

COURT FILE NUMBER KBG-SA-00204-2023

COURT OF KING'S BENCH FOR SASKATCHEWAN
IN BANKRUPTCY AND INSOLVENCY

JUDICIAL CENTRE SASKATOON

APPLICANTS AFFINITY CREDIT UNION 2013 and AFFINITY HOLDINGS INC.

RESPONDENT THE LIGHTHOUSE SUPPORTED LIVING INC.

-AND-

COURT FILE NUMBER: KBG-SA-00149-2023

COURT OF KING'S BENCH FOR SASKATCHEWAN
IN BANKRUPTCY AND INSOLVENCY

JUDICIAL CENTRE: SASKATOON

APPLICANTS TWILA REDDEKOPP and JEROME HEFNER

RESPONDENTS THE LIGHTHOUSE SUPPORTED LIVING INC. and BLUE MOUNTAIN
ADVENTURE PARK INC.

IN THE MATTER OF THE RECEIVERSHIP OF THE LIGHTHOUSE SUPPORTED LIVING INC.

SALES PROCESS ORDER

(Blue Mountain Lands)

Before the Honourable Madam Justice A.R. Rothery in Chambers the 28th day of April, 2023.

On the application of MNP Ltd. in its capacity as the Court-appointed receiver (the "**Receiver**") pursuant to the Order of this Court made on April 21, 2023 (the "**Receivership Order**") of the assets, undertakings and properties of The Lighthouse Supported Living Inc. (the "**Debtor**"); and upon hearing from counsel for the Receiver and upon reading the Notice of Application dated April 21, 2023, the First Report of the Receiver dated April 21, 2023 (the "**Receiver's Report**"), proof of compliance with General Application Practice Directive #3, Brief of Law, and a proposed Draft Order, all filed, and the pleadings and proceedings herein:

The Court Orders:

SERVICE

1. Service of the Notice of Application on behalf of the Receiver and the materials filed in support thereof (collectively, the "**Application Materials**") shall be and is hereby deemed to be good and valid and, further, shall be and is hereby abridged, such that service of such Application Materials is deemed to be timely and sufficient.

APPROVAL OF SALES PROCESS (BLUE MOUNTAIN LANDS)

2. The Proposed Sales Process in respect of the Blue Mountain Lands, as more particularly described in paragraphs 26-27 of the Receiver's Report and as reproduced in **Schedule "A"** hereto, shall be and is hereby approved.



APPROVAL OF ACTIVITIES OF THE RECEIVER

- 3. The Receiver's Report shall be and is hereby approved.
- 4. The Receiver's actions, conduct and activities from April 6, 2023 through to and including April 21, 2023 shall be and are hereby approved.
- 5. The Receiver's Interim Statement of Receipts and Disbursements for the period ending April 13, 2023, as set out in the First Report, shall be and is hereby approved.

AUTHORITY RE: BANKRUPTCY ASSIGNMENT

- 6. The Receiver shall be and is hereby authorized to assign Blue Mountain Adventure Park Inc. into bankruptcy.

PROCEDURAL MATTERS

- 7. The matter styled as *Reddekopp v The Lighthouse Supported Living Inc.*, KBG-SA-00149-2023 and the matter styled as *Affinity Credit Union 2013 v The Lighthouse Supported Living Inc.*, KBG-SA-00204-2023, shall be and are hereby consolidated into a single matter under Court file KBG-SA-00204-2023. The Local Registrar in the Judicial Centre of Saskatoon shall be and is hereby directed to consolidate the two Court files accordingly, such that all materials filed to date on KBG-SA-00149-2023 are either moved to or reproduced on the Court file for KBG-SA-00204-2023. The style of cause in the consolidated proceedings shall be as follows from and after the date of this Order:

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IN THE MATTER OF THE RECEIVERSHIP OF THE LIGHTHOUSE SUPPORTED LIVING INC.

- 8. The Receiver shall be and is hereby authorized to remove the members of the Debtor, as well as their legal counsel, from the Service List established in these proceedings. For greater certainty, no member of the Debtor shall be entitled to receive notice of any further applications or proceedings in respect of this matter, unless and to the extent that such member has an interest in the applications or proceedings in question separate and apart from their status as a member of the Debtor.

ISSUED at Saskatoon, Saskatchewan, this 23th day of April, 2023.



(Deputy) Local Registrar

CONTACT INFORMATION AND ADDRESS FOR SERVICE:

Name of firm: MLT Aikins LLP
 Lawyer in charge of file: Jeffrey M. Lee, K.C. and Paul Olfert
 Address of firm: 1201, 409 3rd Avenue South, Saskatoon SK S7K 5R5
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 File No: 31617.41

SCHEDULE "A"
SALES PROCESS (BLUE MOUNTAIN LANDS)

26. The Receiver proposes to include the following properties in a public sales process (described in greater detail below):
- a) The real property, chattels and equipment owned by the Lighthouse in the Rural Municipality of North Battleford No. 437 but used by BMAP, legally described as:
 - i) NE 31 45 14 W3
 - ii) NW 31 45 14 W3
 - iii) SE 31 45 14 W3
 - iv) SW 31 45 14 W3
 - v) NE 36 45 14 W3
 - vi) NE 32 45 15 W3
 - vii) NW 32 45 14 W3
 - viii) SE 32 45 14 W3
 - ix) SW 32 45 14 W3
- (the "**Blue Mountain Lands**");
27. The Receiver proposes to initiate a sales process (the "**Proposed Sales Process**") as follows:
- a) Issue a Receiver-managed Invitation For Offers to Purchase (the "**Invitation for Offers**");
 - b) The Invitation for Offers process would include:
 - i) Direct marketing and on-line marketing including via social media platforms;
 - ii) Direct marketing to commercial realtors including a commitment to pay a 3.5% commission to any realtors acting on behalf of a successful purchaser;
 - iii) Interested parties would sign a Confidentiality Agreement and be granted access to an on-line data room providing additional information relating to the Blue Mountain Lands and the financial history of BMAP;
 - iv) The on-line data room would also contain the Terms and Conditions and form of Offer to Purchase;
 - v) A deadline of 45 days from the initiation of the Invitation for Offers would be established to submit Offers to Purchase.