

⋮

MDB Properties Inc.,
85 Connaught Ave.,
Toronto, ON
M2M 1G9
416-984-1592

To: Skyview Realty LTD, Brokerage
220 Duncan Mill Rd.,
Suite 419
Toronto, ONT. M3B 3J5

March 27, 2008

To Skyview Realty,

We'd like to take this opportunity to specially thank Eric Wyckoff for his excellent service with the recent purchase of 2 Basking Ridge.

All aspects were handled hassle free for us, from the appraisals and assessments to financing and handling of correspondence for this very time-restricted deal.

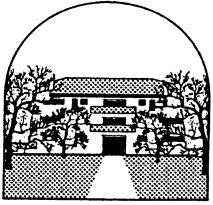
We have found all the Skyview associates outstanding from start to finish enabling a smoother and more effortless transaction than expected and we look forward to many more business endeavors with you in future.

Finally, thank you for making it happen.

Regards,

Cyrene Flores,
MDB Properties Inc.

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Belvista Properties Inc.

412 Simcoe St. N. Oshawa, Ontario L1G 4T6

Skyview Realty
220 Duncan Mill Rd.
Suite 419
Toronto ON M3B3J5

March 15, 2008

Attention: Danny Iannuzziello

Dear Danny:

When I knew I had committed to a new project in Peterborough which necessitated the sale of my two apartment buildings in Oshawa and Hamilton, I had a selection of real estate agents/brokers of my acquaintance to choose from. One of these relationships, of many years standing, would have been my default choice under normal circumstances. However, I listed my buildings with you because objectively I believed your organization was better equipped to market and sell my buildings *in time for me to close my Peterborough deal*.

Well, you and your team delivered the result I needed, achieving the target prices within my time constraints. I commend you, Eric and the rest of the team for your efforts and I would not hesitate to describe your company as the premier choice for anyone considering the sale of his/her multi-residential property.

Yours sincerely,

Ray Ross
President

April 17, 2007

Skyview Realty Ltd
220 Duncan Mills Road
Suite 419
Toronto, ON
M3B 3J5

Attention: Danny Iannuzziello

Re: Sale of 4, 8 Grant & 7 Don St., Dundas

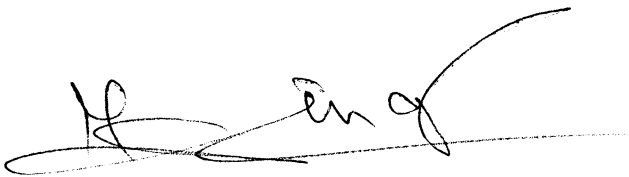
Dear Danny,

It was with great pleasure that I write this letter to thank you and the Skyview Team for the hard work they put into selling my various apartment buildings, while at the same time, buying them as well.

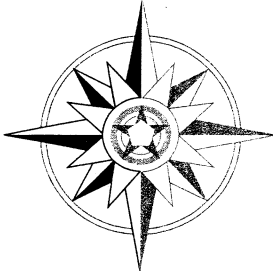
My experience with Skyview was very positive in every way. In the future, I feel that I will never work with any other reality agent since this experience was ultimately professional. Their system of information, honesty, and way of working impressed me the most.

I can certainly tell you that we were extremely satisfied with the whole process and I am committed to them and wish all the success to the entire team of Skyview Reality.

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Milkha Singh', with a long horizontal flourish extending to the left.

Milkha Singh



BEARD WINTER LLP

BARRISTERS & SOLICITORS
130 Adelaide Street West Suite 701, Toronto Ontario Canada M5H 2K4
Tel: (416) 593-5555 Fax: (416) 593-7760 Website: www.beardwinter.com

John W. Wright
Direct Line: 416-306-1717
jwright@beardwinter.com

March 20, 2007

Dieter Niebler
Barrister and Solicitor
1469 Indian Grove
Mississauga, ON L5H 2S5

Dear Mr. Niebler:

Re: Danny Iannuzziello and Skyview Realty Ltd.

I am a Solicitor in Toronto, who practices in the Commercial Real Estate area and as such have known and worked with Danny Iannuzziello and his team at Skyview Realty Ltd., on numerous occasions.

Over the years, Danny Iannuzziello has referred many lending transactions to me with numerous financial institutions of all sizes and throughout the Province of Ontario.

I have found Danny Iannuzziello to be very knowledgeable, professional and extremely helpful in assisting me to complete the transactions.

