PRELIMINARY ENVIRONMENTAL SITE SCREEN RELEASE FORM
RE: 570 Western Avenue, Brattleboro, Vermont

In connection with your interest in the above-referenced Property, you have requested that we provide you with a copy of the Preliminary Environmental Site Screen (the Report) relating to the above-referenced Property. Pinto, LLC (hereinafter referred to as Seller) is prepared to allow you to review a copy of the Report upon your agreement to the terms of this letter which limit your right to rely on the Report and negate any responsibility that Seller and ECS (hereinafter referred to as Vendor) or their affiliates might have to you with respect to the Report or its contents. You understand that signing this letter is a material precondition to our allowing you to review the Report and acknowledge that we would not make the Report available to you for review but for your execution of this letter.

By signing this letter, you acknowledge that neither Seller or Vendor nor any of their affiliates or employees have made or makes any representations or warranties to you concerning the means, methodologies or protocols used by the Vendor, the accuracy or completeness of the Report, the scope of work upon which the Report is based, the appropriateness of the scope of work for the assessment of the environmental condition of the Property or of the accuracy or reasonableness of the Vendor's conclusions and recommendations.

You are not authorized to rely upon the Report and agree that you will not. You hereby agree to waive any and all claim against Seller and Vendor or their employees or affiliates based upon any unauthorized reliance on the Report. Moreover, you acknowledge that we have advised you that under no circumstances does Seller or Vendor recommend your reliance on this Report as to the environmental condition of the Property. Instead, you are encouraged to perform your own due diligence, including retaining your own environmental consultant.

On behalf of Seller and Vendor we have provided you the opportunity to review this Report at your request and under the terms of this letter. You agree that the Report and the information it provides are confidential. You also agree not to further disseminate the contents of the Report and agree to indemnify Seller and Vendor and their affiliates or employees from any loss, claim or damage sustained by virtue of any further dissemination of the contents of this Report. Please confirm your agreement to the terms of this letter by signing below and returning it to Paul McInnis, Inc., and we will then provide you with access to the Report.

Acknowledged and agreed to:

_____

Signature Date Print Name: _____

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