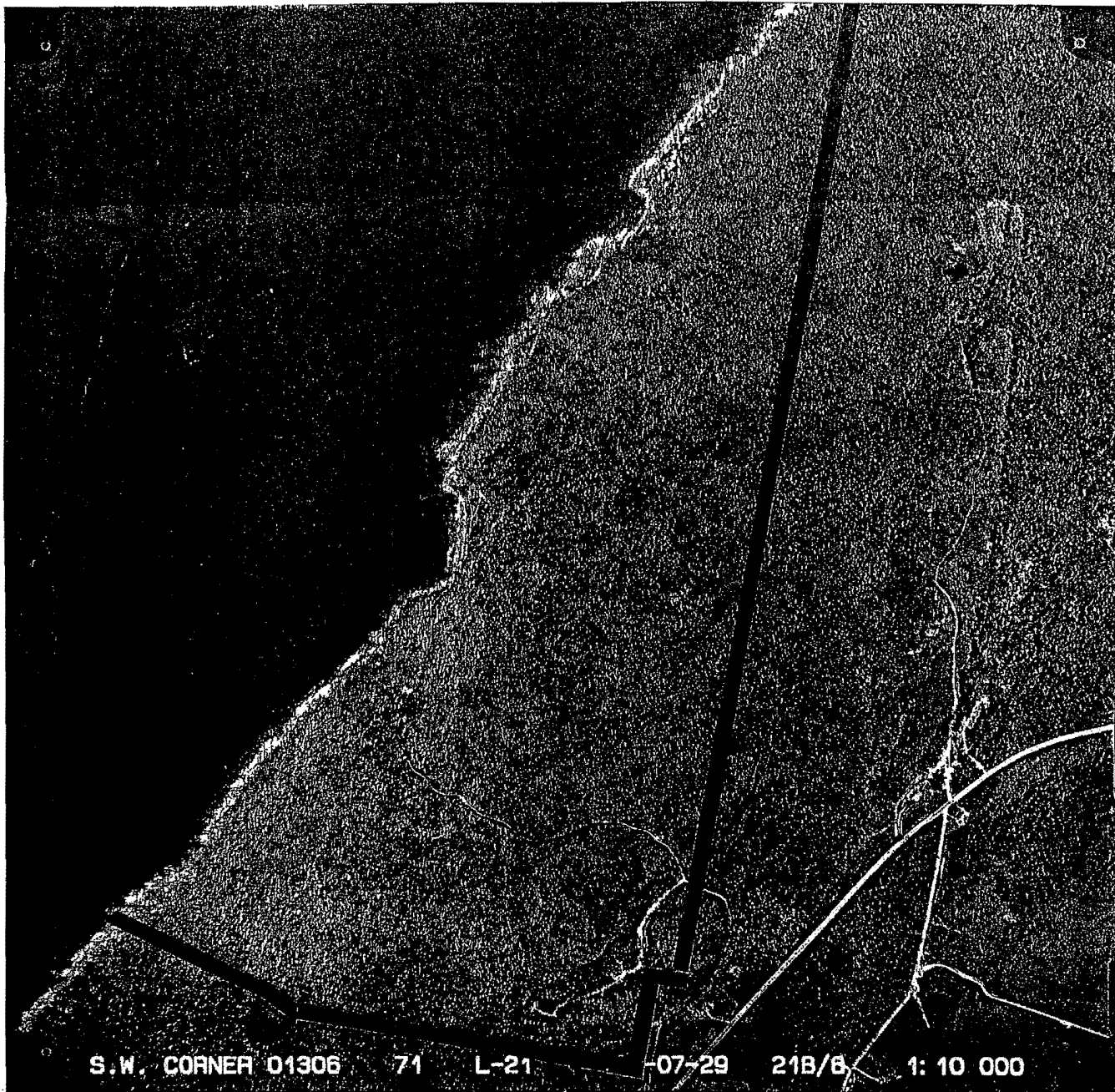
Total Expenses

Gross Profit Before
Depreciation & Taxes

Depreciation

**Gross Profit Before
Taxes**

