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OFFERING	CB Richard Ellis Limited ("CBRE") has been retained on an exclusive basis to arrange the sale of 104 King Street West, Dundas (the "Property"). The subject property is a landmark building located in the historic downtown core of Dundas.
PRICE	The Property is being offered for sale for \$1,250,000.00
ADDRESS	104 King Street West, Dundas, Ontario
LOCATION	The Property is strategically located in the downtown core of the former Town of Dundas (currently within the City of Hamilton). Situated on the south side of King Street West, bounded by McMurray Street and Foundry Street.
SITE CONFIGURATION	104 King Street West is approximately rectangular in shape. The site is reasonably flat and at grade.
BUILDING SIZE	Approximately 8,278 sq.ft.
LOT SIZE	0.287 acres (12,500 SF)
DIMENSIONS	King Street West Frontage: +/- 137 feet Foundry/McMurray Streets Frontage: +/-100 feet
LEGAL DESCRIPTION	Plan 1453, Block 45A Lots 1-5. City of Hamilton (formerly Town of Dundas) PIN – 17481-0024
ENVIRONMENTAL STATUS	A Phase I Environmental Assessment has been completed and may be made available to the successful Purchaser.
FORMER USE	Formerly used as a Canada Post Letter Carrier Facility.
DRIVE-IN ACCESS	The Property is a corner site with vehicular access from two adjoining streets. The main access to the rear shipping area is via a curb cut on the east side of McMurray Street. In addition, there is also a curb cut on the west side of Foundry Street.
SERVICES	The site receives full municipal services including water, sewers, natural gas, hydro and telephone. In addition, the municipality provides road maintenance, garbage collection along with police and fire protection.

Canada Post Corporation (the "Vendor") has retained CB Richard Ellis Limited ("CBRE") on an exclusive basis to arrange the sale of 104 King Street West, Dundas (the "Property"). The Property is a landmark building located in the historic downtown core of Dundas. The Property is being offered for sale "as is – where is".

INFORMATION PACKAGE

This Information Package ("IP") is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This IP does not purport to be all-inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This IP is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. The IP provides selective information relating to certain of the physical, locational and financial characteristics of the Property.

The information on which this IP is based has been obtained from various sources. Neither the Vendor nor CBRE make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and CBRE expressly disclaim any and all liability for any errors or omissions in the IP or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax, engineering, planning and other advice as may be necessary.

If any information relating to the Property, in addition to the information provided in this IP, is provided at any time, orally or otherwise, by the Vendor or CBRE or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

INDEMNIFICATION

In exchange for specific good and valuable consideration provided by the Vendor and CBRE, including without limitation, the delivery of this IP, the receipt and sufficiency of which is hereby acknowledged by the prospective purchasers, they hereby agree to indemnify the Vendor and CBRE, and their affiliates against any compensation, liability or expense (including attorneys' fees), arising from claims by any other party that the purchaser may have had dealings with (excluding CBRE) in connection with the sale of the Property, or in connection with a breach by the prospective purchaser of its obligations as described herein. In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or CBRE.

OFFER SUBMISSION

All Offers are to be submitted on Canada Post Corporation's standard Agreement of Purchase and Sale. Offers will be accepted at present, however, will not be treated until on or after **October 5, 2009**.

Each purchaser must present the following:

- 1 Clean signed copy of the Purchase & Sale Agreement
- 1 Black line version showing any changes made to the Purchase & Sale Agreement
- 1 Word document of the modified Purchase & Sale Agreement
- A brief Purchaser Bio outlining the company including names and principles of the company

Please address all Offers to the following address:

CB Richard Ellis Ltd.
87 Skyway Avenue, Suite 100
Toronto, Ontario M9W 6R3
Attention: **Wally Pollock/ Ross Pollock**

SALE CONDITIONS

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, zoning, condition, cost, size, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied pursuant to the Sale of Goods Act of Ontario will not apply and are to be waived by the Purchaser.

Any information related to the Property, which has been or will be obtained from the Vendor or CBRE or any other person has been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor CBRE make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an agreement of purchase and sale, unless otherwise specifically agreed to in writing by the Vendor.

