



EXECUTIVE OFFICES

March 1, 2001

C.B. Richard Ellis Limited, Realtors

Toronto West Office
87 Skyway Avenue, Suite 100
Rexdale, Ontario
M9W 6C7

Attention: Mr. Peter Hall
Senior Vice-President, Resident Manager

Dear Peter:

Since the "2200 Islington Avenue project" has come to a successful conclusion, I feel it would be appropriate that I take a few moments to offer a commendation about John LaFontaine.

From the beginning of the engagement John demonstrated a high level of professionalism and always kept the pressure on to achieve the goal. The process was exactly as we had hoped and at no time did I feel that we were getting anything less than 100% effort. John constantly looked for creative ways to market the property and consistently took the time to keep me up-to-date on changes in the market and any progress which was being made on the listing.

Too often people are quick to notice poor work, but do not take the time out to compliment good work. I would like to go on record that I am extremely pleased with John's performance and I would gladly recommend him to prospective clients.

Yours truly,

Brian M. Whibbs
National Manager
Leasing & Development
Department 702D