

Real Estate Opportunity of a Lifetime!

**Gander Lake New Town,
Gander, NF**



Catalyst for a New World Class Resort

Proudly Presented by



**The Granville Group
March 2006**

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INTRODUCTION

The following is a brief introduction of a real estate development project of a lifetime to celebrate the economic and cultural resurgence of Newfoundland. Dubbed "Gander Lake Resort – New Town", the project is intended to be the most important step in re-developing the Crossroads to the World into a world class tourist destination. The next few pages will outline the opportunity in detail and confirm for stakeholders and investors with vision that this project is a must for their portfolios.

1.0 WHERE IS GANDER LAKE, NEWFOUNDLAND?



GANDER: CROSSROADS OF THE WORLD

1.1 Backgrounder (BY THE GANDER CHAMBER OF COMMERCE)



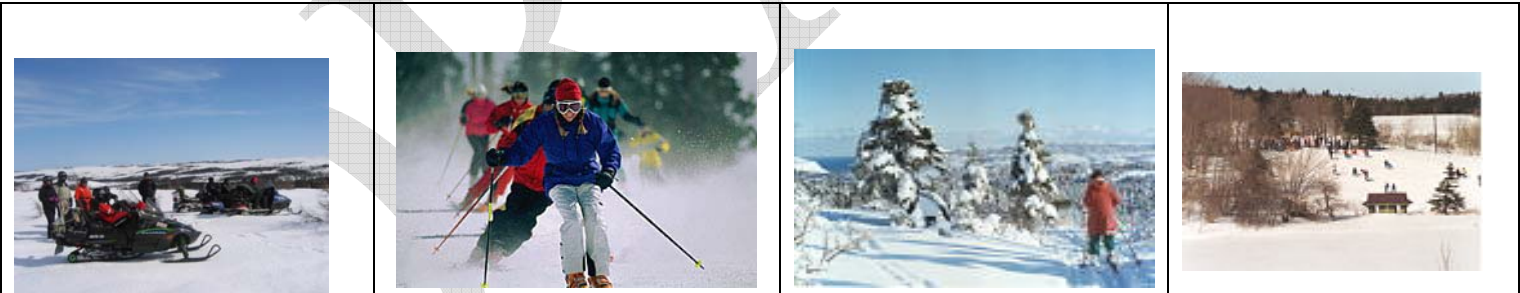
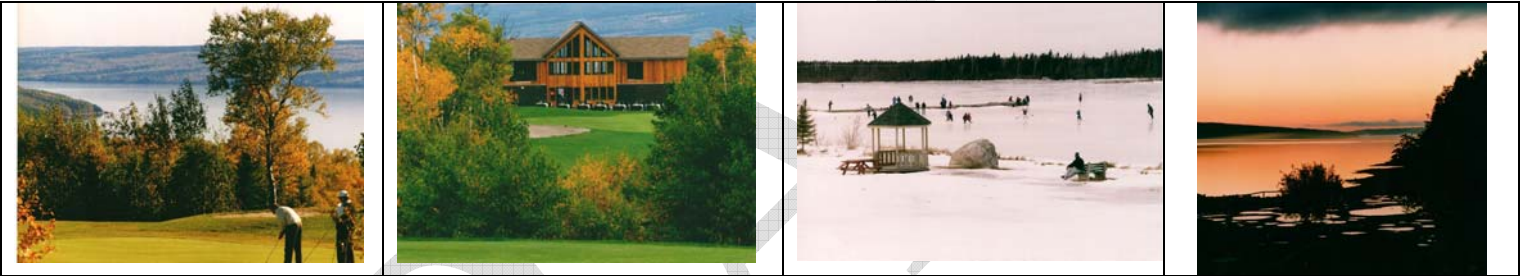
The **Town of Gander** is located in central Newfoundland and is a major service centre for the area. It is a young town, both historically and demographically, with approximately 50% of Gander's population falling between the ages of 20 and 44. The Town itself has developed into a truly full service international community of more than 10,000 people influenced by virtually all cultures and nationalities. The main economic industries for the Town of Gander are in the areas of transportation, communications, public administration, and defense. In addition, a large portion of the economy in Gander is driven by the service industry as it is central to a service area consisting of some 96,000 people within a 100 km radius, including 149 communities.

