

**RE: ENVIRONMENTAL SITE ASSESSMENT REPORTS
AND RELATED DOCUMENTS**

**PUBLIC AUCTION SALE
OF REAL ESTATE**

(KNOWN AS)

LOTS 4, 5, 10, AND 11, PLAN 245

PIN 35191-0006 (LT)

45 YARMOUTH ROAD

ST. THOMAS, ONTARIO, CANADA



TCL Asset Group Inc., ("TCL"), and the Vendor, upon request by prospective purchasers, are providing the opportunity to review or receive a copy of the following reports, (the Reports), prepared by Frontline Environmental Division Of MTE Consultants Inc., ("MTE"):

- 1. Phase 1 Environmental Site Assessment Final Report, dated June 4, 2007.**
- 2. Phase II Environmental Site Assessment Final Report, dated August 13, 2007.**
- 3. Supplemental Phase II Environmental Site Assessment Final Report, dated Nov. 8, 2007.**

The Reports are being provided, upon request by prospective purchasers, to be used at their own risk, as a source of information about the property, to assist prospective purchasers with their due diligence concerning their own independent Site research and evaluation, without representation or warranty, express or implied, and such independent evaluation must verify all facts and/or statements in the Reports. The information contained in the Reports cannot in any way be interpreted as a warranty or representation of any kind by "TCL", "MTE", the Vendor, or Business Development Bank of Canada, ("BDC"), related to the contents of the Reports or the state of the Site, or any other matter whatsoever.

The providing of the opportunity to review or receive a copy of the Reports, does not in any way make "MTE", "TCL", the Vendor, or "BDC" responsible to prospective purchasers. The Reports are not to be relied upon for any purpose and are to be used at your own risk with the understanding that you must conduct your own due diligence with respect to the Real Estate, independently and without reliance on the Reports, based upon such investigation and analysis, as you deem appropriate. Neither "TCL", "MTE", "BDC", nor the Vendor represent or warrant the accuracy or contents of the Reports. Neither "MTE", "TCL", the Vendor, nor "BDC" may be held responsible for any damages that may result from your reliance on the Reports.

By acceptance of the opportunity to review or receive a copy of the Reports from "TCL", prospective purchasers are deemed to have accepted the above Terms and Conditions with respect to the above-mentioned reports prepared by Frontline Environmental Division Of MTE Consultants Inc.

