



No. H-220275  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

ROYAL BANK OF CANADA

PETITIONER

AND

MBA ASSET MANAGEMENT INC., iFLY VANCOUVER INC., FREE FLIGHT  
FORMATION INC., 1088384 B.C. LTD., TDR ELECTRIC INC. (aka TDR ELECTRIC INC.),  
TAYLOR DOUGLAS ROSS and PARKWAY CONSTRUCTION GP, LLC

RESPONDENTS

**NOTICE OF APPLICATION**

**Name of applicant:** KPMG Inc. (“**KPMG**”) in its capacity as court-appointed receiver and manager (in such capacity, the “**Receiver**”) of the assets, undertakings and property (collectively, the “**Property**”) of iFLY Vancouver Inc. (“**iFly**”), Free Flight Formation Inc. (“**Free Flight**”) and 1088384 B.C. Ltd. (“**108**” and together, the “**Debtors**” or the “**Companies**”).

To: THE RESPONDENTS, Skyventure International (UK) Limited and iFly Franchising, LLC

TAKE NOTICE that an application will be made by the applicant to the Honourable Mr. Justice Gomery at the courthouse at 800 Smithe Street, Vancouver, B.C. on March 15, 2024 at 2:00 p.m. for the orders set out in Part 1 below.

The applicant estimates that the application will take 90 minutes.

- This matter is within the jurisdiction of an associate judge
- This matter is not within the jurisdiction of an associate judge.

## Part 1 ORDER SOUGHT

1. An order (the “**Reverse Vesting Order**”), substantially in the form attached hereto as Schedule “A”, among other things:
  - (a) approving the transaction (the “**Transaction**”) contemplated by the purchase and sale agreement dated February 8, 2024 (the “**Sale Agreement**”) between the Receiver, as vendor, and 1439474 B.C. Ltd. (the “**Purchaser**”), as purchaser, for the purchase and sale of all of the issued and outstanding shares of iFly (the “**Shares**”) and its interest in the Approved Contracts, the Equipment, the Permits and Licenses, the Rights and the Warranties (as each of those terms is defined in the Sale Agreement) and the assignment of the lease between MBA Asset Management Inc. (“**MBA**”), as landlord, and the Franchisee and 1088, as tenant, dated April 1, 2018, as amended by a lease addendum dated November 13, 2019 (collectively, and together with the Shares, the “**Purchased Assets**”);
  - (b) vesting the Excluded Assets, the Excluded Liabilities and all Encumbrances (as each of those terms is defined in the Sale Agreement) in Free Flight;
  - (c) removing iFLY as a Respondent in these proceedings and releasing it from the purview of all orders granted herein;
  - (d) authorizing the Receiver to assign Free Flight into bankruptcy;
  - (e) authorizing the Receiver to distribute the net proceeds of the Transaction (the “**Net Proceeds**”), subject to payment of any priority claims and retention of funds sufficient for the completion of these proceedings and the administration of the bankruptcy of Free Flight, to Royal Bank of Canada (“**RBC**”), or its solicitors; and
  - (f) granting such other relief as is necessary to give effect to the Transaction.

## Part 2 FACTUAL BASIS

### Background

1. On May 19, 2023 (the “**Appointment Date**”), on the application of RBC, the Supreme Court of British Columbia (the “**Court**”) granted an order (the “**Receivership Order**”) pursuant to section 243 of the *Bankruptcy and Insolvency Act (Canada)*, R.S.C. 1985, c. B-3 (the “**BIA**”) and section 39 of the *Law and Equity Act*, R.S.B.C. 1996 c. 253, appointing KPMG Inc. as receiver of the Property.

2. A comprehensive summary of the background to these proceedings can be found in the Receiver's First Report to Court dated July 18, 2023 and the Receiver's Second Report to Court dated February 22, 2024 (the "**Second Report**").

### **Sale Process**

3. On July 20, 2023, the Court granted an order (the "**Sale Process Order**") whereby this Court, among other things, approved a process for the marketing and sale of the Property (the "**Sale Process**") on an "as-is-where-is" basis with a bid deadline of October 1, 2023 (the "**Bid Deadline**").
4. As contemplated by the Sale Process, the Receiver undertook the following steps, among others, to market the Property:
  - (a) delivering emails to 971 KPMG Finance professionals and 19 global indoor skydiving operators advising of the Sale Process and the Property;
  - (b) preparing advertising materials published in the Globe and Mail and the weekly insolvency industry newsletter, Insolvency Insider;
  - (c) preparing a non-confidential teaser describing the Property for sale and including a link to the Receiver's website, to be made available to prospective purchasers;
  - (d) preparing an information memorandum describing the opportunity and Property in more detail; and
  - (e) working with Winright Law to finalize a list of potential bidders and providing notice and details of the Sale Process and the Property to each of them.
5. Parties interested in participating in the Sale Process were to deliver to the Receiver an executed confidentiality agreement in order to gain access to confidential information concerning the Property as well as a template asset purchase agreement.
6. The Receiver received and reviewed two bids prior to the Bid Deadline and engaged in discussions with both parties to discuss their respective offers and potential amendments thereto. Each bidder submitted an amended bid subsequent to the Bid Deadline.
7. The Receiver identified one bid as superior, and, after further negotiations, entered into the Sale Agreement with the Purchaser.

