



Suncor Energy Inc.
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January 21, 2010

Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1
Sent via E-mail: tcrowe@richmond.ca

Subject: Broadmoor Shopping Centre Master Plan Process

Dear Mr. Crowe,

This letter is to confirm Suncor Energy Inc.'s participation and cooperation in the Broadmoor Neighbourhood Service Centre Master Plan process as defined by the City of Richmond Terms of Reference dated March 20, 2009.

I understand that this is a theoretical exercise as both Richlea Square and First Capital Realty are bound by existing long term leases and Suncor Energy Inc. (Petro-Canada) plans to remain on site indefinitely.

The representatives of all have met in person and exchanged e-mail communication over the course of the planning process and I can confirm that Suncor Energy Inc. is neutral and/or in general support to the proposed Master Plan as long as it does not compromise our long term development interests.

Kind Regards,

A handwritten signature in black ink, appearing to read "Cory Innes", written over a white background.

Cory Innes
Suncor Energy Inc.
200, 4838 Richard Road SW
Calgary, Alberta
T3E 6L1

(403) 767-2625

0704477 B.C. Ltd.
Richlea Square

April 7, 2010

City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

Sent via E-mail: tcrowe@richmond.ca

Attention: Terry Crowe

Dear Mr. Crowe,

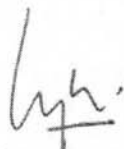
RE: BROADMOOR NEIGHBOURHOOD SERVICE CENTRE MASTER PLAN

This letter is to confirm our participation in the Broadmoor Neighbourhood Service Centre Master Plan process as defined by the City of Richmond Terms of Reference dated March 20, 2009.

We understand that the Master Plan provides the basis for future land use but each property owner's interests will be respected and there will be some flexibility in its implementation as redevelopment plans and City needs become clearer over time.

We support the April 7, 2010 Master Plan prepared by Brooke + Associates.

Yours truly,
0704477 B.C. LTD.



Elaine Leong
Director

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