FIRST LEASIDE NOMINEE SERVICES INC.
15 Allstate Pkwy, 6th Floor
Markham, Ontario, L3R 5B4
Phone: (905) 852-1430
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Dear Investor,

As you are aware, First Leaside Nominee Services Inc. placed a mortgage in the amount of $3,450,000 with First Leaside Growth Limited Partnership on March 1, 2011. The mortgage was secured by a property located at 36 Bramtree Crt., Brampton, Ontario (the "Property"). The term of the mortgage was five years, paying interest to the investors of 6% per annum, paid monthly, and was administered by Peoples Trust (the "Administrator"), an arms-length third party (the "Bramtree Mortgage").

We write to advise you that the Property has been sold and the Bramtree Mortgage has been paid in full. Accordingly, we are pleased to inform you that the proceeds of the defeasance of the Bramtree Mortgage will be distributed to the investors in the Bramtree Mortgage and that investors will receive the principal amount of their investment in full.

Additionally, the Administrator has been able to collect all interest owed to First Leaside Nominee Services Inc. as a result of First Leaside Growth Limited Partnership's having suspended the monthly interest payments relating to the Bramtree Mortgage on March 1, 2012. Accordingly, the investors in the syndicated mortgage will also receive a one-time interest payment in the amount of $135,000 to be distributed on a pro rata basis, representing interest payments from March 1, 2012 to September 24, 2012.

Arrangements have been made for the Administrator to transfer the proceeds of the payment of the principal and interest to Penson Financial Services (Canada) Inc. ("Penson") for pro rata distribution into the account of each investor in the Bramtree Mortgage. The payment will be made to Penson on November 15, 2012 in cash, and will likely require 24 hours to process.

We have been advised that Penson has agreed to transfer all proceeds transferred into each investors Penson account, whether registered or unregistered, to any investors account held at another institution at no cost. It is imperative that each investor provide direction to Penson for the transfer of the funds as soon as possible as all accounts currently held at Penson are being transferred to Fidelity Investments on December 31, 2012.

Yours Truly,

Greg MacLeod
On behalf of G.S. MacLeod & Associates
Chief Restructuring Officer