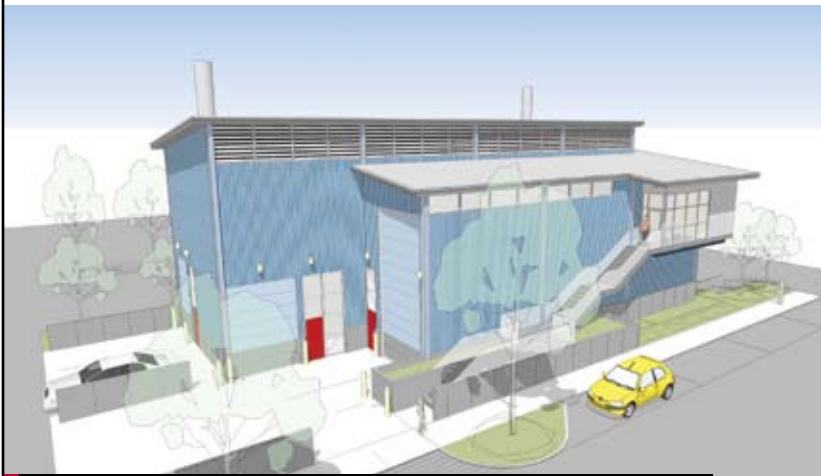


COLONY CONNECTION

Spring 2008



► That's a Metal Building?



Victoria's Inner Harbour is the new home for one of Colony's brightest projects, Nexterra Energy Corp.'s biomass gasification system for Docks Green Power Limited.

Nexterra Biomass Gasification System at Docks Green

Victoria's famous Inner Harbour – bustling, vibrant centre of action and world renowned tourist destination for thousands every year. The ever prominent Capitol Buildings, the famed Empress Hotel, the prestigious Tall Ships and crisp white Cruise Line vessels, a picturesque backdrop of yachts and floatplanes, magnificent floral displays and a Metal Building?

Excuse me...a Metal Building?... Yes, Victoria's Inner Harbour is the new home for one of Colony's brightest projects, [Nexterra Energy Corp.'s](#) biomass gasification system for [Docks Green Power Limited](#). Once completed, the internationally acclaimed Docks Green development will be a community for approximately 2,500 people, incorporating the very highest in Green Standards. The project will include residential, live/work, hotel, retail, office and light industrial uses, as well as numerous public amenities.

Right from the start, one of the key challenges on this project was coming up with an architecturally pleasing as well as economical means of providing a completely functional enclosure to protect Nexterra's technically advanced equipment

and have the City of Victoria as well as the Docks Green Partners pleased with the end result.

"This is a rather special project because of its high profile waterfront location just a stone's throw away from Victoria's iconic heritage buildings," said William Rhone, the Architect who worked on the Project in association with [CEI Neilson Architects](#) of Vancouver and Victoria. "There are certain design complexities that were inherent with the Project in order to comply with the City of Victoria guidelines" Rhone continued, "so the process for gaining approval for the Project became a little more complex than the usual type of industrial building."

Philip Beaty, Nexterra's Vice President of Sales confirmed that "Colony Buildings had a terrific opportunity to entertain a more sophisticated structure than is usually found on a standard industrial site. They had done it before and were quite interested and willing to work with our Architect." Rhone agreed about working with Colony towards the final design: "I think Colony were great, first class. I'd say it was a pretty good fit."

The Docks Green project is not just another pretty face...I mean building. Docks Green Power Limited is a newly formed

▶ That's a Metal Building? (continued)

"micro energy utility" that has been created by Terasen Energy Systems, Vancity Capital, Corix Group of Companies and Windmill West Developments to own and operate the gasification system and administer the heat and hot water service for Dockside Green.

Nexterra's gasification system converts urban wood waste into synthesis gas or "syngas" to generate heat and hot water from biomass. By selecting this technology, Dockside Green will avoid producing about 2,500 tonnes of greenhouse gas emissions annually.

