

ALL POINTS - FESTIVAL CITY REALTY

71 ALBERT STREET
STRATFORD, ONTARIO N5A 3K2
TELEPHONE: (519) 273-4400
FAX: (519) 273-6100

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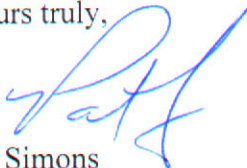
To whom it may concern:

Communications systems have become increasingly "high tech" and we have neither the expertise nor the time to research better systems or check complicated billings. It is my pleasure to recommend to you the services of Schooley Mitchell Telecom Consultants.

They have assisted us over the past two years with every aspect of our telecommunications systems. We operate multiple offices over a large geographic area and Schooley Mitchell has helped us to streamline our telecommunications efficiency.

We have saved not only money, but also a great deal of valuable time and energy.

Yours truly,



Pat Simons
Broker/President
Coldwell Banker All Points-Festival City Realty

PS:tlp