

Effectuality Inc. - East
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August 4, 2006

Effectuality Inc. - West
3118 Beta Avenue
Burnaby, BC, V5G 4K4
Tel: 604.732.9324

To Whom It May Concern:

The purpose of this letter is to provide the prospective reader with an overall impression of the service provided by Patrick Egan, Sales Representative for Colliers International. We became acquainted with Patrick, by chance, as part of our search for a new industrial unit. Despite a tight rental market in our target area, Patrick welcomed our inquiries and worked to locate suitable units that met our needs. Offers and correspondence were accurate and provided promptly, as required. When we expressed concerns with the specifics of leases or offers, despite heavy pressure from the listing agent, Patrick worked diligently and patiently with us to resolve issues adequately.

We have had many occasions to work with a wide variety of Commercial Industrial real estate agents. We can say without reservation or exaggeration, that Patrick Egan is the best agent we have worked with, by far. He is an ideal choice of agent as a result of his patience, attention to detail, diligence in actively representing his client, hard work and other attributes. We recommend him highly and trust that he will provide the same level of service to you, which he provided to us.

Sincerely,



Jeffrey Hay
Effectuality Inc.