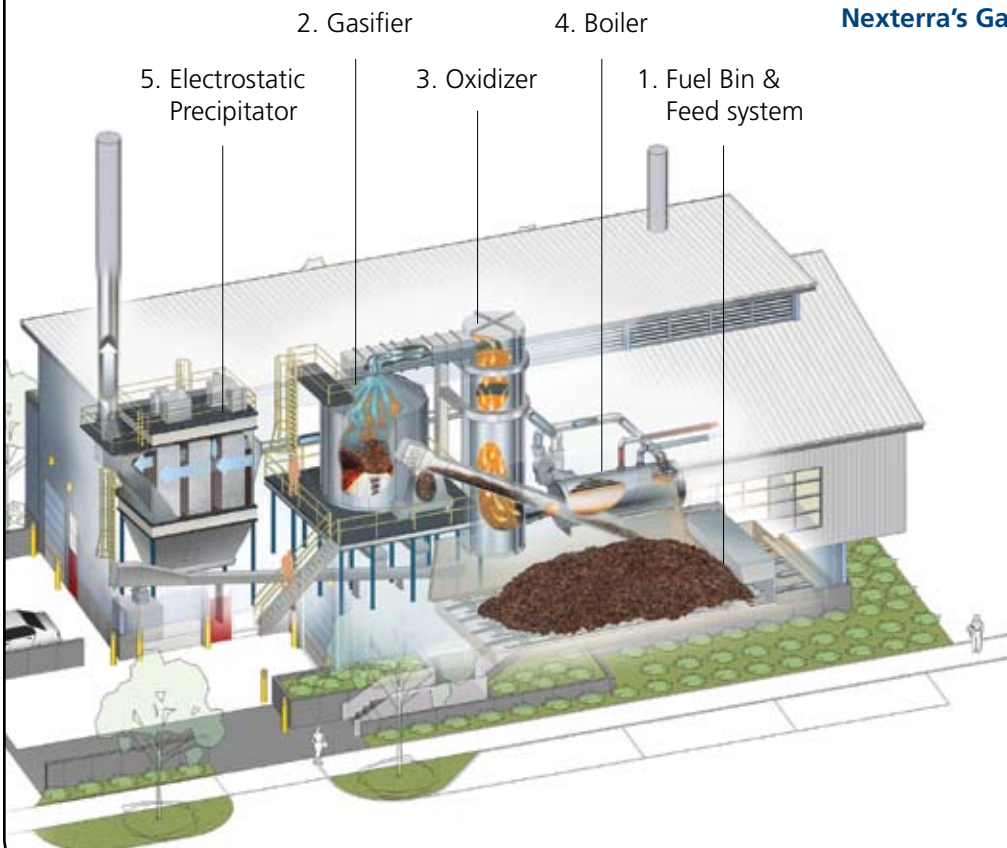
"I think Colony were great, first class. I'd say it was a pretty good fit."
William Rhone, Architect

"Reducing emissions from buildings to the point where we are carbon-neutral was one of many things that Dockside Green needed to do to be a world-class sustainable community. We looked around the world for the right technology and found Nexterra in our own backyard." said Windmill Development's Joe Van Belleghem, co-developer of the project along with Vancity Capital.

"Developing unique and viable solutions that address both economic and environmental concerns require a profound change in the way we do business," said Nexterra's CEO Jonathan Rhone. "Nexterra has been thrilled to work with Dockside Green on this project. The unprecedented group of partners have worked together to ensure that this remarkable waterfront community will significantly reduce its carbon footprint and be a showcase for truly sustainable urban development".

Colony is proud to have played a role in the success of this exciting development. Our building will be completed later this year and the complete Dockside Green development is scheduled for a three phase completion over the next decade. For more information on Nexterra Energy Corp. or Dockside Green please visit the website at www.nexterra.ca and www.docksidegreen.com respectively.

Rendering: Courtesy of Nexterra Energy Corp.



Nexterra's Gasifier Technology - How it Works

1. Fuel In Feed: Locally sourced wood waste (including recycled clean wood construction and municipal tree trimmings) is loaded into the fuel bin and conveyed to a metering bin near the gasifier.

2. Gasifier: Fuel enters the gasifier and goes through several stages including drying, pyrolysis (chemical change brought about by heat), and gasification. the wood is converted into synthetic "syngas" that can be used like natural gas.

3. Oxidizer: The syngas is conveyed into the oxidizer where it is coombusted, with the resulting flue gas directed through a boiler.

