

The Bank of Nova Scotia

625 Cochrane Drive
 Markham, Ontario
 Canada L3R 9R9

Tel: (905) 470-5103
 Fax: (905) 470-5379

August 21, 2008



Miss Merat Khabbari
 51 Highgrove Cres
 Richmond Hill, ON
 L4C 7W9

Dear Miss Khabbari:

We are pleased to advise that based on the information you provided, you are pre-approved for a residential first mortgage as follow:

Mortgage Loan Amount²: \$195,840.00

Closing Date: TBA

Property Address: Parkside Village-Tower 1

Suite 2503 Unit # 3, Level 24, Plan 3

Conditions:

1. Confirmation of downpayment i.e. bank/investment statement
2. Confirmation of closing cost 1.5% of purchase price.
3. A satisfactory appraisal report (if applicable)
4. Confirmation of employment as stated
5. CMHC or GEMICO approval (if applicable)
6. Solicitors information

Thank you for choosing Scotiabank to meet your personal needs. Please contact the undersigned if you have any questions on this or any other financial matter.

Yours very truly,

Bella Siu
 Senior Personal Banking Officer
 905-470-5103 ext 2003

Scotiabank Representative

1. Subject to the home meeting our residential mortgage standards, an appraisal report being obtained that is satisfactory to verification of employment, income, required equity, the maximum permitted loan amounts and us. It is also based on the estimated taxes, heating and condo fees provided.
2. The mortgage loan amount stated includes any CMHC/GEMICO insurance premiums that may be required. Canada Mortgage and Housing Corporation (CMHC) or GE Capital Mortgage Insurance Company (GEMICO) must insure loans in excess of 80% of the home's value.
3. If the term chosen is less than 3 years, you must qualify at the greater of the 3-year posted rate or the actual interest rate chosen.

®Registered Trademark of The Bank of Nova Scotia.

The Bank of Nova Scotia and Scotia Securities Inc.
 carry on business in Canada under the trade name Scotiabank Group