

Sentex Properties Ltd.

55 St Clair Avenue West, Suite 205
Toronto, Ontario M4V 2Y7

November 6, 2007

City of Toronto
Building Department
Scarborough Civic Centre
150 Borough Drive
Toronto, ON M1P 4N7



Attention: Bruce Ashton, Deputy Chief Building Official ✓

Re: 20 Portia Street, Demolition Application 07 273669 DEM

We are advised by Mr Rob Johnston of the Building Department that a letter advising of the need to demolish the existing house is required to support the demolition application.

In 2005 we acquired 5 – houses/75' lots on Portia Street. Four houses were demolished in 2006. The severance application for these lots into 40' lots was approved, but on the last lot could not be finalized as an existing house straddles the proposed lot line and the one year time expired. The second severance application goes to committee November 14, 2007. Demolishing the house will be a condition to complete that severance. The current homeowner will move into a house currently under construction.

This is part of an existing home building program currently marketed as the Estates of Guildwood Village. We have a sales centre and a model home is almost complete. Further, we acquired an adjacent property from the City to continue with 8 more homes, for a total of 17. Additionally, we are reconstructing the existing road under agreement with the City, at the City's cost. Demolition of the home expeditiously is very important for the project to proceed.

I hope that we can avoid any committee hearing on these matters, but I understand there may be rules that require this, in which case I ask that it proceed for approval immediately. If you have any questions in this regard, please do hesitate to contact me at 416 315 0359.

Yours Truly

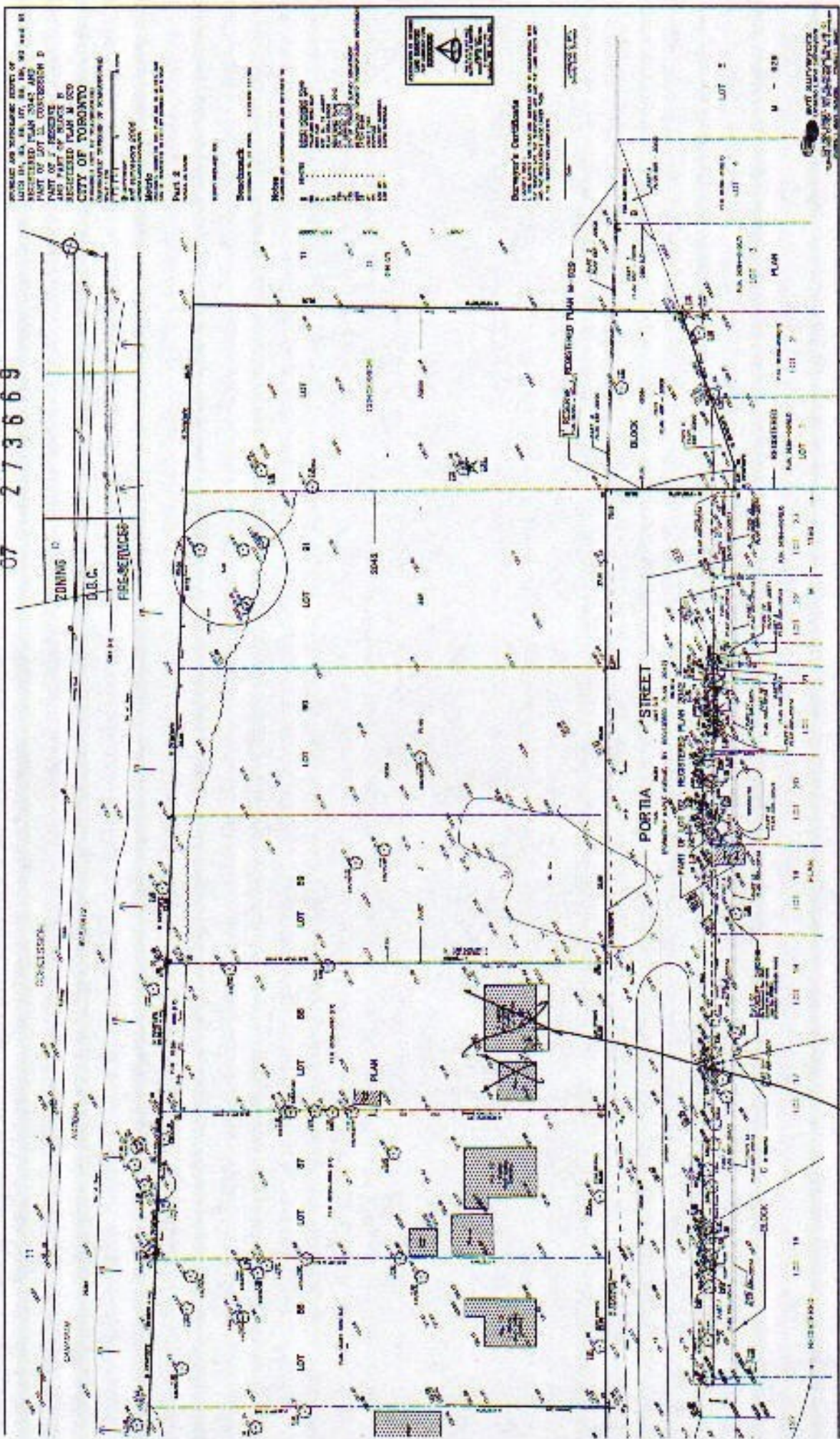
A handwritten signature in black ink, appearing to read "John Koke".

John Koke

c.c Rob Johnston

TORONTO Building Division
PERMIT REVIEWED FOR COMPLIANCE WITH
THE ONTARIO BUILDING CODE

07 273669



HOUSE AND CAR PORT TO BE DEMOLISHED.