

April 2, 2014

Sean Dalfen, Chief Investment Officer
Rob Kurlender, Director of Capital Markets
Alexi Lachambre, Senior Acquisition Analyst
Dalfen America Corp
4444 Ste Catherine W., Ste 100
Westmount, Quebec H3Z-1R2

RE: Acquisition, Airport Distribution Center, Romulus, MI, 312,000sf

To whom it may concern:

I recently had the opportunity and pleasure of selling Dalfen America Corp a 312,000 SF industrial building located in Romulus, MI.

The Dalfen team was very organized and performed exactly as they said they would. They worked quickly and efficiently to underwrite this asset and successfully close the transaction. They are an honest and forthright company. Their responsiveness, determination and ability to perform, make them a buyer we look forward to doing more business with in the future.

I would be happy to discuss this experience and can be reached anytime via e-mail at dlabes@ngkf.com or via direct telephone at 248-357-6578.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Labes'.

Daniel S. Labes
Senior Managing Director