The Town is a progressive community with an available and skilled labour force, training institutions ready to respond to the needs of industry, available land for business development, excellent tax rates, affordable housing and a committed council and community anxious to respond to the needs of new business development. It is easy to see why today's Gander has been described as the "suburb of a city that doesn't exist".

Historically, Gander's beginnings date back to 1936 when the construction of the international airport began. On January 11, 1938, the first airplane landed at Gander. It was Fox Moth VO-ADE, operated by Imperial Airways for the Newfoundland Government and flown by Captain Douglas Fraser. Thus, Gander International Airport had its beginning. Because of its strategic location in northeastern Newfoundland, Gander has always been a main refueling base for transatlantic flights operating between Europe and North America. Presently, there are two runways in operation at Gander. Runway 13-31 is 8,900 feet, and runway 04-22 measures 10,500 feet in length. One of the most modern airports in the world, Gander International Airport has seen many changes and has become a name known all over the aeronautical world. It is the North Atlantic Centre for communications and air traffic control. Gander is proud of its history and deserving of its name - **CROSSROADS OF THE WORLD**.

1.2 Gander Lake

Gander Lake is located in the central part of the Canadian island of Newfoundland. Measuring 56 km (35 mi) in length and several kilometers in maximum width, the lake is oriented roughly northwest, southeast. The town of Gander is located on the eastern shore at roughly its mid-point. Gander Lake has been measured to 274 m (900 ft) in some areas, but has been estimated to much deeper depths, though not validated due to unclear openings in the "bottom" of the lake. Near the southeastern end of the lake, just over 12km outside of the town of Gander, there is a small, quarry-cut, artificial harbour, commonly known as "Little Harbour". This area is a common public boat launch for owners of pleasure craft. The area hosts 3 separate boat launch docks, the largest of which was rebuilt in the summer of 1997. The docks are commonly used by the local swimmers as diving platforms. The harbour also contains a concrete boat launch and a fire pit area for day trips. There are several pebble beaches which are accessible from a hiking trail.



1.3 Soul of Newfoundland

Already known for its eloquent politicians and internationally praised writers, Newfoundland did itself proud once again with the article below. Myles Higgins struck Gold himself when he so eloquently explained the ripple effect of the Curling Gold Medal achieved by Newfoundland's Brad Gushue. After reading this article, investors with passion will clearly understand why statements such as *"Real Estate Project of a Lifetime"* and *"a must for the portfolios of investors with vision"* are not exaggerations. Projects of this magnitude not only require huge passion from its proponents but also from its investors.

Atlantic & East Coast Report

Curling Gold and National Pride in Newfoundland and Labrador

By Myles Higgins

Tuesday, February 28, 2006

On Friday February 24th, history was made when the Newfoundland and Labrador men's rink captured curling gold for Canada. Many in the province and throughout the country watched with pride as Brad Gushue and the team from the St. John's curling club captured Canada's first-ever gold medal in curling and the first gold medal of any kind for Canada's newest province.

I watched that game with the sort of pride I always feel when a Canadian team reaches for the podium, but this time there was something more, this time my feelings ran just a little bit deeper. This time it was the local boys who had brought it home.

As proud as I was at that moment, I didn't realize that it was even possible to experience an even stronger feeling of pride, not until those initial feelings were eclipsed a few short moments after the game was over.

Let me start by saying that the good folks at CBC Sports deserve a huge round of applause for their treatment of the moments immediately following the Gushue victory. The act of empathy, understanding and diplomacy they displayed during that time touched many others and me very deeply.

Yes, Newfoundland and Labrador is indeed a Canadian province and yes the win was indeed a Canadian win, but when CBC Sports took it upon themselves to capture the moment by airing a full and uninterrupted rendition of the Newfoundland Anthem, "The Ode to Newfoundland" they displayed a depth of character the likes of which is not often seen. They also displayed a deep understanding of the province's culture and sense of history that should not be forgotten.

For many people across Canada it was perhaps the first time they had heard or even realized that Newfoundland had an Anthem of its own. It was this that started me thinking about our existence in the Canadian Dominion and about how little so many people across this great country really know about us. Often Newfoundland and Labrador is viewed as the "poor little" province down East or simply the place where "those Newfies" come from. "Kiss da Cod" and grab some "Screech" bye's.

