

STARBANK GROUP OF COMPANIES

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November 11th, 2010

Mr. John Morrison
Investment & Land Sales
Royal LePage Real Estate Services Ltd.
55 St. Clair Avenue West
Toronto, Ontario M4V 2Y7

Dear John:

I am pleased to provide this letter of reference which may be copied and used at your discretion.

We have recently completed the purchase of a significant property in downtown Toronto which I do not believe would have been possible without your assistance and guidance.

You were available whenever required which was often evenings and weekends and were able to obtain prompt and accurate responses to our enquiries. You ensured throughout that complete disclosure was made to all parties and provided an unpressured atmosphere where business decisions could properly be made.

Throughout the process you demonstrated your experience and professionalism in assisting Starbank during their negotiations with the Seller and successfully completing the transaction. I have no hesitation in providing my recommendation to anyone involved in the purchase or sale of commercial and industrial property.

Yours truly,
Starbank Group of Companies
Per:

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