

#2703

RBC
Royal Bank

October 22, 2006

Dear Mr. Anthony Au & Miss Nga Kwan Lee

RE: Mortgage Application Secured by First Mortgage on 3515 Kariya Drive, Unit 2703, Mississauga,
Ontario

We are pleased to advise you that your mortgage application has been approved subject to verification of employment and income, satisfactory property appraisal, credit review and proof of down payment from own source. As discussed, CIBC credit line #48322080097627 is to be reduced to \$20,000.00.

The terms of the mortgage are as follows:

- 1) MORTGAGE AMOUNT : \$147,300.00
- 2) ANNUAL INTEREST RATE: 6.60% (valid till Oct. 16, 2009)
- 3) INTEREST TERM : 5 Year closed
- 4) AMORTIZATION : 25 Years
- 5) MORTGAGE PAYMENT : \$995.60 monthly
- 6) CLOSING DATE : To be confirmed

Should you have any questions or concerns, please feel free to contact the undersigned. Thank you for your business and patronage.

Yours truly,

Losita Yuen
Mortgage Specialist
Tel: (647) 290 8661
Fax: (416) 221 7859
E-mail: losita.yuen@rbc.com

TOTAL P.02