All too often many Canadians are unaware of the rich history and the feelings of pride this place invokes in its people. Many in the province, including myself, often debate our treatment at the hands of Ottawa. We talk of having our resources taken to supply smelters and mills "up along". As a lightly populated province we sometimes view the current program of equalization based on population as a stumbling block to self-sufficiency and growth. We feel that we've been let down by the mismanagement that has resulted in the collapse of our fishery, which was the backbone of this place for so long, and we wonder why this province always seem to take one step forward before taking two backward.

Today, after listening intently as the Ode to Newfoundland being played and upon recognizing the understanding exhibited by a network that cared enough to air the song right across the country, I have to wonder if we haven't been fighting the symptoms rather than the problem itself? If we really examine it closely what it all boils down to is respect. That's really the only thing any of us really wants isn't it? Don't we all want to hold our heads up high and simply know that the rest of Canada truly understands that this place is different? Not that it's any better or worse than the other provinces; it's not that at all, simply that it's different. I wonder if all aspects of our Canadian experience might not improve it we could simply achieve such a level of understanding.

Yes Canada, we do have our own anthem, two in fact, since the Labrador portion of the province also has a very beautiful one of its own. The reason we have an anthem is because up until the early 1930s we were an independent Nation on an equal footing with Canada. North America was made up of 4 Countries, Canada, America, Mexico and Newfoundland. Newfoundland and Labrador has its own dialects, words and phrases that are used nowhere else in the world. We have our own forms of art, music, songs, poetry and lore. We have a history that includes Norse visitors to our shores 500 years before other Europeans even knew North America existed.

During the time of sail we saw settlers and traders arrive on our shores from places like Spain, Portugal, England and France. When the Europeans arrived on U.S. shores onboard the Mayflower and began to settle in the area of Plymouth Rock, it was Newfoundland merchants that they traded with for much needed supplies and which helped ensure their survival. While New York was little more than a muddy village St. John's was a bustling seaport involved in worldwide trade.

During the dawn of air travel our little corner of the North Atlantic made Newfoundland the crossroads of the world for international travel. During World War II, thousands of allied aircraft built in the U.S. and Canada destined for the war in Europe, left from this place and when the first wireless signal reached across the globe ushering in the age of radio, television and wireless internet that signal was sent from this place.

We are a people that lost 10% of its population during World War I, a level of commitment unmatched by any other Nation and we are a place that has seen natural or man made disasters touch our shores and our lives nearly every single year of our existence. The province has a culture of closeness and caring that sees the people of Canada's poorest province consistently rate as the highest per capita donors to charitable causes in the country. We are a place where people are accepted for what they are, not what we expect them to be and we have a culture where the pursuit of wealth has, and always will, take a back seat to the nurturing of our family and friends.

