



## RECEIVER' SALES PROCESS FOR BLUE MOUNTAIN ADVENTURE PARK

### Information Summary For Prospective Purchasers



## INTRODUCTION

On April 13, 2023 MNP Ltd. was appointed by the Court of King’s Bench of Saskatchewan as the Receiver (the “**Receiver**”) in respect of the assets and properties of The Lighthouse Supported Living Inc. (herein referred to as the “**Company**”). In our capacity as Receiver, we are soliciting offers to purchase the Company’s assets in relation to the operation of Blue Mountain Adventure Park including all of the associated real property, buildings, equipment and inventory associated with the operation of the park and the cabins all located in the vicinity of North Battleford, Saskatchewan.

## LIMITATIONS

To facilitate this process, we have prepared an on-line data room (“**Data Room**”) which will be made available upon execution of a Confidentiality Agreement. All information in the Data Room has been prepared solely for the convenience of prospective purchasers and has not been audited or otherwise verified by the Receiver. The Receiver does not make any representations or warranties as to the accuracy or completeness of the information contained within the Data Room and shall have no liability for any representations (be they expressed or implied) or omissions contained herein nor in any other written or oral communications transmitted to prospective purchasers in the course of the evaluations of the assets. Furthermore, the information provided in the Data Room may not contain all of the information a prospective purchaser may require and therefore, prospective purchasers should conduct their own investigations, analysis and due diligence relating to the Company’s assets and any of the information contained in the Data Room.



## HIGHLIGHTS

- Blue Mountain Adventure Park (BMAP) is an outdoor recreational facility located approximately 30 minutes north east of North Battleford and 90 minutes west of Saskatoon, Saskatchewan. BMAP offers a range of winter activities including tubing, cross-country skiing, snowshoeing, and other summer activities such as ziplining.
- BMAP is situated in the Rural Municipality of North Battleford No. 437. BMAP and its surrounding property is comprised of nine parcels of land. The legal descriptions from the R.M. of North Battleford No. 437 are as follows:
  - NE 31 45 14 W3
  - NW 31 45 14 W3
  - SE 31 45 14 W3
  - SW 31 45 14 W3
  - NE 32 45 14 W3
  - NE 32 45 15 W3
  - NW 32 45 14 W3
  - SE 32 45 14 W3
  - SW 32 45 14 W3
- Six of the nine parcels of land have been rented by a local farmer in past years, who pastured livestock thereon from May 1 through October 1 each year.
- The park consists of the following buildings:
  - One building that houses the park office and guest chalet;
  - Six rental cabins;
  - Two cabins that have not yet been established as rental units, but both buildings are complete and fully functional.
  - Four bunkhouses;
  - One residential property that serves as staff housing;
  - One building located at the activity Center used to house equipment for 5 different activities; Paintball, Archery, Axe Throwing, Pelletry and Team Challenge Course elements; and
  - One multipurpose outdoor recreational activity structure used for Wall climbing, aerial obstacle course and ground level obstacle course - with additional building that houses the equipment for this unit.
- The park has been non-operational since February 2023.
- Financial information and park photos will be made available in the Receiver's online data room (the "Data Room").

## THE SALES PROCESS

Process Stage	Timing
Issue a Receiver-managed Invitation For Offers to Purchase	May 10, 2023
Web-based data room access provided to prospective purchasers	May 10, 2023
Tours of Blue Mountain Adventure Park	May 10, 2023 (scheduled only)
Deadline for Offers to Purchase	June 23, 2023
Selection of successful Offer to Purchase	June 30, 2023
Court approval of sale	July 20 (estimated)
Closing	July 31 (estimated)

The Receiver has formulated specific transaction procedures that are included in the Terms and Conditions of Sale included in the Data Room; however, the Receiver reserves the right to:

- Amend or terminate the sales procedures during the sales process;
- Accept an Offer to Purchase that may not necessarily be the highest offer;
- Negotiate with one or more prospective purchasers at any time;
- Set a minimum offer price for any of the assets;
- Enter into a definitive transaction agreement without prior notice to other prospective purchasers at any time during the transaction process; and
- Not accept any Offers to Purchase.

To receive access to the online Data Room, please request the Confidentiality Agreement and return an executed copy to the Receiver as per below:

MNP Ltd. in its capacity as Receiver of  
**The Lighthouse Supported Living Inc.**  
 1300, 10235 101 Street NW  
 Edmonton, AB T5J 3G1

Attn: Maha Shah  
 Tel: 780.733.8685  
 Fax: 780.409.5415  
**Email: maha.shah@mnp.ca**

**Offers to Purchase must be sent by mail, fax or email so as to be received by the Receiver no later than 5:00pm (MST) June 23, 2023**