

+ Gerald P. Phillips Investments Inc.

162 Schubert
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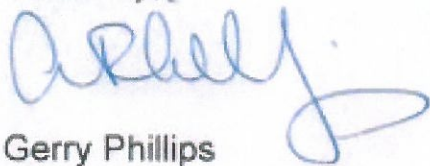
February 13, 2013

Murray Dalfen
President
Dalfen America Corp.
4444 Ste-Catherine West
Westmount, QC H3Z 1R2

Dear Murray,

I am fortunate to have been a partner with you in a few of Dalfen America Corp.'s real estate ventures, for over fifteen years. I did not have any previous commercial real estate experience, and I am always in awe of your knowledge and skills, in always making the right decisions for the partnerships. You are a man with exemplary business and personal morals. Your high standards make you a very unique and special person, and I look forward to continued success for you in all your endeavours.

Sincerely,



Gerry Phillips
President