



Martin E. Börner, FRI – President

Hilary Börner - Broker

November 7, 2003

CB Richard Ellis Limited
87 Skyway Avenue, Suite 100
Toronto, Ontario
M9W 6R3

Attention: Mr. Andrew Wright, Executive Vice President

Dear Mr. Wright:

Re: Derek Gould

As our primary business is property management, we rely heavily on co-operating with the larger brokerage community for the leasing or selling of properties in our portfolio. I was first introduced to Derek in the summer of 1999 while our company was marketing 555 Southgate in Guelph. Along with other members of the CBRE team, Derek was instrumental in securing a purchaser for this property and facilitating pre-closing discussions. Since then, Derek has also secured a tenant at 2109 Wycroft in Oakville and is currently marketing 1799 Argentia in Mississauga.

Derek has consistently proven to be highly knowledgeable and professional to deal with. This, along with his pleasant personality and prompt attention to any concerns has been greatly appreciated over the years. Derek has been invaluable in finalizing deals, which at times seem impossible to close.

I look forward to a continued strong relationship with Derek for years to come.

Yours truly,

Hilary Börner
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