



February 18, 2005

Ms. Linda Irvine, OALA, CSLA
Manager, Parks and Open Space Development
Town of Markham
101 Town Centre Boulevard
Markham, Ontario.
L3R 9W5

Dear Linda:

**RE: Front Ending Agreement for Park Blocks 148
Mattamy Robinson Creek, Phase 1
19TM-03008 within the Wismer Common Community, Markham**

Mattamy Development proposes to undertake, at their own cost, the design and construction improvements for the park block in the above subdivision. Mattamy has retained NAK Design to prepare the design for the parks in conjunction with the Town of Markham. NAK Design will prepare the design and tenders for construction of the works will be called from competent contractors for a construction start in 2005.

Mattamy Development request that you initiate the preparation of an Agreement to provide for the completion of the design and construction of the works by us , and the recovery from the Town of that portion of the cost normally paid by the Town for parkland improvements. We suggest that the agreement provide for a single repayment by the Town of the appropriate portion of the cost after the work has been completed or at an approved alternate repayment date should funds not be available in 2005. Details with respect to the design and the repayment can be determined as the Agreement is being completed. As the lands within the park block are owned by Mattamy Robinson Creek, the Agreement should be between the Town of Markham and Mattamy Robinson Creek

We would like to arrange a meeting to discuss the Town and Mattamy's financial commitment.

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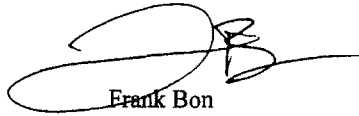
MATTAMY HOMES LIMITED, EAST G.T.A. DIVISION

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I trust that this is satisfactory and thank you for your co-operation regarding this matter. Please feel free to call if you have any questions.

Yours truly,

MATTAMY (ROBINSON CREEK) LIMITED

A handwritten signature in black ink, appearing to be 'Frank Bon', written over a large, loopy circular flourish.

Frank Bon
Project Manager

Cc: Silvano Tardella, NAK Design
Zaven Sarkissian, Schaeffers Engineering Ltd.
Tanya Roman, C/O Wismer Common Developers Group.