

February 2 2001

B.C. Apartment Owners and Managers Association,
Suite 203, 1847 West Broadway,
Vancouver B.C. V6J 1Y6.

HAY'S ROOF MANAGEMENT LTD

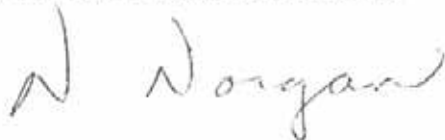
To Whom it may concern:

This is a letter to recommend Hay's Roof Management Ltd. I have dealt with this Company since August 1999, and have found them exceptional in all aspects.

Their maintenance Agreement is very professional and I was extremely pleased by their inspection and report on the condition of the roof and recommendations for rejuvenation.

The roof on our building, which is tar & gravel is 16 years old and was in bad shape. They have done numerous repairs and upgrading and any problems of leaking we have had has been done immediately within two hours even on weekends.

Yours truly
F & N DEVELOPERS LTD.

A handwritten signature in cursive script that reads "N Norgan".

N NORGAN
OWNER/MANAGER

Membership # 7263

cc Hay's Roof Management Ltd.