

#1210



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HSBC Bank Canada

HSBC MISS CITY CNTRE
4550 HURONTARIO STREET
MISSISSAUGA ON L5R 4E4

SAM ANGEL INC.
SAM ANGEL (GUARANTOR)
15842 HEART LAKE ROAD

CALEDON ON L7C 2J9

27 Feb 2006

Thank you for choosing HSBC Bank Canada. Your application has been approved for a mortgage loan on the terms and conditions set out in the attached Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement. To accept these terms and conditions, the Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement must be signed by all parties and returned to us. Please return it to us at least five days prior to your scheduled mortgage completion date.

SUMMARY OF MORTGAGE LOAN

PRINCIPAL AMOUNT OF MORTGAGE LOAN		\$	117,300.00
DEDUCTIONS FROM MORTGAGE LOAN*		\$	0.00
AMOUNT OF MORTGAGE LOAN AVAILABLE FOR ADVANCE		\$	117,300.00
INTEREST RATE PER ANNUM		6.1000	% compounded semi annually, not in advance
INTEREST COSTS FOR THE TERM		\$	20,626.68
TOTAL COST OF BORROWING FOR THE TERM		\$	20,626.68
ANNUAL PERCENTAGE RATE (APR)**		6.1000	%
ADVANCE DATE	1 Dec 2008	MATURITY DATE	1 Dec 2011
TERM	36 months	AMORTIZATION	300 months
FIRST PAYMENT DATE			
Monthly	PRINCIPAL AND/OR INTEREST PAYMENT	\$	757.48
Monthly	LIFE/DISABILITY INSURANCE PREMIUM	\$	0.00
REGULAR Monthly	MORTGAGE PAYMENT (including insurance premium)	\$	757.48
ESTIMATED BALANCE OWING AT MATURITY		\$	110,657.40

*See section C of your Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement for details.
**The calculation of APR is governed by federal law. See section F of your Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement for a discussion of APR.

The above information is a general summary for information purposes only. Please reference your Mortgage Loan Agreement and Cost of Borrowing Disclosure Statement for details regarding the terms of your mortgage loan.

You have not applied for Life or Disability Insurance for your mortgage loan.