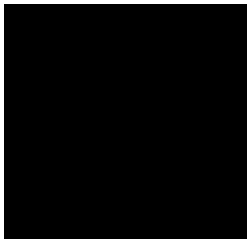
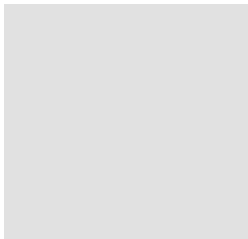
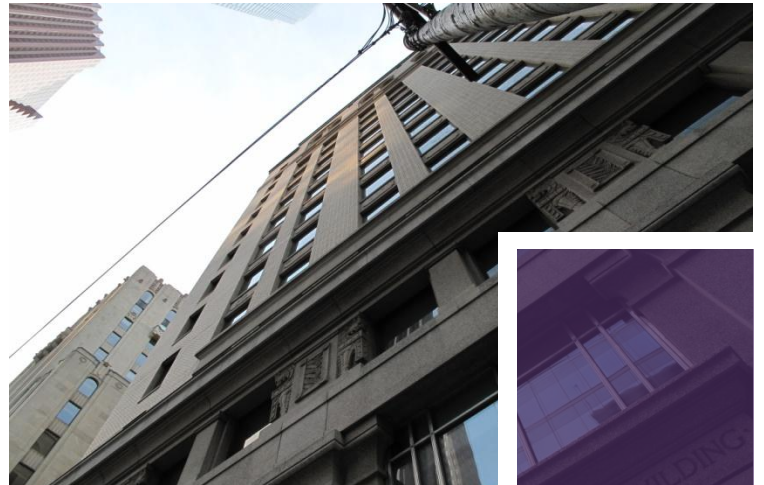
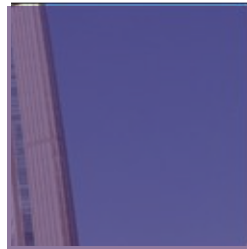
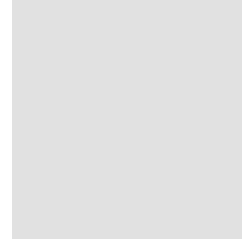
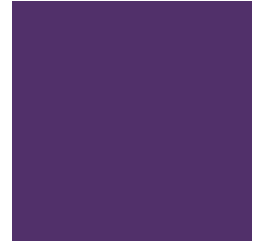


Reference Letters

Jason Evdoxiadis
Broker



INSIGHT
INTELLIGENCE
INNOVATION
IN YOUR BUSINESS



ASHLAR

a member of **NAI Global**

350 Bay Street | Suite 400 | Toronto, ON M5H 2S6 | 416 205 9222 | ashlarurban.com

Reference Letters

Jason Evdoxiadis

Michel Saint-Cyr
Président
Real Estate Division

Michel Saint-Cyr
Président
Division Immobilière

Canadian Broadcasting
Corporation
Société Radio-Canada



April 9, 2003

To whom it may concern

Ashlar Urban Realty Inc. has been providing real estate services to CBC since 2000.

This mandate, involving leasing transactions and the sale of surplus properties, has been managed by Jason Evdoxiadis from the start. We have always found Jason to be a very competent and dedicated resource.

Among the transactions accomplished during this time are the following which merit special mention due to the value created for CBC or for their difficulty in special market conditions.

Property	Transaction	Note
Toronto Broadcast Centre 250 Front Street	Lease of 100,000 s.f. to International Academy of Design	Value created by locating a large educational institute in a special purpose broadcasting facility
CBC Regina Station	2 leases to Saskatchewan Property Management Corp	Almost 60,000 s.f. of available space was leased for the Saskatchewan Communications Network and a film industry soundstage facility, both uses compatible with CBC's technical operations and its cultural vocation
CBC Winnipeg station	Sale of 2 surplus properties	While not a large transaction the 2 vacant buildings were a challenge to sell due to their particular characteristics and market conditions.

Jason has demonstrated a high degree of innovation, resourcefulness and persistence in structuring these and other transactions. He has also made important post-transaction follow-ups regarding the administration and application of the terms of various leases with our tenants that have resulted in CBC receiving full value from these agreements.

I am pleased to recommend Jason as an experienced and results oriented real estate professional.

Regards,



ASHLAR

a member of **NAI Global**

CBC Real Estate Division
1400, René-Lévesque East, level B-1
Montreal, Quebec H2L 2M2
Telephone (514) 597-3811 Fax (514) 597-5906

Reference Letters

Jason Evdoxiadis

Tim Hortons[®]

OPERATED BY THE TDL GROUP LTD.