4. Boiler: Hot water from the boiler is transported by an underground pipe to provide heat and hot water for Dockside buildings. The cold water then returns to the boiler to start the heating process again.

5. ESP: After exiting the boiler, the flue gas is cleaned in an electrostatic precipitator (ESP) that filters out virtually all of the remaining particulate matter.

My Reason To Relay



Lighting of the Luminaries

Cancer is a nasty word we are all too familiar with. But it wasn't until March 3, 1987 that it entered my world.

My dad had gone in for some tests earlier and now my parents were off to get the results, on this day I would soon never forget. Being so late in the day, I thought it peculiar that my mom had not called me with the results yet. I picked up the phone and proceeded to dial my parents' number. What came next was something I can still feel in my heart... the news. My dad had been diagnosed with terminal lung cancer.

This was the inception of my mission to help others from experiencing this kind of trauma in their lives. I called my local unit of the Canadian Cancer Society and asked how I could help. It was just at the time that the Daffodil door-to-door campaign was about to start in April. I did my first year of canvassing in 1987 and also did some volunteer work in their office. I eventually moved away from my neighborhood where I had been canvassing for years, but I still had the desire to

return to this area and see my neighbors and friends. Cancer touches everyone in some way or another and this campaigning was a nice way to share our stories and connect with others. The joy I received every year from seeing these friends was tremendous. Unfortunately, my Dad passed away almost two years after being diagnosed with lung cancer. I miss him terribly every day.

Each year the team surpassed our fund-raising goal and we have all had so much fun doing it. I was surprised by the generosity of people who were there to support my teammates, the Canadian Cancer Society, and me.

I had read and heard about the Relay for Life and every year I would purchase a luminary to be displayed at the event in memory of my dad; however, I had never attended this event in person. One year I decided I would attend the relay and see what it was all about. I met a classmate of mine who had been participating for a few years and she invited me to stay and take part in the candlelight ceremony that evening. I was deeply moved at how many people were there and the comradeship that was displayed among them. I said to my friend, "Next year I am going to start a team." I contacted some friends from high school and the team Harley's Angels was up and running. Our first relay was in 2006 and in 2007 I recruited some of the Colony team. Each year the team surpassed our fund-raising goal and we have all had so much fun doing it. I was surprised by the generosity of people who were there to support my teammates, the Canadian Cancer Society, and me. We have a great group of friends on the team, and it's now an annual event that none of us wants to miss.

The Relay for Life is a very heartwarming event for me. It truly is an incredible sight to see all the teams out there, rain or shine, working together with one common goal in mind, to help put an end to Cancer. Please come by and visit us June 14, 2008 at Mahon Park in North Vancouver. Look for the "COLONY" tent.

I would like to thank all who have supported Harley's Angels, Colony and the Canadian Cancer Society in the past. I hope one day we reach that goal.

I invite you to join our team or start a team of your own and experience this incredible feeling. David and I would be more than happy to speak with you and help you to get started. Please contact me (Susan Gough) at 604-688-2604 or at sgough@colonybuildings.com. You can visit my Relay Web site at [Susan's Relay Page](#) or David Thompson's page at [David's Relay Page](#) for more Information or also at the [Canadian Cancer Society Relay for Life site](#) [click here](#).

► **increasing construction costs** got you down?

Rising material prices. Skilled labour shortages. High oil, transportation, and equipment costs. Over budget.

These are the buzzwords on everybody's lips these days, and seem to be prominently placed in the headlines of periodicals that deal with construction. No doubt, the current costs of doing any type of construction today have soared, particularly in the West, placing numerous projects either "on hold" or, even worse, "cancelled." Realizing that, for some people, building costs have become too high and are out of reach, Colony has been working with its various supplier partners to come up with more-economical structures capable of meeting tighter budgets while still maintaining high performance levels for clear spans, energy efficiency, code compliance, security, weather-tightness, and appearance. We currently have available to us a few new products that will meet these demands, about which you will be hearing more in the next few newsletter releases. This is just one more way that Colony is working toward having the ultimate ability to service all of your building needs. Please contact our offices for any further details or if you have any questions in this regard.



colony

Colony Management Inc.

188 Smithe Street
Vancouver BC V6B 6A9

T 604.688.2604

F 604.688.2609

E sales@colonybuildings.com

www.colonybuildings.com