



October 14, 2005

To: Amacon Development (Huronario) Corp.

**SUITE NO. 2506, RESIDENTIAL UNIT NO. 05, LEVEL 21
PROPOSED CONDOMINIUM PLAN KNOWN AS "EVE"
3515 KARIYA DRIVE, CITY OF MISSISSAUGA**

Regarding the purchase of the above property, we confirm that Miss Yan Cao is qualified for the above mentioned mortgage and has sufficient down payment for the purchase.

We will be advancing funds to Miss Yan Cao to pay the balance due on the Unit Transfer Date of approx. December 31, 2008. Please note that this pre-approval is subject to the client qualifying for the above mentioned mortgage 90 days prior to closing. In addition, please note that the final interest rate will be set 90 days prior to closing.

The above is provided for information purposes only without any responsibility on part of the bank and its officers.

We hope that this is sufficient for your purposes and if you have any questions you may contact the undersigned at 416-733-1228.

Yours truly,

A handwritten signature in dark ink, appearing to read "Yvonne Chan", written over a horizontal line.

Yvonne Chan
Personal Financial Services Officer

HSBC Bank Canada
North York Branch
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