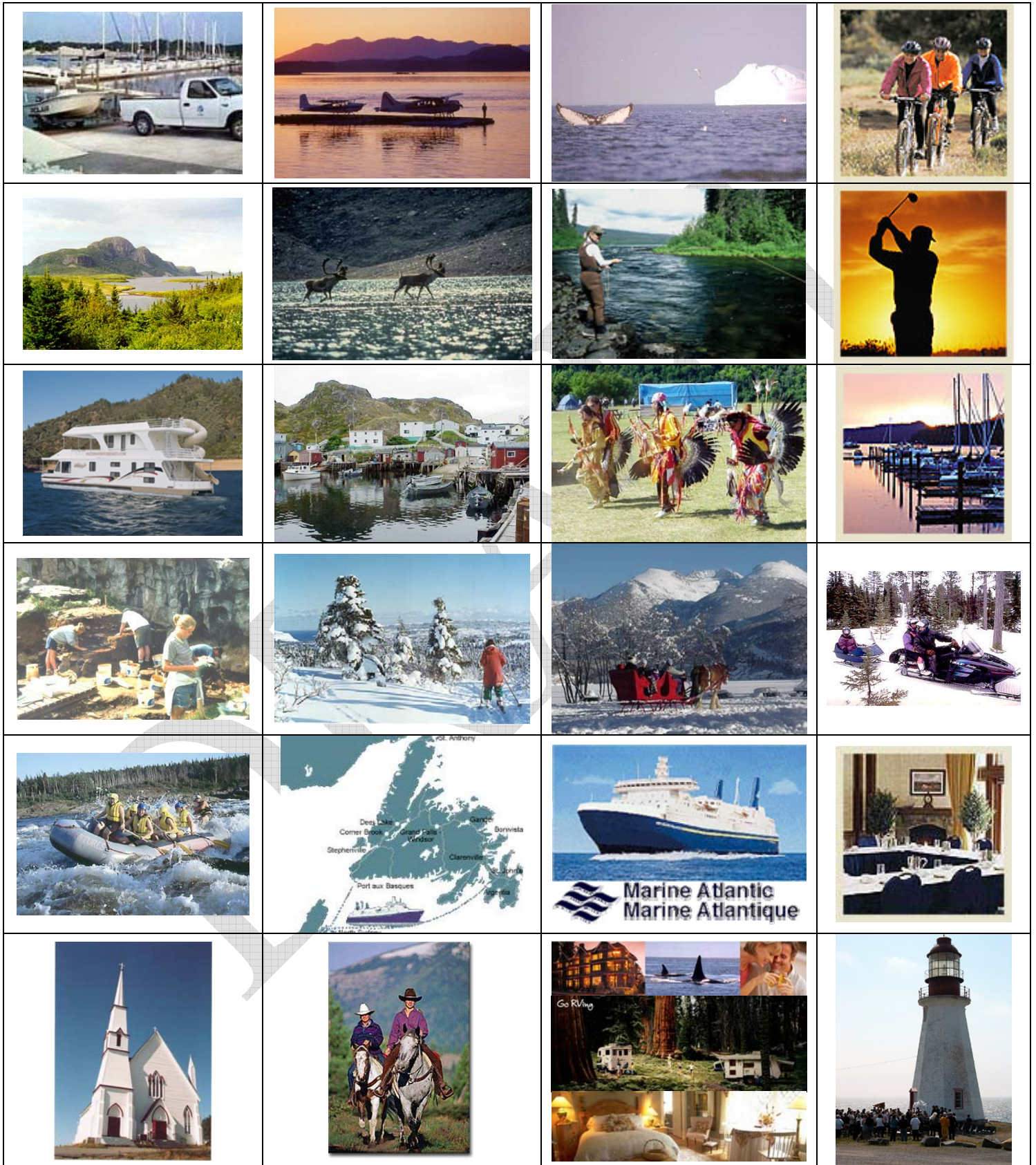
People have survived in this sea swept outpost almost continuously for over 500 years and this could not have been accomplished without strength of character, a will to survive and the ability to pick up your neighbour when he's down, all the while knowing that he will undoubtedly have to do the same thing for you one day. Life in this place has not always been an easy one. Icy winter storms often rip through the North Atlantic and gale force winds can send merciless waves crashing through villages along its shores. The people have survived here for centuries and it is through this survival that a pride of place has grown in our people. Although life is often much easier today this sense of pride still exists. It flows through the veins of every Newfoundlander and Labradorean, from generation to generation, Father to son and from Mother to daughter.

Yes we are Canadian, but Newfoundlanders and Labradoreans are a people who also feel the same pride in their province that most other people feel for their country and I believe that is what we really want the rest of Canada to understand. I believe that if the people of Canada, and by extension the government of Canada itself, were to fully understand what makes this place so special to its people then everything else would begin to fall into place. Simply put, Newfoundland and Labrador is a unique and very special place with all of the trappings of a Nation but none of the power it needs to control its own destiny.

Former Federal MP and Tory Finance Minister John Crosby (Skipper John) once said, "You can always tell who the Newfoundlanders are in Heaven. They're the ones who want to go home."

Myles is freelance columnist originally from the central region of Newfoundland. He now resides with his wife and a terminally lazy Terrier named "Molson" in the beautiful town of Portugal Cove - St. Philips, "Where the sun meets the sea".