EXCLUSIVE AGENTS

All inquiries regarding the Property or any information contained in this IP should be directed to CBRE as exclusive agents for the Vendor. For further information, contact:

Wally Pollock
Senior Vice President
Director, Global Corporate Services
wally.pollock@cbre.com
(416) 798-6203

Ross Pollock
Broker
Director, Global Corporate Services
ross.pollock@cbre.com
(416) 798-6224

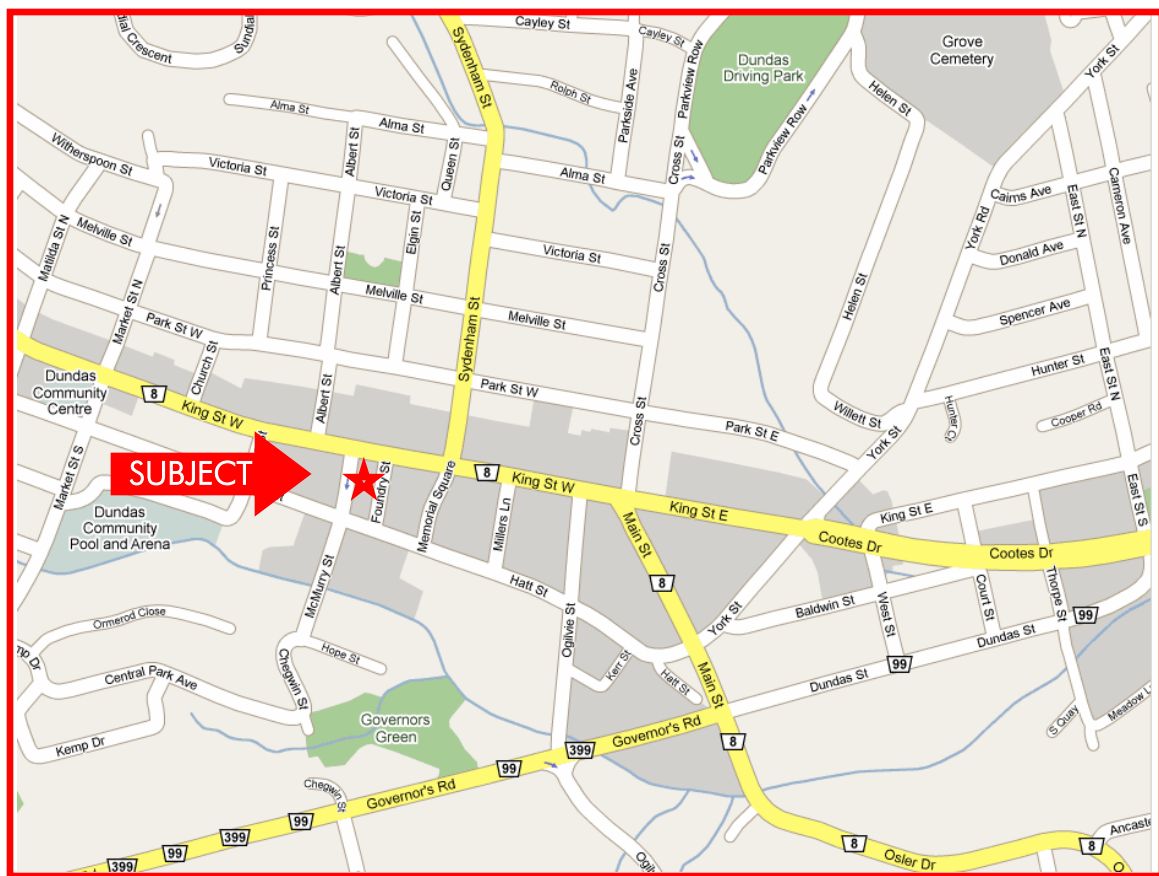
LOCATION

King Street West is the main artery of Dundas and is home to numerous historic 19th century buildings, arts, culture and recreation and over 100 shops, restaurants and services nestled in the heart of the picturesque Dundas Valley.

The predominant land uses along the subject portion of King Street are storefront retail, service and commercial establishments. Most of the buildings are two to three storeys in height with their front walls abutting the sidewalks. They are characterized by retail use at grade, with residential use on the upper floors.

The strip is long established and it is popular with independent merchants and traders. The district has good vehicular as well as pedestrian traffic.

104 KING STREET WEST – LOCATION







FRONT VIEW OF SUBJECT



SIDE VIEW OF SUBJECT



REAR VIEW OF SUBJECT



REAR VIEW OF SUBJECT

ZONING

According to the former Town of Dundas Zoning By-law, the subject property is zoned PPS – Public and Private Service Zone.

The following is a summary of the regulations pertaining to the site-specific zoning:

PERMITTED USES

The following uses are permitted within the PPS zone:

- Urban Transit Systems Industry
- Interurban and Rural Transit Systems Industry
- Postal Service Industry
- Federal Government Service Industries
- Provincial and Territorial Government Service Industries
- Local Government Service Industries
- Elementary and Secondary Education
- Post-Secondary Non-University Education, excluding commercial schools
- University Education
- Library Service
- Museums and Archives
- Hospitals
- Day Nurseries
- Nursing Homes
- Botanical and Zoological Gardens
- Cemeteries and Crematoria
- Religious Organizations