



Southeast Capital Markets Group

Cushman & Wakefield of Florida, Inc.
Licensed Real Estate Brokers
121 West Forsyth Street #900
Jacksonville, FL 32202
Phone: (904) 380-8334 Fax: (904) 731-7300

Via Electronic Mail

January 22nd, 2014

**Robert Kurlender
Dalfen America Corporation
4444 Ste-Catherine West #100
Westmont, Quebec H3Z 1R2**

RE: Eastpark Center West – 2013 Industrial Sale Transaction

Robert:

I wanted to once again congratulate your company again on the acquisition of the Eastpark Business Center here in Jacksonville, Florida. I must say in my 30 years of experience in the investment sales market your group did everything they stated you would do in a timely and professional manner. Principals toured the property within a couple of days and the third party vendors were on-site within a week performing the necessary due diligence to complete the transaction.

While we deal with a lot of investment groups both institutional and private capital it was a pleasure working with your team to execute and complete a very difficult industrial investment acquisition within this marketplace.

Feel free in the future to use us as a reference and look forward to completing future transactions with your group around the southeast.

Sincerely,

A handwritten signature in blue ink, appearing to read "KMG".

Karl M. Johnston
Senior Director
Capital Markets Group
Karl.johnston@cushwake.com

About Cushman & Wakefield

Cushman & Wakefield is the world's largest privately-held commercial real estate services firm. Founded in 1917, it has 234 offices in 61 countries and more than 13,000 employees. The firm represents a diverse customer base ranging from small businesses to Fortune 500 companies. It offers a complete range of services within five primary disciplines: **Transaction Services**, including tenant and landlord representation in office, industrial and retail real estate; **Capital Markets**, including property sales, investment management, investment banking, debt and equity financing; **Corporate Occupier & Investor Services**, including integrated real estate strategies for large corporations and property owners; **Consulting Services**, including business and real estate consulting; and **Valuation & Advisory**, including appraisals, highest and best use analysis, dispute resolution and litigation support, along with specialized expertise in various industry sectors.