



December 2, 2008

RECEIVED DEC 05 2008

Y - K Projects Ltd.
Box 23073
Vernon, BC. V1T 9L8

Dear Sir:

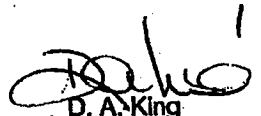
RE: BDC LOAN The Golf Club at The Rise Ltd., ACCOUNT NO:034733 - 02 & 03

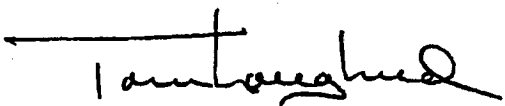
We enclose herewith a copy of our notice dated as of today and addressed to the above named company, which you will find self-explanatory.

As you are aware, the Bank holds a guarantee from yourself in the full amount of the loans outstanding, plus interest as underlying security for the above loans. We remind you that pursuant to the terms of the guarantee, the Bank is not required to realize on the assets of the company mortgaged to the Bank before making demand for payment upon you as the guarantor.

This letter constitutes demand upon you for the satisfaction of your guarantee, concurrent with the Bank's demand upon the company, and, if the indebtedness to the Bank is not settled within 10 days from date of this letter, we propose to take such action as may be necessary for collection thereof.

Yours truly,

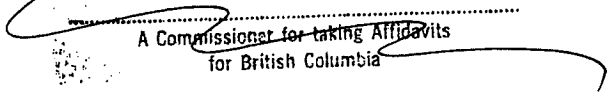

D. A. King
Assistant Vice President,
Special Accounts


Thomas Lougheed
Business Restructuring Specialist,
Special Accounts
Direct Line: 604-666-7858

TL/ag

Enclosure

This is Exhibit "M" referred to in the affidavit of Deborah Hamann-Trou sworn before me at Vancouver this 17 day of December 2008


A Commissioner for taking Affidavits
for British Columbia





December 2, 2008

The Golf Club at The Rise Ltd.
#8, 2601 - Highway 6
Vernon, BC. V1T 5G4

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Attention: Mr. Ian Renton

Dear Sir:

RE: BDC LOAN The Golf Club at The Rise Ltd., ACCOUNT NO: 034733- 02 & 03

You are in DEFAULT under the terms of the security for the subject loan and the Bank hereby invokes the acceleration clause contained in the security and demands the repayment of the loan in full.

The amount due and payable is:


	Loan 02	Loan 03
Principal balance outstanding	\$2,250,000.00	\$2,671,000.00
Interest to and including December 1, 2008	\$52,505.64	\$62,330.03
NSF Fees	\$25.00	\$25.00
Annual Administration Fee		\$750.00
Standby Fee		\$654.02
Total	\$2,302,530.64	\$2,734,759.05

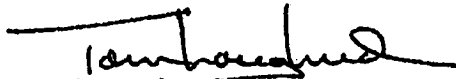
together with additional interest at the Bank's floating base rate plus 2.00% per annum compounded monthly from December 2, 2008 up to and including the date of payment.

If the sum is not received within 10 days from the date of this letter, we shall take such action as may be necessary to enforce our rights as set out in the security.

We enclose the Notice of Intention to Enforce a Security pursuant to Subsection 244(I) of the *Bankruptcy and Insolvency Act*.

Yours truly,


D. A. King
Assistant Vice President,
Special Accounts


Thomas Loughheed
Business Restructuring Specialist,
Special Accounts
Direct Line: 604-666-7858

Enclosure

TL/ag

Form 86

Bankruptcy & Insolvency Act**Notice of Intention to Enforce a Security
(Paragraph 69(2)(c) and subsection 244(1))**

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To: **The Golf Club at The Rise Ltd., an insolvent person.**

Take notice that:

1. Business Development Bank of Canada, a secured creditor, intends to enforce its security on the insolvent person's property described below:

All personal and real property and any interest therein of the insolvent person.
2. The security that is to be enforced is in the form of General Security Agreement.
3. The total amount of the indebtedness secured by the security is \$5,037,289.69 as at December 2, 2008 with interest thereafter at the Bank's floating base rate plus 2.00% per annum compounded monthly and all costs and charges of enforcement.
4. The secured creditor will not have the right to enforce the security until after the expiration of the 10-day period after this notice is sent unless the insolvent person consents to an earlier enforcement.

Dated at Vancouver, BC. this 2nd day of December, 2008.

BUSINESS DEVELOPMENT BANK OF CANADA



 D. A. King, Assistant Vice President-Special Accounts



 Thomas Loughheed, Business Restructuring Specialist-Special Accounts
CONSENT AND WAIVER

THE UNDERSIGNED hereby:

1. Acknowledges receipt of the above Form 86 Notice;
2. Waives the ten day period of notice required under Section 244 of the Bankruptcy and Insolvency Act; and
3. Consents to the immediate enforcement by Business Development Bank of Canada of the Security referred to in the above Form 86 Notice.

DATED at _____, British Columbia, this ___ day of _____, 2008.

Per:

 The Golf Club at The Rise Ltd.