Danny Iannuzziello is always a very positive influence in quarterbacking and assuring the transaction will close in a smooth and timely manner.

I have always enjoyed working with Danny Iannuzziello and his team at Skyview Realty Ltd. and would highly recommend them, without hesitation.

If you wish to discuss this matter any further, please do not hesitate to contact me at any time.

Yours truly,

BEARD WINTER LLP

John W. Wright

JWW/sr

March 15, 2007

To Whom It May Concern:

Re: Skyview Realty Ltd. (“Skyview”)

I am pleased to provide this letter of recommendation on behalf of Danny Iannuzziello and the Skyview team.

I have worked with them on more than 15 commercial real estate transactions - both purchases and sales – since I was retained as legal counsel to a mutual client which is a real estate investment trust (the “REIT”).

During this time, I have completed in excess of 50 transactions on behalf of the REIT and especially look forward to transactions where Skyview is involved.

The Skyview transactions are made much easier for the REIT and for me as legal counsel for various reasons.

Our time spent on a transaction is reduced as Skyview takes the time to obtain as much documentation and information as it can as soon as possible. Documentation and information is delivered to us in a package which is indexed and well organized so one can locate pertinent information quickly and easily. Skyview provides this service for all transactions – whether the sale price is \$1,000,000 or \$10,000,000.

Most importantly, they do not sign up a deal and then disappear until it is time to receive a commission cheque. When I have encountered a problem – from trying to ascertain the square footage of a building – to asking them to deal with a vendor and purchaser when a transaction is falling apart, Skyview has been there to help.

Mr. Iannuzziello and his team are experienced, professional, helpful and dedicated.

I look forward to working with them in the future.

Please do not hesitate to call should you have any questions or if I may be of further assistance.

Yours very truly,


J. Lynn Harper

Swanick & Associates

Barristers and Solicitors
(Lawyers Practising in Association)

Brent W. Swanick, B. Comm., LL.B., LL.M.
John I. Zeiler, B.A., LL.B.
Bruce A. Simpson, B.Sc., LL.B.
Jae-Yon Jung, B.A. (Hons.), LL.B.
Associates

Derek A.J. D'Oliveira, M.A., LL.B.
Counsel (1952 - 2005)

225 Duncan Mill Road
Suite 101
Don Mills, Ontario, M3B 3K9
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Direct Extension 224
Secretary Extension 235

March 21, 2007

Letter of Recommendation

To Whom It May Concern:

I have known Danny Iannuzziello and the Skyview Team for approximately seven years and consider Danny and the Skyview Organization to be a first class and excellent Broker of Multi Residential Apartment Buildings in the province.

I have acted for both purchasers and vendors of Skyview's many clients and in most cases have encountered Skyview as being both the listing and selling agent.

I have found Danny and the Skyview organization to be very professional and well prepared in all situations from assisting clients in arranging financing, preparing due diligence packages that are highly accurate, informative and reliable and in most cases doing the preparatory work for me to do final adjustments.

Some of our recent experiences include a client from Calgary who was referred to Skyview from the Vice President of a lending institution in Vancouver. Skyview was instrumental not only in finding them a building to purchase and coordinating their financing, but also assisting in organizing the Buyer's complete team including lawyers, property managers, engineers, appraisers, all done in a professional manner. The buyer on closing indicated their extreme pleasure in dealing with Skyview as their first of many transactions in the Ontario market.

This past week Danny Iannuzziello was instrumental in his ability to revive a transaction where the client had provided me with instructions not to close and all parties had basically given up. Danny's ability to revive the transaction and help bring it to a successful closing with all parties having a good taste in their mouth was exceptional.

If you are looking for a Brokerage Firm who knows the apartment building marketplace, pays attention to detail, and has great systems and procedures throughout the entire transaction, then I highly recommend Danny Iannuzziello and his team.