1.4 World Class Destination Resort in the Making



Gander Lake, nestled on the cusp of The Exploits Valley and The Kittiwake Coast regions, is the perfect location from which to launch a Newfoundland exploration. "Beyond Belief!" is the only way visitors will describe their discoveries. They will experience the same wilderness and rugged seacoast as the Norse did 500 years ago. From iceberg and whale watching to fishing, hunting, skiing and wilderness hiking, these are just a few of the activities available in the region. When fully developed, the Gander Lake Resort project will emerge as the key catalyst responsible for the growth and development of the local eco-tourism industry. Already known as the Crossroads of the World, because of the Gander Airport, the cumulative effect of the Gander Lake Resort project will result in the creation of numerous tourism related jobs and investment opportunities.

Gander's next milestone, Gander Lake Resort, will be an explosive project that will accelerate the development of the regional economy and help Gander to become the tourist Mecca, on the Edge of America.

1.5 Project Shows Vision

Gander Lake Resort will be a tourist attraction that will showcase the juxtaposition of the Atlantic Ocean and the ancient wilderness as a stand-alone destination location. Positioned on a 400+ acre parcel of land, adjacent to the Gander Golf and Country Club, this mammoth development project will include: a Town Square featuring a 5-star Hotel with Convention Centre and Spa, several adjacent restaurants, staff housing, 2 resort condominiums, single family dwellings, including some estate lots with "Vacation Rental" and "Guest House" use, multiple family dwellings, commercial space for retail trade and services. These will be complimented by a long pier, a marina, Sea Plane and Helicopter landing for tours and hiking/walking trails.

Provisions for maintaining the character of the region should be enshrined in the city bylaws, so the vision can be maintained in perpetuity. This includes the creation of public parklands and trails, as well as, developer's financial contribution to many socially related issues.

1.6 5-Star Hotel Resort & Spa is the Engine

When complete Gander Lake New Town will be a place like nowhere else in Newfoundland. Anchored by a five star hotel and spa, visitors and local citizens alike will be able to enjoy a life style heretofore not yet experienced in Newfoundland. Designed along the early days of Whistler, BC, the town will include a town centre with a piazza, world class boutiques, shops and restaurants. A Golf & Country Club, hiking, water and air activities and wilderness adventures are at your doorstep. The town centre will be surrounded by townhouse, condos, and lakefront estates. The natural topography of the area will provide everyone with breathtaking views from anywhere.

