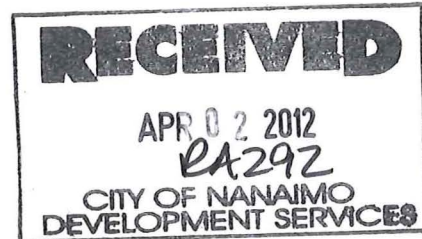


January 26, 2012

TD Bank Financial Group
Commercial Banking
1070 Douglas Street, Suite 440
Victoria, BC
V8W 2C4



Re: Transmittal/Reliance Letter for 2375 Hayes Road, Nanaimo, BC

**Re: RELIANCE LETTER
Phase II Environmental Site Assessment Report
2375 Hayes Road, Nanaimo, BC**

Ambleside Consulting Ltd. (Ambleside) provides this Letter of Transmittal/Reliance Letter as a Professional Statement as defined by the BC Ministry of Environment, Environmental Management Act, *Contaminated Sites Regulation, B.C. Reg. 343* in reference to the Phase II Environmental Site Assessment report (the Report), for 2375 Hayes Road, Nanaimo, BC (the Site) dated January 10, 2012. This Reliance Letter is supplied to the TD Bank Financial Group, Commercial Banking (the Lender), for financing purposes for the Site.

Reliance by Lender: Ambleside authorizes the Lender to rely on the results of the opinion and summary with the above referenced Report.

Impartiality: Ambleside certifies that (1) to the best of its knowledge, Ambleside is independent of and not a representative, nor an employees or affiliate of the Property owner, purchaser, borrower, operating company, or any person which has an ownership interest; and (2) Ambleside has not been unduly influenced by any person with regard to the preparation of the report or contents thereof.

If you require any further information in regards to these results, please do not hesitate to contact the undersigned at 604-813-2488.

Sincerely,
AMBLESIDE CONSULTING LTD.

A handwritten signature in black ink, which appears to be "Liisa Wilkinson". To the right of the signature is a circular professional engineer stamp. The stamp contains the text "PROFESSIONAL ENGINEER OF BRITAIN" around the perimeter and "L. WILKINSON" in the center.

Liisa Wilkinson, P. Eng.
Environmental Engineer, Principal