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December 18, 1996

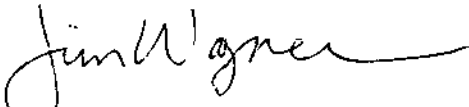
Mr. Cliff Fast
Boretta Construction Ltd.
1383 Dugald Road
Winnipeg, Manitoba
R2J 0H3

Dear Cliff:

Re: Portuguese Non-Profit Housing, Winnipeg

We are writing to express our satisfaction with the work your company has performed at the Portuguese Non-Profit Housing project in Winnipeg. Your company provided good supervision and coordination, were able to meet the construction schedule, provided timely correction of deficiencies and have been cooperative in solving warranty items. We look forward to working with Boretta on another project should the opportunity arise.

Sincerely,



Jim Wagner

JW/wg