

October 8, 2015

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File 12553.00002

TO WHOM IT MAY CONCERN:

Re: 55 Mac Frost Way – Northerly Portion (the “Subject Property”)

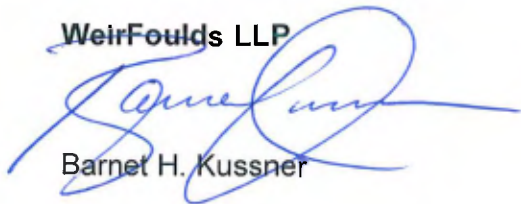
Proposed Municipal Approvals – Cedar Brae Golf and Country Club and Calexico Holdings Inc.

We act as counsel for Morningside Heights Landowners Group Limited (“MHLG”). On behalf of MHLG and all of the owners who are part of MHLG, this letter shall serve to confirm as follows:

1. MHLG, on its own behalf and on behalf of all of its owners, confirms that they do not and will not object to the proposed development of the Subject Property, or any of the municipal approvals required for the proposed development of the Subject Property, so long as it is comprised of no more than 45 dwelling units on the Subject Property.
2. MHLG, on its own behalf and on behalf of all of its owners, confirms that the Subject Property is in good standing, has fully discharged its obligations and owes no further obligations to MHLG or any of its owners with respect to cost sharing of municipal services or any other matters, including but not limited to any matters arising under (i) the “Morningside Heights Cost Sharing Agreement” among MHLG owners dated March 11, 2002, respecting the allocation of costs for services within the Morningside Heights Secondary Plan area; and (ii) a Core Servicing Agreement dated February 8, 2002 between the City of Toronto and certain owners who are part of MHLG.

Yours truly,

WeirFoulds LLP



Barnet H. Kussner

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