

March 11th, 1996.

PERSONAL & CONFIDENTIAL

ADASON

PROPERTIES LIMITED

A Subsidiary of
The Canada Life
Assurance Company

Mr. Bruce Finnigan,
Vice President Valuations,
Richard Ellis (Canada) Inc.,
BCE Place, 181 Bay Street,
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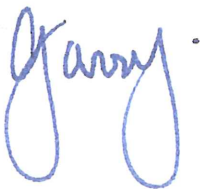
Dear Bruce:

As with most litigation, it seems either interminably long or never ending. At long last we reached a satisfactory settlement of the Roxborough/Canada Life case!

I just wanted to thank you for your commitment to the process and taking the time to prepare for testimony as a witness for the trial.

Your efforts were very much appreciated.

Best personal regards,



Garry C. Yip
President

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GCY:fsr