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Recommendation of the Dalfen America Corporation

May 6, 2009

This is to recommend the Dalfen America Corporation to all prospective Tenants, General Contractors, Subcontractors, Service Firms and Vending Firms having the opportunity to, and contemplating doing business with this well organized, stable and experienced Company.

We have worked with the Dalfen America Corporation, based in Montreal, Canada, since 1997 in the capacity of providing architectural services for five of their Florida Properties. We have provided measured drawings of empty spaces for presentations to prospective Tenants, provided architectural advice, and have completed architectural, mechanical, electrical and communications systems design and construction documents for numerous alterations and remodelings to the rental spaces in these Properties for a variety of their existing and prospective new Tenants..

We have found the Dalfen America Corporation to be extremely aggressive in their search for new Tenants and extremely competitive in their rental rates. In almost every Florida location, they have a wide variety in the sizes of the rental spaces available. In order to retain Tenants, they are always cooperative and imaginative in their relationships with them. We have been asked many times to downsize or upsize a rental space for an existing Tenant when the need arose. Some of these upsizings and downsizings have involved moving other Tenants, with their approval, to new spaces equal to or better than those which they had before, in order to accomplish the upsizing or downsizing. These always involve a big commitment and a large cost on the part of the Dalfen America Corporation, but they have always been willingly undertaken. We have found that if there is a way to solve any Tenant problem, the Dalfen America Corporation will find it.

The Dalfen America Corporation is careful to maintain the exterior of all the buildings and the landscaping in their Projects in excellent condition.

The Dalfen America Corporation is committed to reducing energy consumption and increasing sustainability in their Projects by the use of more water efficient plumbing fixtures, upgrading thermal insulation, installing more energy efficient mechanical equipment, and by the installation and utilization of more energy efficient lighting.

We have worked with various General Contractors and Subcontractors on the projects we have completed for the Dalfen America Corporation. They have always been treated with respect and with fairness and they have always been paid promptly for their work properly done. We also know that the Service Firms and Vending Firms with whom they have business relationships are also fairly treated and promptly paid.

Anyone who rents from or does business with the Dalfen America Corporation and performs well with regard to their responsibilities and contractual requirements, can consider themselves lucky to be associated and doing business with this outstanding Company.

Sincerely,

James M. Tatom

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