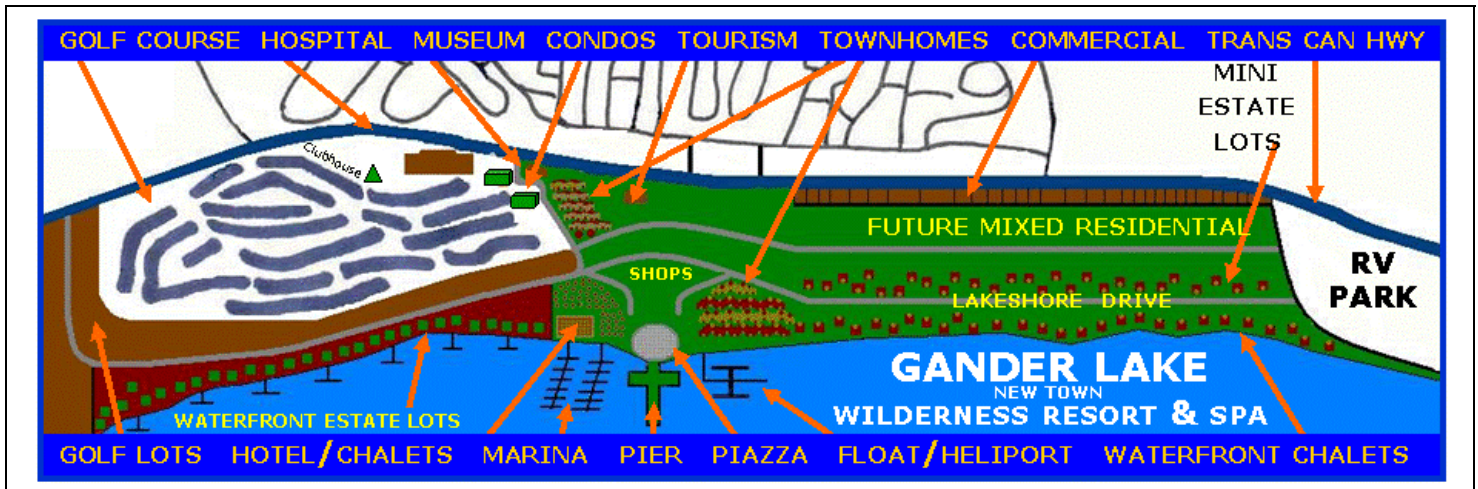


From a tourist's perspective Gander and Newfoundland are truly "beyond belief". The new man-made facilities and amenities found in Gander Lake New Town will compliment the legacy of mother nature. Gander Lake is situated at the south end of the Kittiwake Coast region, on the Trans Canada Highway. This is the perfect location from which to launch the most incredible wilderness excursions.

Gander Lake New Town will appeal to Newfoundlanders abroad and those in heaven who need only the slightest excuse to come home. This will be a great place to retire to and from which to help create the capital of wilderness research, the place where important conferences on ecology and preservation will take place.



1.7 Gander Lake Wilderness Resort & Spa – an Investor's Dream



GANDER LAKE: PRELIMINARY MASTER PLAN

PROJECT DETAILS:

- 125 ROOM LUXURY LODGE/HOTEL, SPA AND CONVENTION FACILITY
- 50 OWNED LAKEFRONT CHALETs WITH VACATION/CONVENTION RENTAL OPTION MANAGED BY HOTEL
- TOWN PIAZZA COMPLETE WITH PIER, RESTAURANTS, BOUTIQUES, CULTURAL CENTER,
- MARINA
- 108 UNIT THREE STORY CONDOMINIUMS (LOCATED OVER LOOKING THE GOLF COURSE)
- 56 LAKEFRONT ESTATE LOTS
- 100 TOWN HOMES (TWO LOCATIONS, ONE ON THE WATER-FRONT WITH BOAT SLIP)
- 40 GOLF FRONT SINGLE FAMILY LOTS
- 15 LAKE VIEW SINGLE FAMILY LOTS
- 50 MINI ESTATE LOTS
- RV PARK
- SEA PLANE AND HELIPORT TOUR OPERATORS FACILITY DOCKS
-

1.8 Key Renderings (Thumbnails)



View larger renderings on next page:

The renderings below were collected from the internet to show the possibilities for specific areas on the masterplan above, and to get the creative juices flowing of stakeholders.

1.8.1 Key Renderings (Large)



Condo & Townhome complex near the Paton Hospital



Luxury Townhome complex on waterfront east of pier



Waterfront Conference Centre attached to hotel complex



Retail village/affordable housing -centre of masterplan



Lakefront RV Campsite Set-up – east end of masterplan

1.9 Tourism

Since Tourism is the basis of this proposal, foreign investors may not realize how Tourism plays such an important part in the Newfoundland economy. For an up close and personal view, please visit the project website where the images show below will transport you to those locations. www.marbat.com/ganderlakeresort

TravelVideo.TV

The World on the Web

CLICK TO TOUR NEWFOUNDLAND



CAPE SPEAR



NF COUNTRYSIDE



SIGNAL HILL



ST. JOHNS



NF MUSEUM

BATTLE
harbour

MAXXIM
Vacations

The Land at the End of the World.

Come to the far east of the western world where the Atlantic Ocean and the dawning sun make their first appearance in North America. Come explore a people whose lives have been shaped by the sea for over 500 years. Learn of our rich traditions that are celebrated through our music, our people and our vibrant culture. Welcome to Newfoundland & Labrador. Newfoundland and Labrador is a large province about 405,720km². It is a full day's drive to cover the island portion alone. The sprawling countryside combined with it's breathtaking views, wildlife and friendly people make it the perfect destination for any traveler.