874 SINCLAIR ROAD, OAKVILLE, ONTARIO L6K 2Y1
TELEPHONE (905) 845-6511 • FACSIMILE (905) 845-0265

Direct Dial: Tel. # 905-339-6317
Direct Dial: Fax. # 905-845-2931

May 13, 2002

VIA FACSIMILE – 416-205-9228
Original to be delivered by hand

Ashlar Urban Realty Inc.
100 University Avenue
7th Floor, North Tower
TORONTO, ON M5J 1V6

Attention: Jason Evdoxiadis

Re: 15 All State Parkway, Markham, Ontario

Dear Jason:

Thank you again for your clear and responsive service in helping us to secure the above location. I especially appreciated your consistent and comprehensive approach in helping to bridge the gap with Great West Life – no easy feat.

I look forward to working with you again as we further develop our GTA program.

Yours very truly,

THE TDL GROUP LTD.



Al Palef
Director of Development

AP/ff



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Reference Letters

Jason Evdoxiadis

CBRE
CB RICHARD ELLIS

555 11th Street, NW
Suite 300
Washington, DC 20004

202 585 5518 Tel
202 783 1723 Fax

John.Kerr@cbre.com
www.cbre.com

John A. Kerr
Senior Vice President

CB Richard Ellis, Inc.
Tenant Representation

July 30, 2005

To Whom It May Concern:

Re: Reference Letter for Jason Evdoxiadis, Partner Ashlar Urban Realty Toronto, Canada

I recently completed a large lease transaction with Jason Evdoxiadis for the Canadian Broadcasting Corporation's Washington, D.C. news bureau. Jason and I worked very closely together for almost three years. The negotiations were long and drawn out with the current landlord because of a change of ownership that occurred during the transaction timeline. Jason is truly gifted as he exhibited exceptional negotiation skills and a tactical strategy for his client. His unique analytical skills and attention to detail allowed his client to make logical and informed decisions throughout the process and his unwavering integrity was a breath of fresh air in a typically cut throat environment.

While effectively representing his client, Jason also brought a "Win-Win" attitude in his dialogue with the landlord. His commitment to the real estate profession is evident with the long hours he puts in and results he delivers for his client.

I would strongly recommend his services to any client seeking superior real estate assistance of any kind.

Sincerely,


John A. Kerr
Senior Vice President

CB Richard Ellis



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Reference Letters

Jason Evdoxiadis

Canadian Broadcasting
Corporation
Société Radio-Canada

CBC  Radio-Canada

Wednesday, May 21, 2003

To Whom It May Concern,

Re: Mr. Jason Evdoxiadis

The purpose of this letter is to validate the outstanding real estate services that the CBC (Canadian Broadcasting Corporation) has received from Mr. Jason Evdoxiadis over the past three years.


Jason has significantly supported the CBC with their commercial real estate decisions. Jason distinguished himself by bringing creative, original, and thought provoking ideas to the table. His ability to continuously deliver quality work is well respected by our team of managers. Through his client- focused orientation, Jason has gained the trust and respect of the CBC and has operated as part of the team.

His communication and negotiation skills during complex commercial real estate deals are unmatched. Furthermore, Jason's ability to close deals that create a win-win situation for all parties involved is extraordinary.

I have enjoyed working with Jason on numerous and varied projects across Canada. I worked intimately with Jason on leasing 50 000 s.f. in the CBC-Regina facility. Although market conditions were challenging, Jason's attention to detail and persistence resulted in the CBC receiving full value from the deal.

I confidently recommend Jason as a client-focused commercial real estate professional.

Sincerely,



Bill Laht
Director, Real Estate Assets & Space Planning
Real Estate Division



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Reference Letters

Jason Evdoxiadis



284 KING STREET EAST SUITE 100
TORONTO ON M5A 1K4

T 416.366.2000

F 416.366.6886

www.nwhp.ca

March 7, 2007

Jason Evdoxiadis
Ashlar Urban Realty Inc.
4 King Street West, Suite 1305
Toronto, ON M5H 1B6

Dear Jason:

I am writing to thank you and Craig for your invaluable contribution on our most recent acquisition. I contend that if it wasn't for your collective efforts to date we would likely not be moving toward closing.

Your perseverance and insight have enabled us to respond to the many challenges of the deal, resulting in a transaction that has met the objectives of all parties.

