



Cabot Place, 1100 – 100 New Gower Street, P.O. Box 5038
St. John's NL A1C 5V3 Canada tel: 709.722.4270 fax: 709.722.4565 stewartmckelvey.com

File Reference: SM001411-203

January 21, 2019

Neil L. Jacobs, Q.C.
Direct Dial: 709.570.8888
njacobs@stewartmckelvey.com

RN 292 443 161 CA

Via Registered Mail

Mr. Rex Anthony
c/o Goodland Buckingham
200 – 16 Forest Road
St. John's, NL A1C 2B9

Attention: Mr. Dennis N. Clarke

Dear Mr. Clarke:

Re: Our Client: Business Development Bank of Canada (the "Mortgagee")
Owner: Sports Villas Resort, Inc. (the "Mortgagor")
Property: Twin Rivers, Port Blandford, NL (the "Property")

We are the solicitors representing the Mortgagee in the above matter.

Please be advised that the Mortgagee is in the process of carrying out a power of sale in relation to the Property. Pursuant to requirements of section 6 of the *Conveyancing Act* (NL), please find enclosed our Notice of Demand in relation to the Property, a copy of which was delivered to each of the Mortgagor, Guarantor(s) and Registered Encumbrancer(s).

Yours truly,

Stewart McKelvey

Neil L. Jacobs, Q.C.

NLJ/rgm

Enclosure



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January 21, 2019

Neil L. Jacobs, Q.C.
Direct Dial: 709.570.8888
njacobs@stewartmckelvey.com

Via Registered Mail

RN 292 443 158 CA

Mr. Rex Anthony
P.O. Box 160
Port Blandford, NL A0C 2G0

Dear Mr. Anthony:

Re: Our Client: Business Development Bank of Canada (the "Mortgagee")
Owner: Sports Villas Resort, Inc. (the "Mortgagor")
Property: Twin Rivers, Port Blandford, NL (the "Property")

We are the solicitors representing the Mortgagee in the above matter.

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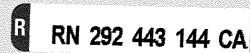
File Reference: SM001411-203

January 21, 2019

Neil L. Jacobs, Q.C.
Direct Dial: 709.570.8888
njacobs@stewartmckelvey.com

Via Registered Mail

Eastern Ready-Mix Limited
c/o Mr. David Brown
P.O. Box 35
Musgravetown, NL A0C 1Z0



Dear Sir/Madam:

Re: Our Client: Business Development Bank of Canada (the "Mortgagee")
Owner: Sports Villas Resort, Inc. (the "Mortgagor")
Property: Twin Rivers, Port Blandford, NL (the "Property")

We are the solicitors representing the Mortgagee in the above matter.

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January 21, 2019

Neil L. Jacobs, Q.C.
Direct Dial: 709.570.8888
njacobs@stewartmckelvey.com

Via Hand Delivery

RBC Investor Services Trust
Clarke Inc. Master Trust
Clarke Inc.
c/o Stewart McKelvey
Suite 1100, Cabot Place
100 New Gower Street
St. John's, NL A1C 6K3

Attention: Mr. Christopher E. Lewis

Dear Mr. Lewis:

Re: Our Client: Business Development Bank of Canada (the "Mortgagee")
Owner: Sports Villas Resort, Inc. (the "Mortgagor")
Property: Twin Rivers, Port Blandford, NL (the "Property")

We are the solicitors representing the Mortgagee in the above matter.

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Yours truly,

Stewart McKelvey

Neil L. Jacobs, Q.C.

NLJ/rgm

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January 21, 2019

Neil L. Jacobs, Q.C.
Direct Dial: 709.570.8888
njacobs@stewartmckelvey.com

Via Registered Mail

R RN 292 443 135 CA

Clarke Inc. Master Trust
405-145 Hobsons Lake Drive
Halifax, NS B3S 0H9

Dear Sir/Madam:

Re: Our Client: Business Development Bank of Canada (the "Mortgagee")
Owner: Sports Villas Resort, Inc. (the "Mortgagor")
Property: Twin Rivers, Port Blandford, NL (the "Property")

We are the solicitors representing the Mortgagee in the above matter.

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Yours truly,

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File Reference: SM001411-203

January 21, 2019

Neil L. Jacobs, Q.C.
Direct Dial: 709.570.8888
njacobs@stewartmckelvey.com

Via Registered Mail

Project Management and Design Limited
P.O. Box 8023, Station "A"
St. John's, NL A1B 3M7

R RN 292 443 127 CA

Dear Sir/Madam:

Re: Our Client: Business Development Bank of Canada (the "Mortgagee")
Owner: Sports Villas Resort, Inc. (the "Mortgagor")
Property: Twin Rivers, Port Blandford, NL (the "Property")

We are the solicitors representing the Mortgagee in the above matter.

Please be advised that the Mortgagee is in the process of carrying out a power of sale in relation to the Property. Pursuant to requirements of section 6 of the *Conveyancing Act* (NL), please find enclosed our Notice of Demand in relation to the Property, a copy of which was delivered to each of the Mortgagor, Guarantor(s) and Registered Encumbrancer(s).

Yours truly,

Stewart McKelvey

Neil L. Jacobs, Q.C.