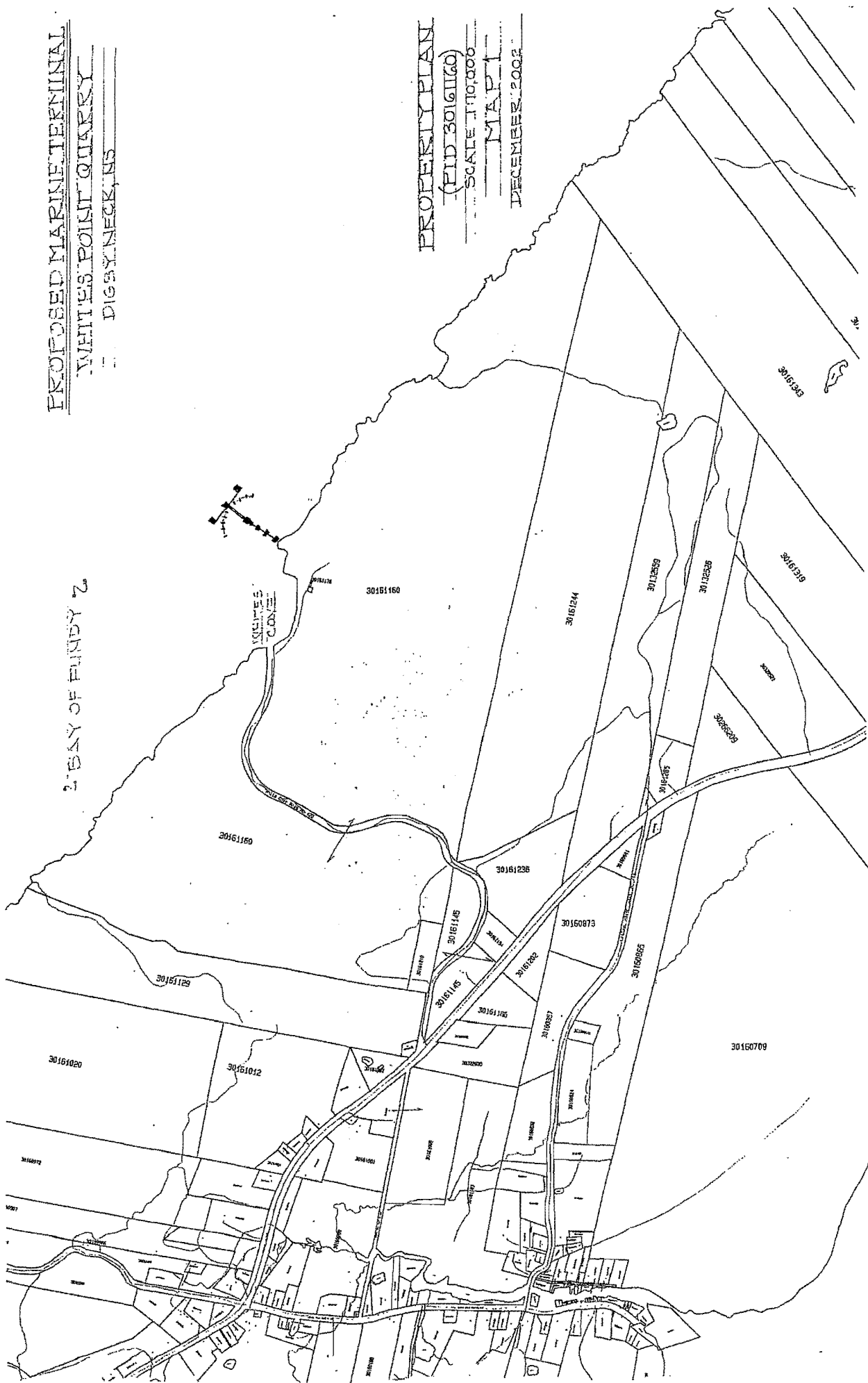


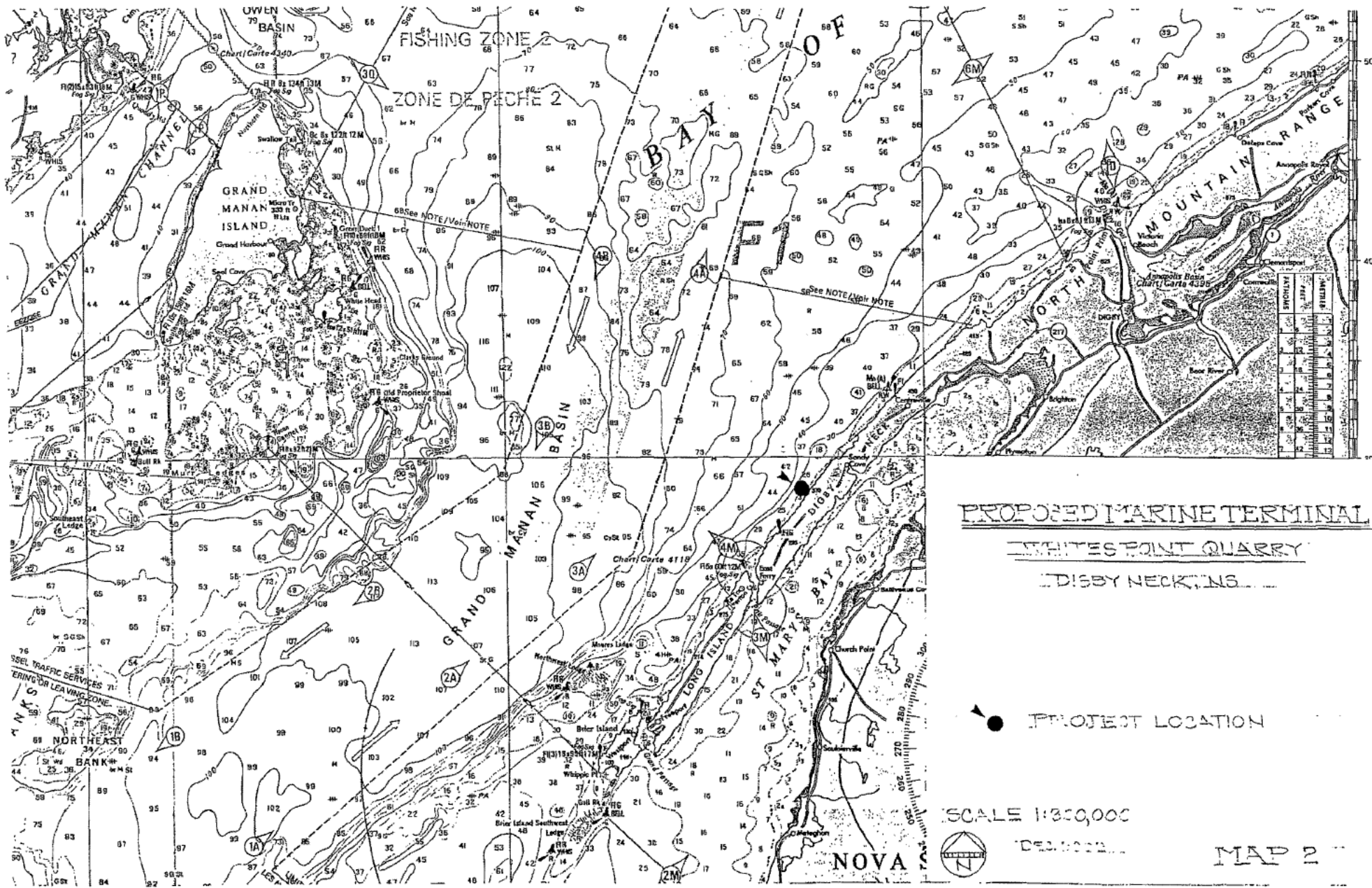


S.W. CORNER 01306 71 L-21 -07-29 21B/6 1: 10 000

PROPOSED MARINE TERMINAL
WHITES POINT QUARRY
DIGBY NECK, NS

PROPERTY PLAN
(PID 3016160)
SCALE 1:10,000
MAP 1
DECEMBER 2002





PROPOSED MARINE TERMINAL

WHITES POINT QUARRY

DIGBY NECK, NS.

