

Bill Joyce Real Estate Ltd.
20 Colin Avenue
Toronto, ON M5P 2B7
FAX 416-483-3743

April 21, 2006

Dear Margaret,

We would like to thank you for facilitating our move back to Toronto. Buying a home is always a challenge and moving back from a foreign country is even more stressful. We appreciated that you took the time to fully understand our needs and the information you sent us on each of the neighborhoods was very useful. Each of the homes you selected during our 'house hunting' trips back to Canada, was focused in the right area and price, helping narrow the search to the perfect location – Chaplin Estates. The neighborhood was a great fit for our lifestyle and was within close proximity to all the amenities we were looking for as a family. The final purchase was well choreographed given the distance involved and through to final close you were always available for consultation.

Our history with Bill Joyce Real Estate dates back to 1997 when we purchased our first property in the Lillian & Redpath townhouse complex. We were impressed with your professionalism and the level of attention we received. We have since used the services of Bill Joyce Real Estate for the purchase and sale of a number of homes, each of which sold promptly and over asking price. Needless to say we have and will continue to utilize and refer your services.

Many thanks and best regards,

A handwritten signature in black ink, appearing to read 'Ron and Jodi Stokes', written in a cursive style.

Ron and Jodi Stokes
176 Colin Avenue