



ARGUS PROPERTIES LTD.

March 16, 2000

Mr. Stu Scott
c/o Hays Roof Management Services Ltd.
2406 Cedar Hill Road,
Victoria, B.C.
V8T 3G7

Dear Stu:

Further to our discussion I am pleased to provide you with this letter of recommendation for Hays Roof Management.

It is my understanding you have developed an association with Hartley Brown with whom I have done business over the past ten years or so. I think you will find Hartley a great person to deal with. In all our years of doing business Hartley always put our best interests first. He is clearly one of the straight shooters.

My involvement with Hartley and his company, Hay's Roof Management, began when I was promoted to Vice President of Operations for Intra Land Corporation in Vancouver. Part of my responsibility was for the Property Management Department, which of course included the management of all roofing concerns for our properties on Vancouver Island and the lower Mainland. Our roof management strategies were developed by Hays and in my opinion saved our company tens or perhaps even hundreds of thousands of dollars over a ten year period.

Intra Land owned a 40,000 square foot warehouse in Victoria and still owns the Coronation Mall in Ladysmith (75,000 sq.ft.), Brooks Landing in Nanaimo (135,000 sq.ft.), Powell River Plaza (140,000 sq.ft.), Westview Plaza in Powell River (28,000 sq.ft.) and another 60,000 sq.ft. of commercial buildings in Vancouver. That is big dollars for roof replacement and Hays helped us develop the program to extend the life expectancy of our roof assets by probably tens years or more.

Although I left Intra Land Corporation last November to enjoy the life style of the Okanagan with Argus Properties, I am still in contact with Hartley and will be always appreciative of the business relationship we developed over the years.

I trust you will enjoy you new association with Hays.

If there is any other information I can provide please do not hesitate to call.

Yours truly,

Argus Properties Ltd.

Murray Wills, FRI(E)
Senior Leasing Consultant