

This preliminary short form prospectus is a base PREP prospectus. A copy of this preliminary short form prospectus has been filed with the securities regulatory authorities in each of the provinces of Canada but has not yet become final for the purpose of the sale of securities. Information contained in this preliminary short form prospectus may not be complete and may have to be amended. The securities may not be sold until a receipt for the short form prospectus is obtained from the securities regulatory authorities.

This preliminary short form prospectus has been filed under procedures in all provinces of Canada that permit certain information about these securities to be determined after the preliminary short form prospectus has become final and that permit the omission of that information from this preliminary short form prospectus. The procedures require the delivery to purchasers of a supplemented PREP prospectus containing the omitted information within a specified period of time after agreeing to purchase any of these securities.

No securities regulatory authority has expressed an opinion about these securities and it is an offence to claim otherwise. The securities offered hereby have not been, and will not be, registered under the United States Securities Act of 1933, as amended, and subject to certain exceptions, may not be offered or sold within the United States or to U.S. persons.

**PRELIMINARY SHORT FORM BASE PREP PROSPECTUS**

Initial Public Offering

July 4, 2002

**\$292,242,000 (Approximate)**

**Column Canada™ Issuer Corporation  
(Issuer)**

**Commercial Mortgage Pass-Through Certificates, Series 2002-CCL1**

This short form base prep prospectus (the “Short Form Prospectus”) qualifies the distribution of the classes of the Commercial Mortgage Pass-Through Certificates, Series 2002-CCL1 of Column Canada Issuer Corporation (the “Issuer”) designated as the Class A-1, Class A-2, Class B, Class C, Class D, Class E and Class A-X Certificates (the “Offered Certificates”).

Offered Certificates	Price to Public <sup>(1)</sup>	Agents' Fees <sup>(2)</sup>	Net Proceeds to Issuer <sup>(1)</sup>
Class A-1	●%	●%	●%
Class A-2	●%	●%	●%
Class B	●%	●%	●%
Class C	●%	●%	●%
Class D	●%	●%	●%
Class E	●%	●%	●%
Class A-X	●%	●%	●%
Total	\$ ●	\$ ●	\$ ●

(1) Plus accrued interest thereon from the Cut-off Date in the amount of \$ ● .

(2) Consisting of the agency fees of \$4.00, \$5.00, \$5.50, \$6.00, \$6.50, \$6.50 and \$7.50 per \$1,000 of aggregate price to public of the Class A-1, Class A-2, Class B, Class C, Class D, Class E and Class A-X Certificates, respectively.

Class	Approximate Initial Class Principal Balance or Notional Amount <sup>(1)</sup>	Initial Pass-Through Rate/Semi-Annual Equivalent Rate <sup>(2)</sup>	Assumed Weighted Average Life <sup>(3)</sup>	Assumed Final Distribution Date <sup>(4)</sup>	Rated Final Distribution Date <sup>(4)</sup>	Expected Ratings <sup>(5)</sup> S&P/DBRS
Class A-1	\$144,377,000	● %/ ● %	5.0	July 2011	May 2034	AAA/AAA
Class A-2	\$116,858,000	● %/ ● %	9.3	February 2012	May 2034	AAA/AAA
Class B	\$ 8,527,000	● %/ ● %	9.7	April 2012	May 2034	AA/AA
Class C	\$ 8,527,000	● %/ ● %	9.7	May 2012	May 2034	A/A
Class D	\$ 11,627,000	● %/ ● %	9.8	May 2012	May 2034	BBB/BBB
Class E	\$ 2,326,000	● %/ ● %	9.8	May 2012	May 2034	BBB-/BBB (low)
Class A-X <sup>(6)(7)</sup>	\$310,071,347	● %/ ● %	7.4	October 2014	May 2034	AAA/AAA <sup>m-</sup>

(1) The Initial Class Principal Balance or Notional Amount of any Class may be larger or smaller depending on, among other things, the actual principal balance of the Mortgage Pool. The initial principal balance of the Mortgage Pool may be 5% more or less than the initial principal balance shown in this Short Form Prospectus.

(2) Each Initial Pass-Through Rate is a rate compounded monthly and each corresponding Semi-Annual Equivalent Rate is the equivalent rate compounded semi-annually.

(3) The Weighted Average Life (expressed in years) is based on various assumptions, including that there are no prepayments, defaults or early terminations. See “YIELD AND MATURITY CONSIDERATIONS” herein.

(4) The Assumed Final Distribution Date with respect to any Class of Offered Certificates is the Distribution Date in May 2034 on which the final distribution would occur for such Class based on the assumptions described in “DESCRIPTION OF THE CERTIFICATES — Assumed Final Distribution Date” herein. The actual performance and experiences of the Mortgage Loans may differ from such assumptions. The Rated Final Distribution Date is the Distribution Date which follows the second anniversary of the end of the amortization term that, as of the Cut-off Date, had the longest remaining amortization term.

(5) See “INVESTMENT CONSIDERATIONS — Credit Ratings” herein.

(6) The Class A-X Certificates will not have a Class Principal Balance and will not entitle the holders thereof to distributions of principal, but will entitle holders to distributions of interest on the Class Notional Amount.

(7) The Pass-Through Rate for the Class A-X Certificates is variable and will be determined as described under “DESCRIPTION OF THE CERTIFICATES — Pass-Through Rates” herein.

**Credit Suisse First Boston and TD Securities Inc.  
as Co-Lead Managers and Co-Bookrunners**

**Credit Suisse First Boston, TD Securities Inc.,  
Laurentian Bank Securities Inc., CIBC World Markets Inc. and  
RBC Dominion Securities Inc. as Selling Agents**

<sup>TM</sup> DLJ Long Term Investment Corporation, an affiliate of the Issuer, has filed an application to register the trade-mark “Column Canada” with the Registrar of Trade-Marks (Canada) and has licensed the Issuer as a licensee of such trade-mark.