NLJ/rgm

Enclosure



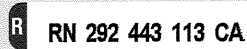
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File Reference: SM001411-203

January 21, 2019

Neil L. Jacobs, Q.C.
Direct Dial: 709.570.8888
njacobs@stewartmckelvey.com

Via Registered Mail



Bank of Montreal
238 Water Street
St. John's, NL A1C 1A9

Dear Sir/Madam:

Re: Our Client: Business Development Bank of Canada (the "Mortgagee")
Owner: Sports Villas Resort, Inc. (the "Mortgagor")
Property: Twin Rivers, Port Blandford, NL (the "Property")

We are the solicitors representing the Mortgagee in the above matter.

Please be advised that the Mortgagee is in the process of carrying out a power of sale in relation to the Property. Pursuant to requirements of section 6 of the *Conveyancing Act* (NL), please find enclosed our Notice of Demand in relation to the Property, a copy of which was delivered to each of the Mortgagor, Guarantor(s) and Registered Encumbrancer(s).

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January 21, 2019

Neil L. Jacobs, Q.C.
Direct Dial: 709.570.8888
njacobs@stewartmckelvey.com

Via Registered Mail

R RN 292 443 100 CA

Toronto-Dominion Bank
140 Water Street
St. John's, NL A1C 6H6

Dear Sir/Madam:

Re: Our Client: Business Development Bank of Canada (the "Mortgagee")
Owner: Sports Villas Resort, Inc. (the "Mortgagor")
Property: Twin Rivers, Port Blandford, NL (the "Property")

We are the solicitors representing the Mortgagee in the above matter.

Please be advised that the Mortgagee is in the process of carrying out a power of sale in relation to the Property. Pursuant to requirements of section 6 of the *Conveyancing Act* (NL), please find enclosed our Notice of Demand in relation to the Property, a copy of which was delivered to each of the Mortgagor, Guarantor(s) and Registered Encumbrancer(s).

Yours truly,

Stewart McKelvey

Neil L. Jacobs, Q.C.

NLJ/rgm

Enclosure

NOTICE OF DEMAND PURSUANT TO THE CONVEYANCING ACT (NL)

WHEREAS Twin Rivers Golf Inc. (the "Mortgagor") is indebted to Business Development Bank of Canada (the "Mortgagee") under a certain Indenture of Mortgage, notice of which is registered at Roll 2583 Frame 1055 at the Registry of Deeds for the Province of Newfoundland and Labrador, over property located at Twin Rivers, Port Blandford, in the Province of Newfoundland and Labrador (the "Mortgage"):

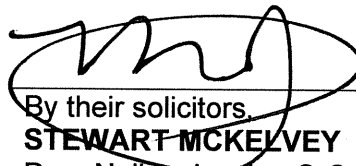
AND WHEREAS payments on the Mortgage is in arrears;

YOU ARE HEREBY NOTIFIED that the Mortgagee hereby demands from you the balance of the Mortgage in the amount of \$2,776,148.75 as of January 21, 2019 with per diem interest of \$476.71 and costs secured and due under the provisions of the Mortgage;

YOU ARE HEREBY FURTHER NOTIFIED that in the event that the amounts demanded herein are unpaid, we will proceed to sell the mortgaged lands and premises by public auction or private sale at the expiration of thirty (30) days from the date hereof under the provisions of the Conveyancing Act, RSNL 1990, c. C-34, as amended.

DATED at St. John's, Newfoundland and Labrador this 21st day of January, 2019.

BUSINESS DEVELOPMENT BANK OF CANADA


By their solicitors,
STEWART MCKELVEY
Per: Neil L. Jacobs, Q.C.
Suite 1100, Cabot Place
100 New Gower Street
St. John's, NL A1C 6K3

NOTICE OF DEMAND PURSUANT TO THE CONVEYANCING ACT (NL)

WHEREAS Sports Villas Resort, Inc. (the "Mortgagor") is indebted to Business Development Bank of Canada (the "Mortgagee") under certain Indentures of Mortgage, notice of which are registered at Roll 2583 Frame 1089 (as rectified), 391512 and 552128 at the Registry of Deeds for the Province of Newfoundland and Labrador, over property located at Twin Rivers, Port Blandford, in the Province of Newfoundland and Labrador (the "Mortgages"):

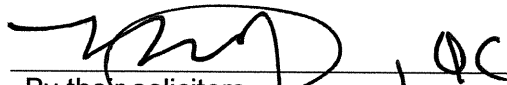
AND WHEREAS payments on the Mortgages are in arrears;

YOU ARE HEREBY NOTIFIED that the Mortgagee hereby demands from you the balance of the Mortgage in the amount of \$3,280,530.22 as of January 21, 2019 with per diem interest of \$601.08 and costs secured and due under the provisions of the Mortgages;

YOU ARE HEREBY FURTHER NOTIFIED that in the event that the amounts demanded herein are unpaid, we will proceed to sell the mortgaged lands and premises by public auction or private sale at the expiration of thirty (30) days from the date hereof under the provisions of the Conveyancing Act, RSNL 1990, c. C-34, as amended.

DATED at St. John's, Newfoundland and Labrador this 21st day of January, 2019.

BUSINESS DEVELOPMENT BANK OF CANADA



By their solicitors,
STEWART MCKELVEY
Per: Neil L. Jacobs, Q.C.
Suite 1100, Cabot Place
100 New Gower Street
St. John's, NL A1C 6K3