
K.G.M. HOLDINGS LTD
DBA "The Tee Box"

Dear Recipient:

The purpose of this letter is to introduce you to my new business, the Tee Box. Located at 5869 James Rd in the District of North Cowichan, the Tee Box offers four golf simulator bays for rental in a stand-alone building. The location, which I own, has 14 parking stalls and is fully fenced on 3 sides. The business has three areas, the main area has the front desk as well as two simulator bays. The second and third areas each have one simulator bay for guests to enjoy.

The idea behind golf simulators is to utilize golf swing reading technology that mimics actual golf course play. This allows guests to play indoors during the entire year with over 200 courses to choose from around the world. The Tee Box uses Trackman4 simulators that project the golf ball flight onto screens to give the real-life experience of playing courses you would likely never get the chance to play. For reference, our operation plan is similar "Iron and Wood Golf Simulators" located in the Victoria area near Uptown.

Our guest profile is regular adult golfers looking to play indoors, golf pros looking to teach or do club fittings, and other individuals who may find a full-scale course too overwhelming to play. Typical bay rentals last from 1 to 3 hours based on the number of occupants. We will allow the use of the bays to minors (same as bowling alleys) but we are not catering to or offering youth birthday parties as the space is designed for more of a mature experience.

Like other simulator rooms on the island and around the province, we are looking to provide basic beverage service to enhance the enjoyment of the experience. Our intent is to offer snack and drink options that would include pop, water, energy drinks, beer, and coolers for guests. The food and beverages would be requested from the individual golf bays, directly to an employee, who would gather the requested items from a locked fridge on site and return the items to the bays for consumption.

The bays have a limit of four to six occupants depending on the size. Each bay has some sort of seating availability based on the size of the bays. High round tables, stools and benches are positioned so that the guests can enjoy the action as best as possible. We use closed circuit cameras at the front desk so our team can see all four bays at the same time. The facility has 2 washrooms for the comfort of our guests with an occupancy load limit of 50.

Our Simulator Bays have ceiling, sidewall and back screen protection designed and installed by Trackman technicians. These protections offer outstanding noise control and enhanced user experience.

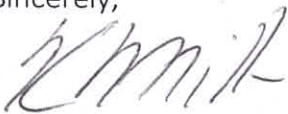
Our planned hours of operation are from 9am-9pm Sunday to Thursday and 9am to 10pm on Friday and Saturday.

About me:

K.G.M. Holdings was created in 1992 by myself and my parents (Garnet and Sharon) to operate the local A&W restaurant. I still operate this location today with my son (Matthew). As the share register reflects, I possess 100% of the voting shares for K.G.M. This was done several years back as both of my parents were retiring from the business. They are both still listed as directors and have non-voting shares as shown in the securities register.

Feel free to contact me at anytime if any you have any questions regarding the operations, employees, layout, storage of snacks and beverages or any other topic you wish to discuss.

Sincerely,



Kevin Miller
President
KGM Holdings Ltd.
250-701-5271

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Legal Description: LOT 3 SECTION 18 RANGE 7 QUAMICHAN PLAN 5843

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