

FOR SALE BY TENDER

25,500 SQ. FT. HEAVY INDUSTRIAL BUILDING, BUILT IN 2005 – 10.09 ACRES OF LAND – METAL STAMPING PRESSES UP TO 600 TON & AUXILIARY PLANT EQUIPMENT, ETC.

"METAL STAMPING PLANT"

**473019 COUNTY ROAD 11
ORANGEVILLE, (AMARANTH), ONTARIO, CANADA
(APPROX. 80 KMS. NORTH-WEST OF TORONTO)**

UNDER INSTRUCTIONS RECEIVED FROM "THE MORTGAGEE, UNDER POWER OF SALE", AND FROM "A SECURED CREDITOR" SEALED TENDERS WILL BE RECEIVED BY THE UNDERSIGNED AGENT UNTIL 12 NOON ON THURSDAY APRIL 12, 2007, FOR THE PURCHASE OF THE FOLLOWING ASSETS:

PARCEL NO. 1 - REAL ESTATE:

LAND: Approx. 10.09 acres of land in an industrial park area, with good access to major transportation routes • Situated on the east side of Dufferin County Road 11, (also known as Amaranth Second Line), a main paved county road, just north of former Highway 9 (now County Road 109) • Approx. 4 kms. west of the Town of Orangeville, 25 kms. south-east of the Town of Shelburne, & 40 kms. south-west of the Town of Alliston • The lot is rectangular with approx. 275' frontage on the east side of County Road 11, and a depth of approx. 1,598' • Zoning is "M1-Industrial" permitting a wide range of uses, including outside storage • The property suits many uses, & most recently was utilized as an automotive industry metal stamping plant • A large part of the land area is available for future expansion & outdoor storage • there is a drilled water well; fire emergency underground concrete water storage tank; & underground sewage holding tank • The property has gravel driveways, parking areas, & yard areas • Legal Description is Part of Lot 1, Concession 2, as in MF144302, Township of Amaranth, County of Dufferin • PIN is 34038-0047 • Roll Number is 2208000001084040000 •

BUILDING: Approx. 25,500 sq. ft., 1-storey, free-standing, multi-use heavy industrial bldg., built in approx. 2005 • Currently set up as an automotive metal stamping plant, including equipment • Plant area is approx. 23,400 sq. ft. c/w crane rails, that are approx. 120' long x 60' wide • Finished office area is approx. 2,100 sq. ft. • structural steel frame construction • exterior walls are pre-finished steel siding on the upper portion, w/ a 4.5' high concrete block lower portion • Approx. 10" poured concrete floors • Plant ceiling height is approx. 33' to underside of roof deck • plant area has propane gas-fired radiant tube heaters • office area has propane gas-fired forced air heating, & air conditioning unit • halogen plant lighting • (2) 10' x 10' dock level shipping doors w/ exterior concrete pads • (3) 12' x 14' drive-in shipping doors • 1200 amp., 600 volt, 3 phase hydro electric service •



FRONT OF BLDG., (WEST SIDE), W/ (2) DOCKS, & SOUTH SIDE



SOUTH SIDE OF BLDG. SEEN FROM HWY. 9



FRONT OF BLDG. (WEST SIDE), & NORTH SIDE



MAIN ENTRY HALL



PLANT AREA W/CRANE RAILS (partial view)

PARCEL NO. 2 – MACHINERY:



COIL STEEL FEED LINE (partial view)

STAMPING PRESSES & ACCESSORY EQUIPMENT: (1) VERSON 600-ton cap. straight sided stamping press, model S4-600-108-72T, 108" x 72" bed area • (1) U.S.I. CLEARING 600-ton cap. straight sided stamping press, model SE2-600-108-42, 108" x 42" bed area • (1) DANLY 300-ton cap. straight sided stamping press, model S4-300-120-72, 120" x 72" bed area • (1) CMC BLISS 400-ton cap. straight sided stamping press, model SC2-400-84-48, 84" x 48" bed area • (1) coil steel feed & straightening line, incl: (1) SCHULER 24,000 lb. cap. hydraulic uncoiler, 31.5" W., model BZ-800-800 69-22.1212. (1) AIR FEED 60" x 24 ga. cap. feeder, model DBAF5. (1) 60" straightener. (1) 60" pneum. flattener • (1) AMERICAN STEEL LINE uncoiler, 20,000 lb. cap. • (1) 53" x 55" upender •

AUXILIARY EQUIPMENT, ETC: (1) DOALL 20" bandsaw, model DBW-15, c/w blade welder • (1) JAKOBSEN 8" X 24" hydraulic surface grinder • (1) GARDNER DENVER 50 h.p. air compressor model EFD99A, c/w (2) receiving tanks • (1) DELTA 5 h.p. cut-off saw • (1) TOOLEX cut-off saw • (1) MILLER Dimension-400 welder c/w wire feed • (1) LINCOLN Idealarc CV250, 250 amp. welder c/w wire feed • (1) MILLER Dialarc-250 AC/DC welder • (1) RIGID 535 pipe threader • (1) marble surface table, 48" x 60" x 6" • (3) hydraulic power packs • (1) lot of electrical parts, transformers, motors, etc. • (1) lot of steel lockers • (1) lot of office furniture & misc. plant equipment, etc •

