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October 13, 2010

Mr. Sean Dalfen
Dalfen America Corp.
444 Ste. Catherine West
Suite 100
Westmount, Quebec H3Z 1R2

Re: Reference Letter for Dalfen America re: Firewheel Distribution Center Sale Closing

Dear Sean,

I am pleased to be an enthusiastic reference for Dalfen America as a result of your firm performing on the purchase of the Firewheel Distribution Center in Garland, Texas, which we sold on behalf of BBVA Compass Bank after the bank's foreclosure of the property.

Your firm did absolutely everything you said it would and was nothing but efficient, thorough and honest in performing on the purchase of a 202,312 square foot, two-building industrial distribution center which was 14% leased at the time of sale on an all-cash basis. Your firm effectively won a competitive bidding process for the asset by offering a very competitive price, putting up hard earned money day one and effectively performing as you said you would.

Please refer any prospective seller or selling brokers to me at (214) 267-0415 or to the bank's asset manager on this transaction, Amie Romero of BBVA Compass Bank at (214) 360-8934, if they would like to speak to us personally regarding your firm's fine performance on this purchase.

Sincerely,

A handwritten signature in blue ink that reads "Keith W. Fisher". The signature is fluid and cursive.

Keith W. Fisher
Stream Realty Partners, L.P.

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