

U. E. Dagmar Teubner, B.Sc., LL.B., C.A., T.E.P.

Consulting in Taxation & Real Estate Development

November 24, 2008

Sent By Fax: 905-479-7773

Ron Blake
Development Manager
West District
Town of Markham
101 Town Centre Boulevard
Markham, ON L3R 9W3

Dear Mr. Blake,

**RE: 80 Minthorn Boulevard
Proposed 170,000 sq. ft. Office Building
Wemat Four Limited
Block 4, Plan 65M-2665**

The owner of 80 Minthorn Boulevard, Wemat Four Limited, is concerned that the site plan conditions established in February 2006 may expire in February, 2009. We have discussed the marketing of this proposed building with you and have kept you apprised of progress, but to date as you are aware, we have not been able to secure a lease with a good covenant user for a minimum 100,000 square feet which would allow us to proceed with financing and construction.

And you are also aware, we have fulfilled all of the conditions set out but have been reluctant to enter into a Site Plan Agreement until we have a major tenant and can proceed.

Given the current state of the economy and our mutual desire to ensure that we can proceed quickly in the event a major tenant is secured, we are requesting that the Town of Markham revise the conditions, without adding new conditions, by imposing a new expiry date three years hence (February, 2012).

Thank you for your consideration,

Yours truly,



U. E. Dagmar Teubner