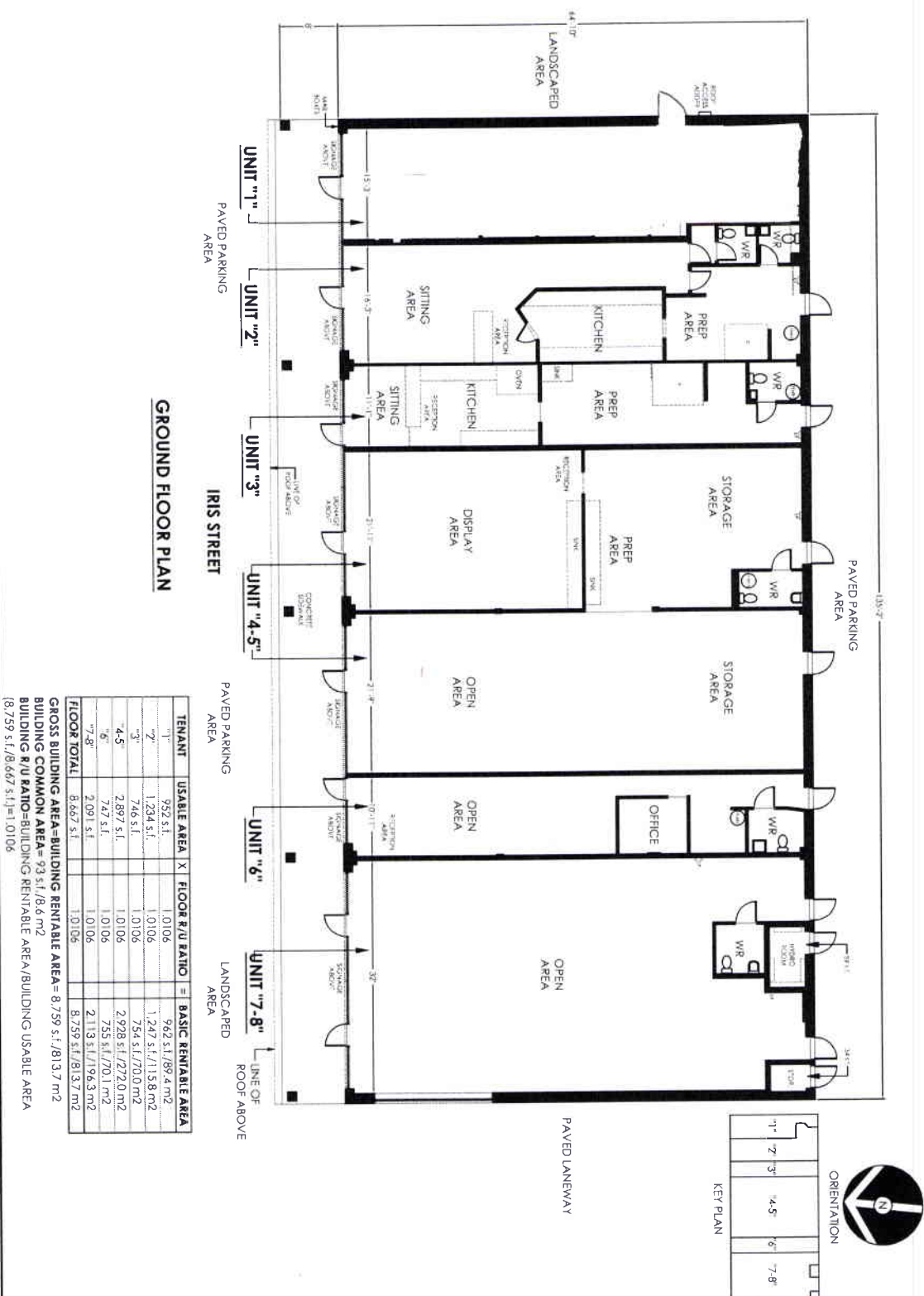


Unit 1

2730 IRIS STREET, OTTAWA, ON
(GROUND FLOOR RENTABLE AREA PLAN TO THE PROPERTIES GROUP "LEASE DEFINITION" CALCULATIONS)



TENANT	USABLE AREA	X	FLOOR R/U RATIO	=	BASIC RENTABLE AREA
"1"	952 s.f.		1.0106		962 s.f./189.4 m ²
"2"	1,234 s.f.		1.0106		1,247 s.f./115.8 m ²
"3"	746 s.f.		1.0106		754 s.f./70.0 m ²
"4-5"	2,897 s.f.		1.0106		2,928 s.f./272.0 m ²
"6"	747 s.f.		1.0106		755 s.f./70.1 m ²
"7-8"	2,091 s.f.		1.0106		2,113 s.f./194.3 m ²
FLOOR TOTAL	8,667 s.f.		1.0106		8,759 s.f./813.7 m²

GROSS BUILDING AREA=BUILDING RENTABLE AREA= 8,759 s.f./813.7 m²
BUILDING COMMON AREA= 93 s.f./8.6 m²
BUILDING R/U RATIO=BUILDING RENTABLE AREA/BUILDING USABLE AREA
(8,759 s.f./8,667 s.f.)=1.0106

GROUND FLOOR PLAN



ECHO Properties Inc.
3100 Ren Vercellon
Suite 100
Ottawa, Ontario K1G 0A1
www.echoproperties.ca

Area calculations are based on
The Properties Group Lease Definition
standards.

