



ALEX REBANKS ARCHITECTS INC.

Mr. Jeff Reed
President
Stretch Contracting Ltd.
31 Westlake Crescent
Toronto, ON
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March 25, 2008

Dear Jeff,

Re: Major Renovations to 18 Glen Elm Avenue, Toronto, Ontario

This is a letter of reference regarding 18 Glen Elm Avenue, Toronto for which Stretch Contracting Ltd. carried out a major renovation in 2007. It is the principal residence of my wife, our two children and I.

As both an architect and home owner I cannot speak highly enough of Jeff's professionalism as the general contractor. I found him very well organized in carrying out the work. He would find creative solutions to many difficult challenges that were placed upon him along the way. Never once did he lose sight of the initial agreed schedule, any budget challenges were only caused by the client adding to the scope as the project progressed.

The house is approximately 2,750 sq.ft., built in 1918 and located at Yonge & St.Clair in Toronto. There had not been a significant renovation since it was built and only minor upgrades had been carried out thirty years ago.

The project included gutting the complete interior of the three levels of the houses and improving to modern luxury living standards. Structural load bearing walls were removed and supported by steel beams. All interior surfaces were replaced including all floors, ceiling, interior and exterior walls. Insulation was carried out to all exterior walls. The three bathrooms and the kitchen replaced. The electrical, plumbing and mechanical systems were completely replaced. All windows and interior doors were replaced. New bookshelves were incorporated into the living room and family room. A large cedar deck was added to the rear of the house.

The construction budget was in excess of \$400,000.

We certainly had our differences over various aspects of the project but Jeff's good humour and sound reasoning always carried the day. His ability to be patient while still maintaining the pace of the construction will be a benefit to any project he is involved in.

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Stretch Contracting Ltd.'s general contracting and project management skills would be an asset to any home owner considering a major renovation.

I wish Stretch Contracting Ltd. success on future endeavours and hope that we will work in a professional capacity again shortly.

Yours truly,

Alexander B. Rebanks OAA, RIBA, LEED® AP
Principal
Alex Rebanks Architects Inc.