

December 22, 2005

To the Tenants of 36 Queens Avenue

Dear Tenant:

We are writing to advise that on December 21, 2005, by Order of the Ontario Superior Court of Justice, A. Farber & Partners Inc. was appointed as Receiver and Manger of this building.

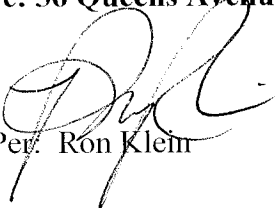
Effective immediately, all payments of rent should be made payable to "A. Farber & Partners Inc. in Trust". Payment to any other party will not relieve you of your obligation to the Receiver and Manager.

We have retained the services of AGC Incorporated ("AGC") to act as property manager, and they will collect your rent payments. AGC will be responsible for maintenance and repairs for your unit. Please do not hesitate to contact AGC at (905) 850-4497, attention Angie (extension 229), or, in cases of emergency, at 1 (800) 577-8711, ID Number 632309 or 632311.

Your cooperation in this matter is greatly appreciated.

Yours very truly,

A. FARBER & PARTNERS INC.
Court-Appointed Receiver and Manager
re: 36 Queens Avenue



Per: Ron Klein