While we've been at it for over a year I'm certain that without you managing the deal it would have been an even longer, and more problematic, process.

If the Ashlar Urban team brings the same combination of diplomacy, follow-up and negotiation to all of its assignments I have confidence that it can take on any commercial real estate brokerage challenge presented to it.

Best regards,

A handwritten signature in cursive script that reads 'Peter Riggini'.

Peter Riggini
Senior Vice-President, Acquisitions



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Reference Letters

Jason Evdoxiadis

Jean-Pierre Riel

Avocat - Lawyer

May 13, 2004

RE: Jason Evdoxiadis

Dear Sir or Madam,


During the last three years I have worked with Jason on a variety of real estate issues related to the Canadian Broadcasting Corporation (CBC). Our work together includes a wide range of challenges from small lettings in Regina to the largest lease completed in Downtown Toronto during 2002; The International Academy of Design and Technology. Throughout this term I have seen that the work Jason produces is distinctly imaginative. The level of service he delivers to his clients is unmatched and is deserving of the accolades outlined herein.

Jason's ability to interpret complex legal documentation and interface with legal professionals provides his clients with an added source of value as well as a vital and necessary link to the legal aspect of a transaction which is often lacking with other professionals. It is rare to have an individual who can interpret the legalese inherent in all real estate transactions and simultaneously inject creative decision-making into his analysis and recommendations. In this respect, Jason is an outstanding professional in his field

Jason frequently implements multi-dimensional negotiating tactics utilizing discussion, documentation, and when of value, third-party stakeholders to achieve consensus and reach conclusions in even the most complex scenarios. Additionally, Jason's ability to continually provide consulting services to an organization as large as the CBC is testament to his interpersonal skills and his capacity to see the big picture. While continually adding value to every transaction to which he is involved, Jason is sensitive to the broader goals and requirements of his client's organization. This level of client interaction is unprecedented among even the most astute real estate professionals with whom I have had the pleasure of working.

I can confidently recommend the services of Mr. Evdoxiadis to those seeking a comprehensive and refreshingly creative approach to their real estate decisions.

Sincerely,


Jean-Pierre Riel
Avocat/Lawyer



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1010 de la Gauchetière ouest, bureau 1200, Montréal, H3B 2P9
Téléphone : (514) 985-4141, Télécopieur : (514) 866-0038, Courriel : jpriel@rielmtl.ca

Reference Letters

Jason Evdoxiadis

CBC  Radio-Canada

February 15, 2001

Mr. Jason Evdoxiadis
Ashlar Urban Realty Inc
7th Floor North Tower
100 University Avenue
Toronto, Ontario
M5J 1V6


Dear Mr. Evdoxiadis:

On behalf of the Canadian Broadcasting Corporation and CBC Real Estate Division I would like to thank you for your efforts in representing the Corporation in its leasing and letting endeavours over the past year. Your understanding of real estate markets and the leasing and letting processes, your expertise in developing strategies for new and renewal leases and your negotiating skills have served the Corporation well. You have brought considerable savings and value to the Corporation through the leasing and letting projects while maintaining its good relationships with both landlords and tenants.

On a personal level, I have always considered that I have been able to rely on your analysis of each leasing and letting project and on the resultant advice. I believe that they have been well thought out and given in the best interests of the Corporation. The results of your efforts have proven my evaluation of your skills and integrity to be correct.

Yours sincerely,



Michael D. McCavera
Corporate Manager, Real Estate Services
CBC Real Estate Division

Tel: 613 724-5753
Fax: 613 724-5522
P.O. Box 3220, Station C
Ottawa, Ontario
K1Y 1E4



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Reference Letters

Jason Evdoxiadis

2323 Yonge St.
Toronto, ON
M4P 2C9

Sept 20, 2006

To: Whom It May Concern,

From: Frank McCrea

Please accept this letter of reference for Mr. Jason Evdoxiadis. Jason, in his capacity of realtor, engaged by Ashlar Urban acted on my behalf in the purchase of properties at 4 Wellesley Place and 2 Wellesley Place. The properties were owned at that time by the developer, Cityscape who had acquired the properties from the Ontario Realty Corporation and then completed a development of town houses.

At the time of the purchase, the developer was engaged in a number of projects and the sale of the two fore-mentioned properties was a low priority item for them. Jason persevered in the representation of my interests and brought the transaction to a successful close, despite numerous obstacles and delays.

More recently Jason has been retained by our firm to assist in the acquisition of a third property. He is once again demonstrating his knowledge of the realty market and his perseverance in pursuing the acquisition.