Yours very truly,

SWANICK & ASSOCIATES

Per: John I. Zeiler

JIZ/dmg

W:\Zeiler\General\JOHN\LETTERS\Iannuzziello.recommendation letter.wpd

WALTER N. LALKA B.B.A.,LL.B.
Barrister, Solicitor, Notary

Maitland House
37 Maitland Street
Toronto, Ontario
M4Y 1C8

Telephone (416) 924-9999
Facsimile (416) 924-9399
E-mail walter@lalkalegal.com

Real Estate Clerk at
2938 Danforth Avenue
Toronto, Ontario
M4C 1M5

Telephone (416) 699-1131
Facsimile (416) 699-1958

Thursday, March, 15th, 2007

Dieter Niebler
1469 Indian Grove
Mississauga, Ontario
L5H 2S5

Re: Letter of Recommendation

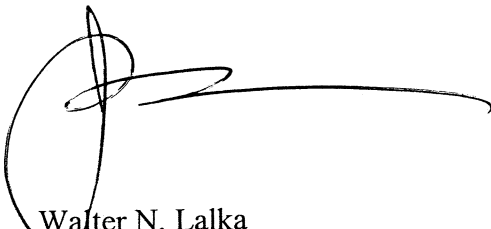
Dear Dieter Niebler:

I have been asked and it is my pleasure to provide a letter of recommendation for Danny Iannuzziello.

I have known Danny for a number of years and I have found him to be very professional, courteous, and candid. I had the pleasure of dealing with Danny on a rather large multi-dwelling residential transaction, in which Danny acted on both sides. I could not have been more pleased with Danny's representation in spite of the fact that he was acting for both the purchaser and the vendor. He was instrumental in resolving several serious problems and followed the transaction to its successful conclusion.

In my experience it is rare to find real estate agents that have the integrity and the knowledge that Danny has and can garner the respect from the parties involved. I have no difficulty recommending Danny to you or to your clients.

Yours truly,



Walter N. Lalka
WNL/aj

March 22, 2007



Mr. Dieter Niebler
1469 Indian Grove
Mississauga Ontario
L5H 2S5

Dear Mr. Niebler:

This is to confirm that I have known Danny Iannuzziello professionally for over 15 years. Over the last nine years at Equitable, Danny and I have transacted some 20-25 deals together. In all cases, Danny has taken his time and diligently presented a "lender's package" on the property and pre-screened potential borrowers to make our due-diligence and approval process very straightforward. All loans have been R-1 and we are very satisfied with every mortgage loan he has brought to us.

He is meticulous in his detail, timely in his affairs, and overall, extremely professional in all dealings with us.

I would use him for any of our Power of Sale properties and recommend him without hesitation as a realtor/broker.

Regards,



David Downie
AVP, Commercial Mortgage Origination
The Equitable Trust Company
30 St. Clair Avenue West, Suite 700
Toronto ON M4V 3A1



March 13, 2007

Skyview Realty Ltd.
220 Duncan Mill Road
Suite 419
Toronto, Ontario
M3B 3J5

Attention: Mr. Danny Iannuzziello

Dear Danny:

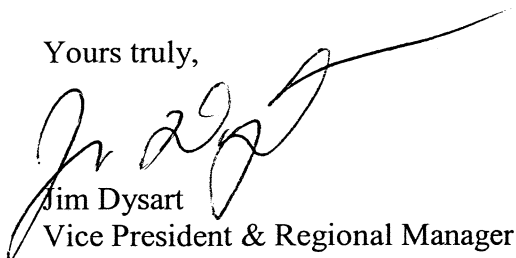
Re: REFERENCE LETTER

I have been asked to provide a reference letter for Skyview Realty as we have had several dealings with Skyview Realty over the past four years. Peoples Trust is a mortgage lender who provides both CMHC and conventional mortgages for residential properties in Ontario. We have had the opportunity to work with Skyview Realty as they have been the selling real estate broker on several transactions which we have facilitated the closing by providing mortgage funds to the purchaser. Skyview Realty not only has acted as a real estate broker but also has assisted in the financing by gathering the required financial information on the subject property so the potential purchaser and the lender can make knowledgeable decisions. The information provided has also been well prepared and after assessment by our underwriting group, has been confirmed as correct. We have had opportunities to deal with Skyview Realty on 10 – 15 small properties and large difficult properties of which have over two hundred suites and a troubled tenant mix. Skyview did an exceptional job of marketing and eventually selling a troubled 200 unit building complex in Oshawa last year.

Skyview Realty has proven to us to be not only an excellent real estate broker but also plays the role of intermediary for the seller, purchaser and potential financier so that the transaction is completed. Skyview Realty, and in particular Danny Iannuzziello, is very professional and knows how to complete transactions.

I would strongly recommend using Skyview Realty Ltd. as a listing agent to sell a residential rental property as they have proven to Peoples Trust on several occasions their ability to complete the task at hand.

Yours truly,



Jim Dysart
Vice President & Regional Manager

www.peoplestrust.com



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