QUIDI VIDI



ST. JOHNS HARBOUR

Discover This Well Kept Secret

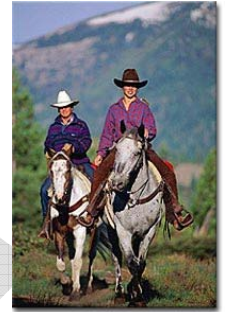
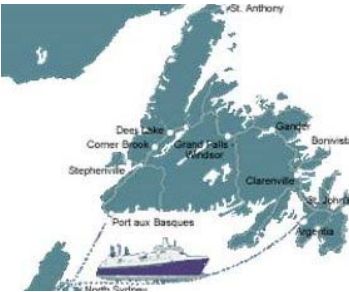
Fill your senses with the natural beauty of Newfoundland and Labrador, and feel your spirit soar surrounded by the history and warmth of all that you encounter here. This is Maxxim Vacations' most popular itinerary as this cross-island package takes you to the province's most exciting interpretive locations. From the Great Northern Peninsula to the most easterly point in North America, your travels will set you on a journey of discovery. Learn about a region steeped in history and rich with culture through the National and Historic Provincial Historic Sites. Sing our songs and dance our dances as you celebrate the distinctive traditions for which Newfoundland and Labrador have become famous





UNESCO Heritage Sites

Newfoundland's Great Northern Peninsula comes by the word 'great' honestly. The region is home to two UNESCO World Heritage Sites. The Tablelands and landlocked fjords of Gros Morne National Park are a world away from space and time as we know it. Further up the Peninsula, stand in the land where the Vikings stood. Vinland, they called it, and a millennia later berries are flourishing still. Explore the life of the Vikings through ancient community at L'Anse aux Meadows National Historic Site: a place that UNESCO has set aside for its significance in bridging the Eastern and Western worlds. Visit the working lifestyle village of Norstead to celebrate Viking life as it was 1000 years ago with a Viking wedding and traditional Viking food



Mountain Air Adventures Ltd.



1.10 Project Rationale

Gander Lake Wilderness Resort and Spa will create an atmosphere of prosperity and will deliver a much-needed upscale resort on the east side of the Island. This master plan will ensure that there is a sufficient platform to launch a substantial drive to attract additional tourism and businesses to the Gander area. In addition to tourism, many new immediate jobs will be created through the initial construction phases. Long-term job creation is obvious. Tour Operators, Hotel and Spa Personnel, Restaurateurs, Shop Owners etc. will all have an opportunity to live and work in Gander. Tourists from around the world will want to come to Gander to experience all that is available. Sight seeing tours for Icebergs, Wildlife and Marine life is only the beginning. Houseboat Operators, Jet Skiers, Wind and Snow Surfers, Snowmobile Enthusiasts, Eco-Tourists, Anglers, Golfers, on and on, will create a unique destination exclusive to Gander. Tourists will have an opportunity to stay in a luxury resort environment play a round of golf in the morning then fly out to see the whales and icebergs in the afternoon. Anglers can stay in luxury, enjoy Gander then head out to their Camp or Lodge to hunt big game. Tourists and locals can both enjoy the fine Spa, Restaurants and shops; take in the nightlife that Granville Square offers them. Conventioneers will want Gander to host their convention. Gander will be a one-stop shop for Tourist adventure departures and large Convention and Tourist arrivals.

1.11 Project Benefits

The economic benefits for Gander and Newfoundland are many indeed. The creation of mixed residential properties will create additional important revenue for Gander. New businesses will flourish. Gander will be in a position to offer and import new types of businesses from other regions of Canada and the Province, not to mention internationally. Having this master plan implemented will help lure these business entities to Gander. After all, what fortune 500 corporation will want to locate a branch or profit center in Gander when there are only limited fixed and rental accommodations? Having a Resort, entertainment and tourist district combined with a waterfront/golf residential community will be an attractive incentive and one that is not offered at the present time. Build it and they will come.

1.12 The Granville Group

The Granville Group is a new business and land development entity based out of Gander, Newfoundland. Although the group has just recently been formed, it brings over 200+ years of combined business experience. Offering professional, first hand, knowledge in Land Development, Construction Project Management, Project Financing and International Sales and Marketing, the Group is currently active in 3 major Resort and Re-development projects within the Maritimes, British Columbia and Florida. []

CONTACT INFORMATION

Jack Granville:

Email: jgranville@verizon.net

Tel: 727-546-6279

Kevin Sherwood:

Email: kevinsherwood@rogers.com

Tel: 416-919-9053

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