

To Whom It May Concern:

July 10, 2006

Re: Suite no. 201, 3515 Kariya Drive, Mississauga (Mortgage Preapproval)
Tyrone Fernandes

Dear Sir/Madam:

On behalf of CIBC Mortgages and Lending we are pleased to advise that your application for a first mortgage on the subject property has been pre-approved in the amount of \$118,050. This is valid till the closing date of December 2008.

This pre-approval only applies to the purchase of a residential owner-occupied property meeting our lending guidelines and is subject to the following conditions being met at the time of the actual mortgage application: satisfactory appraisal, satisfactory credit review by CMI and CMHC/GEMI approval (If applicable).

If you have any questions please feel free to contact the undersigned.

Sincerely,



Dianne Lasrado
Personal Banker

Tel: 905 568 4755 ext 235
Highway 10 and Bristol