I would not hesitate to recommend Jason Evdoxiadis to any business associate that has an interest in either the purchase or sale of real estate. Should further detail be required, please contact the writer at 416-545-5215.

Yours truly



Frank McCrea
President
Keco III Inc.



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Reference Letters

Jason Evdoxiadis

October 5, 2006

To Whom it may concern:

I had the good fortune of meeting Jason Evdoxiadis almost two years ago. He convinced me to buy a property on Jarvis Street in Toronto and I am very happy he did. While other broker's promises are often empty, Jason did not leave the project once the sale was complete. He introduced me to my contractor, financier, project manager, property manager and managed to lease up the vacancy, which was nearly half the property, within two weeks of closing.

The construction is now complete and he has brought me an offer at nearly twice the amount I paid for it in just over a year.

Having gotten to know him well, the only problem I have noted about him and which I constantly point out to him, is that he is too honest for the business.

I would not hesitate to recommend him to anyone who might have the good fortune of working with "the professor" as I have come to call him.

Yours truly,



Geoff Pickering



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Reference Letters

Jason Evdoxiadis



March 15, 1999

TRL Realty Inc.
Suite 901, 105 Adelaide Street West
Toronto, Ontario
M5H 1P9

Attention: Jason Evdoxiadis

Dear Jason:

RE: 1909 Lawrence Avenue East, Toronto

I just wanted to drop you a note thanking you for the efforts that resulted in the successful closing of the sale of the above referenced property last Friday. We are very pleased with the results.

This was not an easy assignment given the inherent design limitations of the building, lack of adequate surface parking, and environmental issues. However, you marketed the property methodically and when a prospect raised a concern about one of the perceived disadvantages of the property, you handled them with aplomb.

We would not hesitate to recommend you and your firm to other vendors and we look forward to doing business with you again.

Yours truly,

Gord Neely
Senior Asset Manager



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AMRESO Canada L.P.
26 Wellington Street East • Suite 810 • Toronto, Ontario M5E 1S2
416-214-9330 • Fax 416-214-9611
<http://www.amresco.com>

Reference Letters

Jason Evdoxiadis



Chard Retail Development Limited

*Consultants in Retail and
Commercial Development*

Suite 905 - 1130
West Pender Street
Vancouver, B.C.
Canada V6E 4A4

Tel: (604) 682-6046
Fax: (604) 682-4160

March 19, 1999

To Whom It May Concern:

RE: JASON EVDOXIADIAS – TORODE REALTY

We have worked with Jason Evdoxiadis on several projects over the past couple of years and have found him to be knowledgeable and provides much expertise that we believe is vital in any successful real estate transaction. Jason is very conscientious, hard working and straight forward in his business dealings. He has proven himself to our company with both retail leasing projects and with property sales.

It has been a pleasure to work with Jason and I would recommend both Jason and Torode Realty for any commercial real estate assignment.

Should you require any additional information, please do not hesitate to call.

Yours truly,

CHARD RETAIL DEVELOPMENT LIMITED

A handwritten signature in blue ink that reads "David Chard".

David Chard

DC/cj

file: 101/4750.doc



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Reference Letters

Jason Evdoxiadis



March 16, 1999

To Whom It May Concern:

I have had the opportunity to work with Jason Evdoxiadis on numerous successful transactions over the past three years. Throughout each transaction process, Jason was able to effectively foster a progressive environment, which was conducive to the requisite negotiation process, and final deal execution. Jason's clear style of communication is an asset, as he is able to target key information in any setting.

Jason is a professional in his field, and possesses a developed knowledge of the industry. A particular strength is his understanding of the role the retail market is playing, within the broader real market as a whole. It is a combination of professionalism, high ethical standards, and broad knowledge, which truly set him apart in his field.

I have enjoyed working with Jason, and appreciate the opportunity to have benefited from his insight on numerous real estate industry issues. I look forward to working with Jason in the future, either when representing our company, or when representing a quality prospective tenant. I would certainly make myself available for any further discussion anyone may like to have regarding Jason Evdoxiadis.

Yours truly,
PINEDALE PROPERTIES LTD

A handwritten signature in blue ink, appearing to read 'Yoram Birenzweig', is written over a light blue circular stamp.

Yoram Birenzweig
Vice President



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Reference Letters

Jason Evdoxiadis



■ ■ ■
Housing
and Property
Services

December 12, 2003

To Whom It May Concern,

Dear Sir/Madam,

Re: Mr. Jason Evdoxiadis
Ashlar Urban Realty Inc.

