

MERCANTILE PROPERTIES LTD.

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May 6, 2008

To Whom It May Concern:

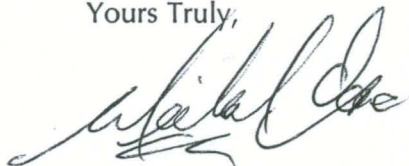
Re: Canadian Stucco And Restoration Inc.

This letter will confirm that our company engaged Canadian Stucco And Restoration Inc. to perform building restoration, stucco repair & finishing and interior renovations & remodeling as part of a conversion of a nineteenth century hotel into a modern student housing complex. The contract value was approximately \$300,000.

The work was challenging in that significant unforeseen repairs were required and the contractors recommendations as to appropriate courses of action were needed spontaneously in order to keep the project moving forward on schedule and within budget. I found this company and their personnel diligent, professional and resourceful in carrying out the work and we were very pleased with the final outcome.

We wholeheartedly recommend this company as a reliable contractor in the fields of building restoration, drywall construction, and exterior insulation and finish systems. We would be pleased to answer any questions that the reader may have in connection with this company and their work.

Yours Truly,

A handwritten signature in black ink, appearing to read "Michael Oana", written over a horizontal line.

Michael Oana
President