



3215 North Service Road, Box 220, Burlington, Ontario L7R 3Y2

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March 20, 2006  
Our File: 106034-10

Landor Investments Ltd.  
c/o J. Lance Maidlow  
2386 Demaret Dr.  
Dunedin, FL 34698

ATTENTION: Mr. Lance Maidlow

Dear Lance:

RE: Paisley Hotel Property, Queen Street South, Paisley, ON  
Preliminary Structural Building Assessment

Further to your request, we have performed a general structural review of the Paisley Hotel property, located on Queen Street South, situated in the town of Paisley, Ontario. Hank Huitema and Ben Hunter of Philips Engineering Ltd. completed the inspection on Tuesday, February 21, 2006, and were accompanied by Mr. Burke Maidlow at various times throughout the day. At the time of inspection, wind-driven snow and a temperature of approximately minus two degrees Celsius (-2 °C) was experienced. During our inspection, the building was not heated and snow and ice was present at several locations inside the building. Further, access to and a visual inspection of the roof was not possible, given the amount of snow overlying the structure.

**General Description**

The building construction was reportedly completed over some time, with information on the history of the building provided by Mr. Burke Maidlow. The original two-storey "hotel" component of the building located at the corner of Queen and Mill Streets was completed circa 1863. The third floor and tower were added above this structure in 1890, and the two-storey west extension, complete with sloped roof, located along Mill Street, around 1873. The section towards the Royal Bank, south of the original structure, was completed in 1910 and the lower single storey addition off of the back of the original building was added in 1957. Various materials were used at different stages throughout the construction, including concrete, block and brick, timber and structural steel.

Two distinct roof systems are present throughout the building. The standard roof on the three-storey and single storey sections consists of 2" x 8" roof joists (flat). The roof over the two-storey extension along Mill Street consists of heavy timber framing with rafter and ridgeboards