I would like to take this opportunity to highlight the exceptional abilities of Jason Evdoxiadis of Ashlar Urban Realty, whom I had the pleasure of working with during the past year.

Mr. Evdoxiadis is an asset to his clients, his company, and to his profession. His attention to detail and client-focused approach to real estate consulting produced workable and creative solutions to our problems and consistently exceeded our expectations. As an articulate and effective professional, Jason's skills are an asset to any organization. Additionally, Jason's consulting services were always conducted with the highest level of integrity and honesty – the true test of a bona fide professional.

I would not hesitate to hire Jason as consultant, negotiator, or agent for any of the Region of Peel's future real estate projects requiring such services.

I highly recommend Mr. Evdoxiadis to those seeking the highest level of competency and professionalism in their commercial real estate decisions.

Respectfully,

Jeffrey J. Smith, AACI, SR/WA, B.A., Manager of Real Estate
Finance Division, Housing and Property Department, The Regional Municipality of Peel
150 Central Park Drive, 2nd Floor, North Tower, Brampton, ON, L6T 2T9
Phone: (905) 791-7800, ext.7667 Fax: (905) 791-3645 Toll Free: 1-888-919-7800
Email: jeff.smith@region.peel.on.ca Website: www.region.peel.on.ca



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Reference Letters

Jason Evdoxiadis



SNC Lavalin-ProFac
Facilities Management Services
CBC Operations
205 Wellington Street West
Toronto, Ontario
Canada M5V 3G7

Telephone: (416) 205-2560
Fax: (416) 205-5983

Tuesday, February 18, 2003

Re: Mr. Jason Evdoxiadis customer service excellence and real estate credentials

Dear Sir/Madam,

The purpose of this letter is to certify the customer service excellence and real estate credentials of Mr. Jason Evdoxiadis.

Jason is what I term an 'intuitive real estate dynamo'. He is a constant provider of real estate innovation for our client (the Canadian Broadcasting Corporation), forming a pool of new sizable commercial leases and activities. He is one of the most creative, quick and original thinkers that I know. He has an amazing professional disposition, being reveled by the CBC, our team of project managers and space planners. He provides drive and determination, as well as considerable intellectual power, to any group of which he is a part.

His intuition, negotiation tactics and analysis in complex real estate deals are impressive, the best I've ever seen. Jason gets results when they count the most!

During the "International Academy of Design" lease implementation (largest deal in GTA for 2002 and REX award finalist) the entire process went so smoothly...mostly due to Jason's attention to detail throughout the process. He offered unparalleled advice and assistance along the way...he made us all partners in the process!

I recommend Mr. Jason Evdoxiadis highly to anyone...anytime!

Sincerely,

A handwritten signature in blue ink, appearing to read "Rein Vares", is written over a light blue background.

Rein Vares
National Director, Portfolio Asset Management
CBC Operations



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Reference Letters

Jason Evdoxiadis



April 17, 2007

Dear Sir or Madam:

It has been my pleasure to know and work with Jason Evdoxiadis over the past decade. Over the last ten years Mr. Evdoxiadis has acted for me in both a Sales and Leasing capacity.

My company specializes in historic properties in downtown Toronto. These properties vary between residential, commercial and industrial.

The properties we have asked Mr. Evdoxiadis to assist with tend to be unique assets within the real estate market, each with their own variety of challenges. The properties are often vacant, dilapidated and most importantly require the agent communicate a future vision to the purchaser or lessee. During our relationship I have witnessed Mr. Evdoxiadis excel in virtually every essential aspect of a real estate transaction. Their early opinions of value are usually an excellent reflection of the market and their negotiation skills surpass their competition. Most importantly, Mr. Evdoxiadis and his firm have achieved successful results for me in virtually every listing extended to them, often surpassing my expectations.

Mr. Evdoxiadis and his firm have always acted as true industry professionals. Mr. Evdoxiadis and his team are knowledgeable and honest and my company relies on their advice from the listing stage through to the final closing stage of a transaction.

I can say without hesitation that Mr. Evdoxiadis' skill, market experience and general common sense helped my company immeasurably.

I hope you give strong consideration to Mr. Evdoxiadis' when considering an agent for your next listing.

Please do not hesitate to contact the undersigned if you have any questions or concerns.

Sincerely,

Cityscape Development Corp.

Mathew Rosenblatt



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