GROUND FLOOR PLAN

PREPARED FOR: The Properties Group
DATE: Oct 16, 2007 (Project #07118)
REVISION: Oct 22, 2007
FLOOR PLAN SCALE: NTS

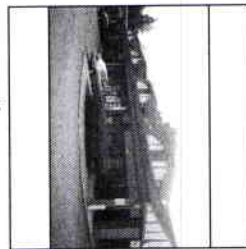
AIRAL VIEW: NTS



REAR ELEVATION

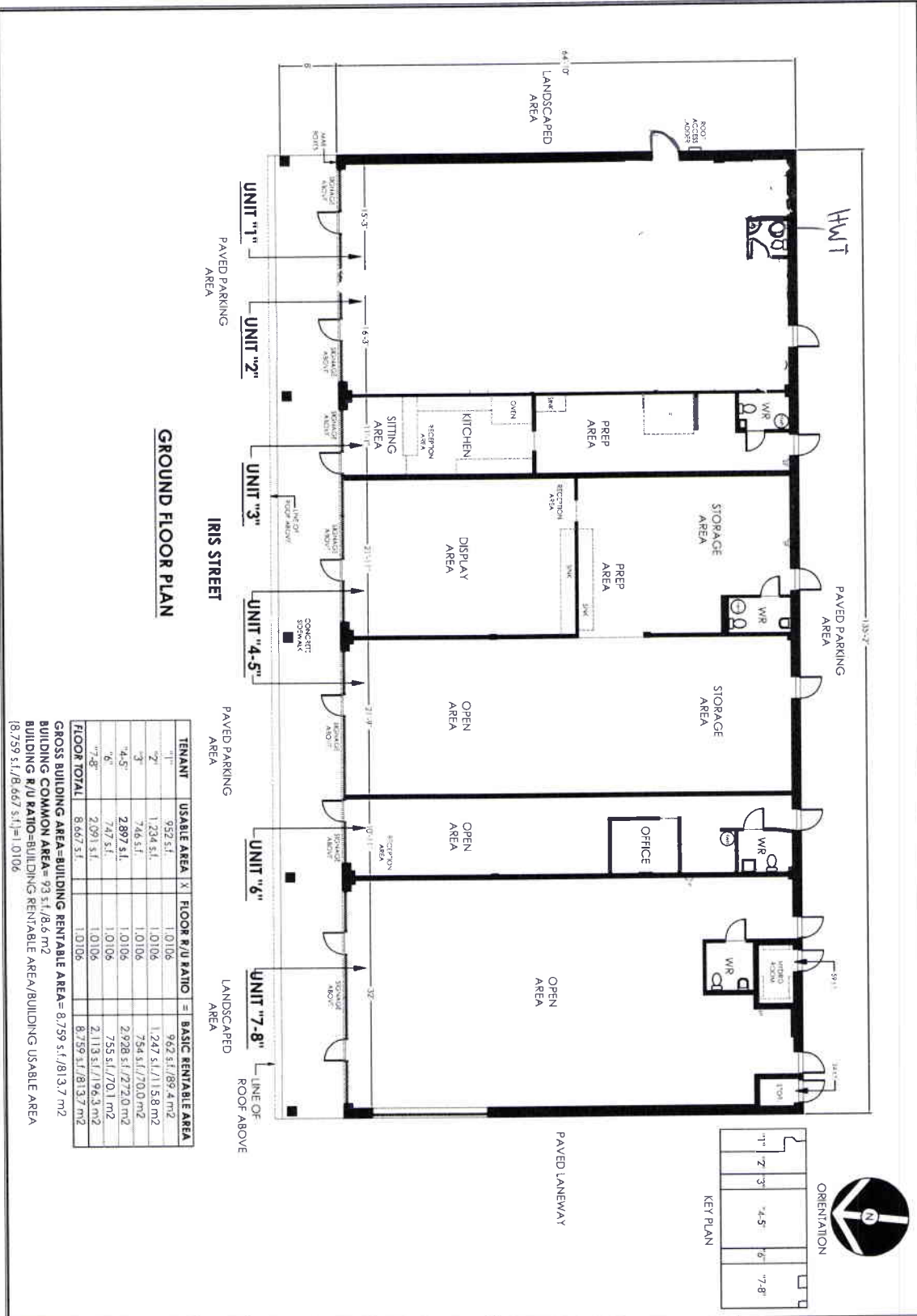


STREET ELEVATION



Unit 1+2

2730 IRIS STREET, OTTAWA, ON
(GROUND FLOOR RENTABLE AREA PLAN TO THE PROPERTIES GROUP "LEASE DEFINITION" CALCULATIONS)



AREAL VIEW: NIS

REAR ELEVATION

STREET ELEVATION

PREPARED FOR: The Properties Group
 DATE: OCT 16, 2007 (Project #07118)
 REVISION: OCT 22, 2007
 FLOOR PLAN SCALE: NIS

GROUND FLOOR PLAN
 GROSS AREA= 8,759 s.f./813.7 m²

Area calculations are based on
 The Properties Group Lease Definition
 standards.

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