

M The MARLBOROUGH GROUP of COMPANIES

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February 21, 2007

Dear Sir/Madame;

**RE: LETTER OF REFERENCE REGARDING THE EXEMPLARY SERVICE OF
BARCLAY STREET REAL ESTATE LTD. ("BARCLAY STREET") WITH
RESPECT TO THE PURCHASE OF #158, 37400 HIGHWAY #2, RED DEER
COUNTY, ALBERTA**

I am pleased to write a letter of reference regarding the first-class brokerage service provided by Barclay Street with respect to the purchase of *Red Deer Place*.

In the summer of 2006, Barclay Street presented The Marlborough Group (specifically 425792 Alberta Ltd.) with the opportunity to purchase a small retail shopping centre located in Red Deer County. The Vendor was a large institutional corporation, specifically Homburg L.P. Management Incorporated.

Barclay Street acted with the upmost professionalism throughout the purchase and sale transaction. Barclay Street ensured that all of the due diligence documentation was delivered in a timely manner and provided helpful analysis of the due diligence documentation. Further, Barclay Street ensured that the Vendor answered the Purchaser's questions on a timely basis. Tours were well coordinated despite the fact that neither the Vendor nor the Purchaser were located in Red Deer County.

In sum, Barclay Street ensured that the disparity in size between the Vendor and the Purchaser was never an issue. Barclay Street acted as an ideal broker between a private, boutique firm and a large institutional corporation.

We very much look forward to our next transaction brokered by Barclay Street.

Please do not hesitate to contact the writer with any questions.

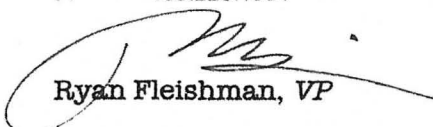
Sincerely;

The Marlborough Group

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Ryan Fleishman, VP