MATERIAL HANDLING EQUIPMENT, ETC: (1) TAYLOR approx. 30,000 lb. cap. propane forklift truck, dual front tires, 8' forks, c/w extension boom attachment • (1) HYSTER 8,000 lb. cap. propane forklift truck, model S80XL • (1) ADVANCE floor scrubber/sweeper, model Hydro-GT • assorted power conveyors, MAYFRAN, WARD-CRAFT, etc. • pallet racking • (1) lot of stacking wire baskets •

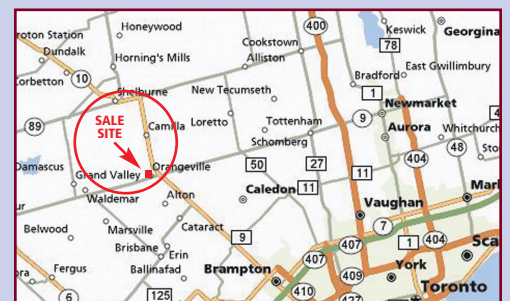


VERSON 600-TON CAP. STAMPING PRESS



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PARCEL NO. 3 – MACHINERY:

STAMPING PRESS: (1) SUMITOMO 400-ton straight sided stamping press, model ES4-400-3817, 137" x 72" bed area, c/w SERVO 72" W. feeder •



SUMITOMO 400-TON CAP. STAMPING PRESS C/W 72" SERVO FEEDER



SUMITOMO 400-TON CAP. STAMPING PRESS



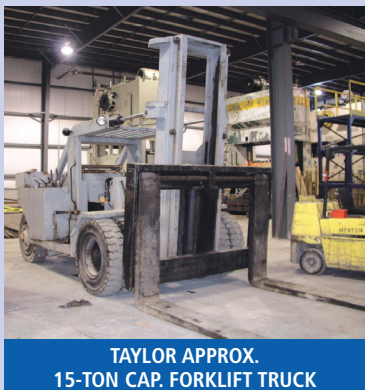
SCHULER 12-TON CAP. FEED LINE UNCOILER



4-PRESS STAMPING LINE, & PARTIAL PLANT AREA



VERSON 600-TON CAP. STAMPING PRESS, & PARTIAL VIEW OF FEED LINE



TAYLOR APPROX. 15-TON CAP. FORKLIFT TRUCK

PARTIAL TERMS & CONDITIONS OF SALE:

Tenders may be submitted "By Parcels", or "Piece By Piece" on Machinery, for the purchase of the Assets, subject to the Terms and Conditions of Sale which are deemed to form part of any Tender. All Tenders, where applicable, will be required to allocate a separate amount applicable to the Real Estate, and to each individual item of Machinery comprising a Parcel. • Tenders for Machinery must be accompanied by a certified cheque deposit payable to TCL Asset Group Inc. for 25% of the amount of Tender. Tenders for Real Estate must be accompanied by a certified cheque deposit payable to TCL Asset Group Inc. for One Hundred Thousand Dollars, (\$100,000.00). • The deposit will be returned if the Tender is not accepted, or will be forfeited to the undersigned as liquidated damages if the Tender is retracted, withdrawn or countermanded prior to such Tender being accepted or rejected. • On acceptance of Tenders for Machinery, the balance of the purchase price will be payable forthwith, in accordance with the Terms and Conditions of Sale, or the deposit will be held for liquidated damages. • On acceptance of a Tender for the Real Estate, a further deposit is due within 5 days, by a certified cheque payable to TCL Asset Group Inc. for One Hundred Fifty Thousand Dollars, (\$150,000.00). The balance of the Real Estate purchase price will be payable on closing within approximately 30 days, subject to the usual adjustments, and in accordance with the Terms and Conditions of Sale, or the deposits will be held for liquidated damages. • Tenders will be accepted on the basis that the Purchaser has inspected the Assets and no representation, warranty, guarantee, or condition is expressed or can be implied as to condition, description, size, quality, quantity, or in any way whatsoever. The Assets are sold "As Is, Where Is". The highest or any Tender need not necessarily be accepted. • Ontario Provincial Sales Tax, Federal Goods & Services Tax, (G.S.T.), and any other applicable taxes, are to be paid by the purchaser, if applicable. • A 10% Buyer's Premium will be in effect for this sale, only on the purchase of Machinery. • The 'Agent' reserves the right to enter into an agreement of Purchase and Sale for the Assets, prior to the Tender Submission Deadline, of 12 Noon on Thursday April 12th., 2007, without further notice. • **PLEASE NOTE:** Complete Terms & Conditions of Sale, Tender Form, and Information Packages, etc., are available on request, at inspection, or on our website. • No warranty or guarantee, is expressed or implied, as to the accuracy of the information herein contained. It is for this reason that buyers should avail themselves of the opportunity to make inspection of the Assets. • Announcements take precedence over published information. **E. & O.E.**

INSPECTION DATES:

Friday March 30th., & Wednesday April 4th.,
from 10 a.m. to 4 p.m., each day •

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DIRECTIONS TO SALE SITE:

From Toronto Area) – Take Highway 400 north to Highway 9. Take Highway 9 West to Orangeville. Follow Highway 9 West through Orangeville (it changes to Broadway). West of Orangeville Highway 9, changes to Dufferin County Road 109. Follow County Road 109 a short distance to Dufferin County Road 11 (traffic light at the corner). Go north on County Road 11 to sale site, No. 473019 County Road 11 •

TCL has full-time certified professional appraisers on staff to provide quick and accurate industrial appraisals of complete plants or individual machines. Call TCL for a confidential consultation of your appraisal requirements, or for an auction or liquidation proposal.



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