● PROJECT LOCATION

SCALE 1:80,000



DECEMBER 1988

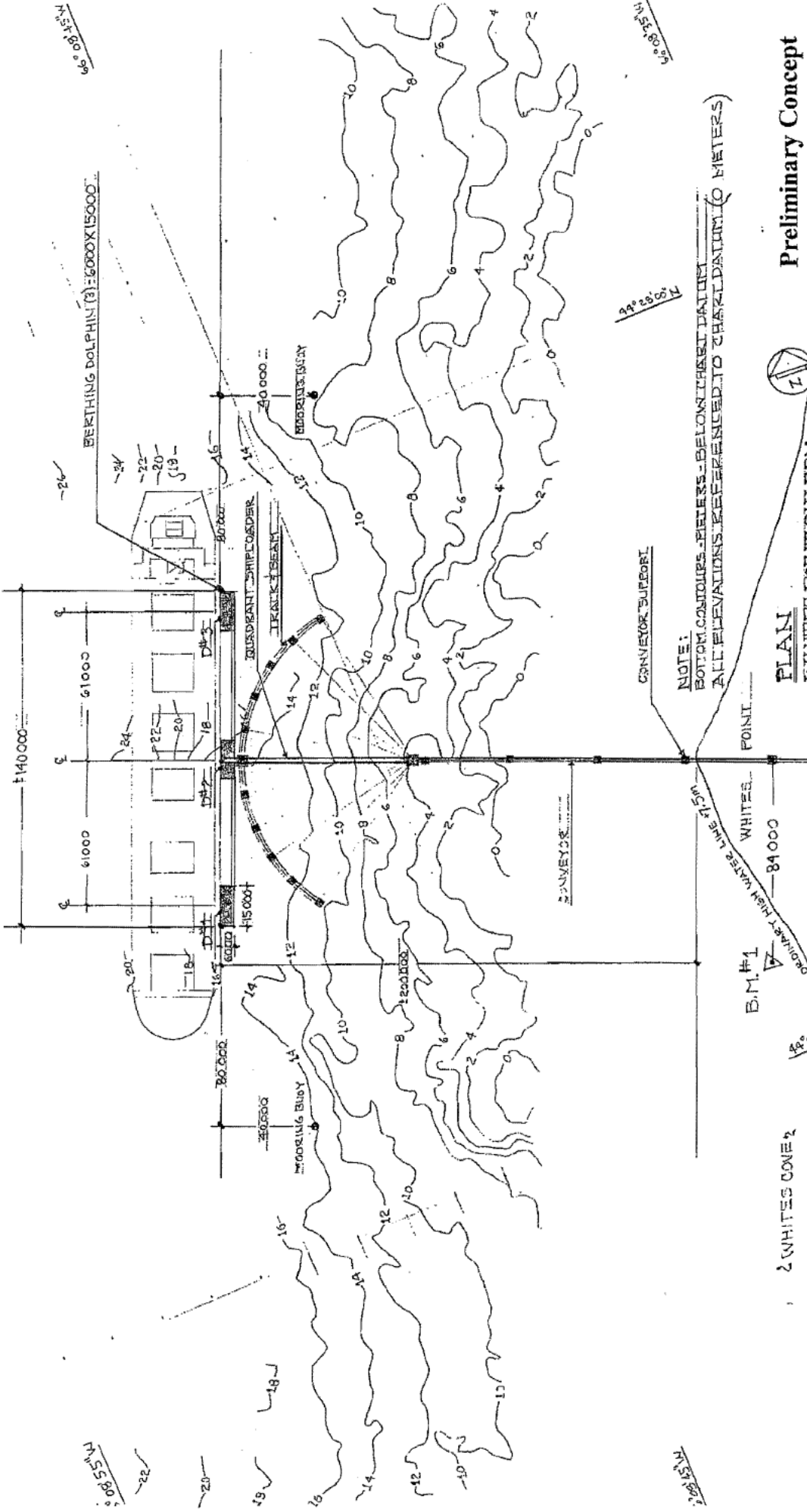
MAP 2

CONFIDENTIAL

LEGEND

- ▲ BENCHMARK #1, ELEV. 9.5m
- 44° 27' 55" N 66° 08' 16" W
- D #1, D #2, D #3: BERTHING DOLPHINS

2 BAY OF FUNDY 2



Preliminary Concept

DRAWING 1

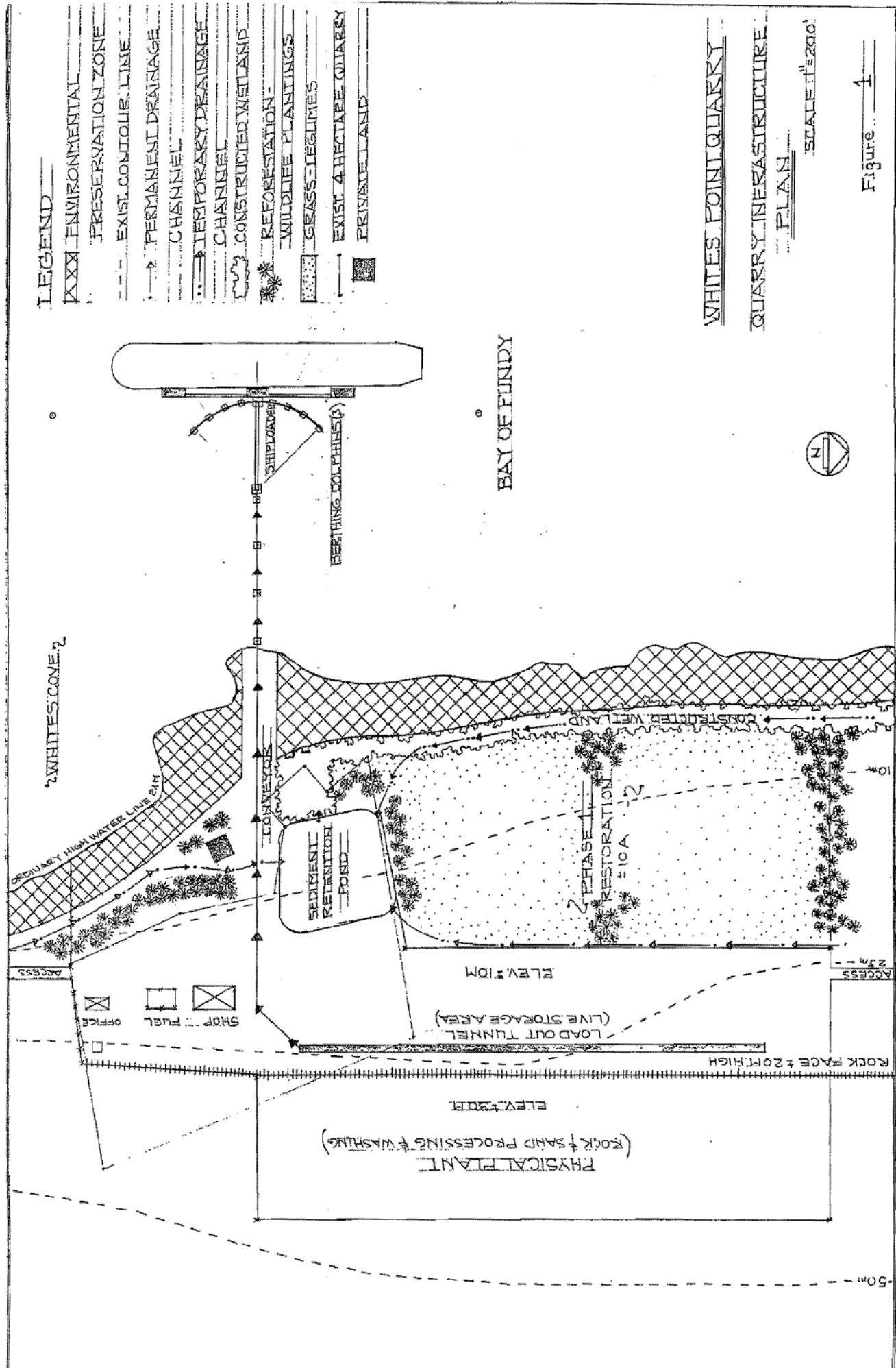


PLAN
 WHITES POINT QUARRY
 MARINE TERMINAL

SCALE: 1:500
 REV. 11/13/2003
 REV. FEB. 14/2003

NOTE:

BOTTOM CONTOURS - BEARS - BELONG TO THE BUREAU OF OCEANOGRAPHY.
 ALL ELEVATIONS REFERRED TO CHARLESTON METERS



LEGEND

- XXXX ENVIRONMENTAL PRESERVATION ZONE
- EXIST. CONTOUR LINE
- PERMANENT DRAINAGE CHANNEL
- TEMPORARY DRAINAGE CHANNEL
- ~ CONSTRUCTED WETLAND
- * REFORESTATION - WILDLIFE PLANTINGS
- GRASS LEGUMES
- EXIST. 4 HECTARE QUARRY
- PRISM WETLAND

WHITES POINT QUARRY
 QUARRY INFRASTRUCTURE
 PLAN

SCALE 1"=200'

Figure 1