

Royal LePage Commercial Inc.

BRUKER



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August 26, 1998

Mr. Mark N. Emery, B.E.S.
Vice President
Weston Consulting Group Inc.
Royal Centre
3300 Highway #7, Suite 320
Vaughan, Ontario L4K 4M3

Dear Mark:

On behalf of Royal LePage Commercial Inc., I am writing to advise that Royal LePage has been extremely pleased with the work undertaken by your firm.

I have had the pleasure of working with Weston on over 150 projects for a range of corporate clients, including Chrysler Canada, General Motors, MacMillan Bloedel, Crown Cork & Seal, ICI Paints and many others. Throughout all of our endeavours, Weston has consistently demonstrated thoroughness and professionalism in developing business minded solutions to problems inherent with vacant and obsolete industrial sites. Projects are handled in a manner which properly and discretely reflect the landowner's business objectives and which ultimately meet with the satisfaction of public approval agencies. Weston's involvement in such properties typically result in substantially enhanced value, property liquidity and crystallization of issues.

I have no hesitation whatsoever recommending Weston to any of Royal LePage's corporate clients, and would suggest that any landowner looking at enhancing property value through the planning approvals process should discuss such strategies and approaches with Weston. Their demonstrated success in this area is second to none.

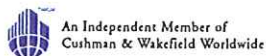
I would be pleased to act as a contact reference for Weston and I look forward to working closely with you on future projects.

Yours very truly,

ROYAL LEPAGE COMMERCIAL INC.

Alastair H. Strachan
Vice President & Senior Manager
Industrial Sales & Leasing Division

AHS/wt



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