

Steering Committee
Armstrong Holdings (Brampton) Limited



September 18, 2008

Royal LePage Commercial Inc
5770 Hurontario Street
Mississauga, Ontario
Canada
L5R 3G5

Attention: Mr. Andrew M. Smele, Vice President, Director
John Morrison, Associate Vice President,

Dear Andy and John:

On behalf of myself and the other members of the Steering Committee of Armstrong Holdings (Brampton) Limited, I would like to express our appreciation to you and your team. You developed and flawlessly executed a custom designed strategy that maximized the shareholders' return from our unique land holdings.

But then we should have expected no less. Right from the initial interview process, which was both extremely competitive and comprehensive, the Royal LePage team distinguished itself from the other national brokerage firms. Your firm successfully understood the uniqueness of the 1100 acre land assembly and the corporate culture and the goals of the family enterprise for whom you would act. The Steering Committee was impressed by your use of aerial photography in the first interview. You got the pictures you needed for an extremely effective presentation but respected our request not to go on the properties as our employees, who were also the tenants, hadn't been advised as yet of a pending sale. In some ways, it was a small detail, but spoke volumes. It was the first indication of the innovative approach that was to come.

Not only was your international marketing approach, designed to create an auction mentality, the most unique and well articulated but was implemented without a glitch right from the creation of the media materials to the signing of the purchase and sale agreement.

As member of the Steering Committee, I also appreciated the ability to constantly monitor the projects progress by logging on to your Matrix system. Notwithstanding the flexibility that the modern telecommunication affords, we were all were cognizant of number of times either you or John communicated directly with the members of the Steering Committee as the plan was rolled out.

Your team's level of professionalism and integrity were exemplary in every respect. In sum, the Armstrongs' experience with you and your team has been extremely enjoyable, both in our personal dealings and the financial outcome for our shareholders. We would welcome the occasion to do business again in the future. We wish and are confident of your every success in all your future endeavors.

Sincerely,

Susan Armstrong-Reid

Dr. Susan Armstrong-Reid,