## The Transaction

8. Capitalized terms not otherwise defined in this section adopt the meanings ascribed to them in the Sale Agreement.
9. The Transaction, detailed in the Second Report, is to be completed by way of a reverse vesting order and is summarized as follows:
  - (a) the Purchaser will acquire all of iFLY's right, title and interest in the Purchased Assets;
  - (b) all of iFLY's right, title and interest in and to the Excluded Assets and the Excluded Liabilities shall be transferred to and vest in Free Flight;
  - (c) 108 shall assign to the Purchaser its interest in the lease agreement entered into between 108 and MBA Asset Management Inc. ("**MBA**") in respect of the Lands;
  - (d) the Purchase Price is \$8,000,000, exclusive of GST, and is payable to the Receiver as follows:
    - (i) a cash deposit of \$500,000 (the "**Deposit**") by way of certified cheque, bank draft or wire transfer, payable to the Receiver, in trust, within two (2) business days of the execution of the Sale Agreement;
    - (ii) a release of the \$200,000 held by RBC (the "**Non-Refundable Portion**") directly to the Receiver for its immediate use; and
    - (iii) the balance of the Purchase Price, by wire transfer delivered to the Receiver;
  - (e) replacement by the Purchaser of the irrevocable letter of credit issued by RBC and provided to the City of Richmond (the "**City**") as security for certain offsite civil works to be constructed pursuant to a services agreement with the City;
  - (f) iFLY be removed as a Respondent in these proceedings and released from all orders granted herein, save and except for the Reverse Vesting Order; and
  - (g) the Receiver will assign Free Flight into bankruptcy within a reasonable period of time not to exceed thirty (30) days after the closing date of the Transaction.
10. The Purchaser is owned, in part, by MBA, which owns the Lands. MBA has also guaranteed iFly's obligations to RBC up to \$7,115,000 plus interest thereon. The MBA Guarantee is secured by, among other things, a mortgage of the Lands. As at June 28, 2022,

MBA was indebted to RBC in the amount of \$7,236,578.57, and interest has continued to accrue since that time.

11. It is a condition to the closing of the Transaction that, in consideration for receipt of the net proceeds arising from the Transaction, subject to certain holdbacks, RBC is to deliver to the Receiver an executed release (the “**Release**”), releasing MBA from all obligations arising under MBA Guarantee and all security held by RBC in respect of such obligations, including the MBA Mortgage.
12. Under the Sale Agreement, iFly will retain certain “Approved Contracts”, including:
  - (a) the Equipment Agreement with Skyventure International (UK) Limited (the “**Supplier**”), an affiliate of iFly Franchising, LLC (the “**Franchisor**”), pursuant to which certain parts and components for a vertical wind tunnel, along with other equipment (collectively the “**Equipment**”), were acquired by iFly;
  - (b) the Franchise Agreement with the Franchisor by which iFly was granted the right to use the Franchisor’s control system software, its business systems and its trade name and other intellectual property (collectively the “**Rights**”); and
  - (c) the Intercreditor Agreement among iFly, the Supplier, the Franchisor and RBC.
13. iFly’s obligations under the Approved Contracts are not Excluded Liabilities under the Sale Agreement, and will continue to be obligations of iFly after the closing of the Transaction. The Purchaser acknowledges in the Sale Agreement that the Franchisor has purported to terminate the Franchise Agreement and that the Franchisor and the Supplier claim that iFly has no ability to use the Equipment or the Rights.
14. The Receiver has received the Deposit and the Non-Refundable Portion, such that, other than the provision of the Release by RBC, the sole condition to closing of the Sale Agreement is the granting of the Reverse Vesting Order.

### **Part 3 LEGAL BASIS**

1. The Receiver relies on:

- (a) the Receivership Order, made in these proceedings;
- (b) *Law and Equity Act*, R.S.B.C. 1996, c. 250 (the “LEA”);
- (c) the BIA, particularly Part XI; and
- (d) the Supreme Court Civil Rules.

The Transaction Should be Approved

2. When determining whether or not to approve a sale of assets in a receivership, there are a number of factors that should guide a court in its analysis, including:

- (a) whether the receiver has made a sufficient effort to get the best price and has not acted improvidently;
- (b) the interests of all parties;
- (c) the efficacy and integrity of the process by which offers are obtained; and
- (d) whether there has been unfairness in the working out of the process.

*Royal Bank v. Soundair Corp.* [1991] O.J. No. 1137 at para. 16 (C.A.) (“*Soundair*”); *Quest University Canada (Re)*, 2020 BCSC 1883 at para. 176 (“*Quest*”).

3. With respect to the foregoing factors, the Receiver submits that:

- (a) it ran the Sale Process as approved by this Court and made significant efforts to obtain the best price for the Property, including by canvassing interested parties and broadly marketing the Property across different channels;
- (b) the Purchase Price payable in respect of the Transaction represents by far and away the best and highest value for the sale of the Property; and
- (c) at all times, the Receiver conducted itself fairly, reasonably and in accordance with the Sale Process Order and the Sale Process.

4. More generally, in analyzing whether a transaction should be approved, a court is to consider the transaction as a whole and decide whether or not the sale is appropriate, fair and reasonable.

*Veris Gold Corp. (Re)*, 2015 BCSC 1204 at para. 23.

5. The Sale Agreement represents the highest and best offer received by the Receiver and, given the adherence to, and fairness of, the Sale Process, the Receiver submits that the Sale Agreement is appropriate, fair and reasonable and represents the best available option for the stakeholders in the circumstances and, accordingly, it ought to be approved by this Court.

#### A Reverse Vesting Order is Appropriate

6. While courts have approved reverse vesting orders in appropriate circumstances, they have also been clear that a reverse vesting order structure is not the norm and should be regarded “as an unusual or extraordinary measure; not an approach appropriate in any case merely because it may be more convenient or beneficial for the purchaser”.

*Harte Gold Corp (Re)*, 2022 ONSC 653 at para 38 (“*Harte*”); *Quest* at para 168; *PaySlate Inc. (Re)*, 2023 BCSC 608 at para 87 (“*Payslate*”).

7. There is no specific jurisdiction in the BIA or the LEA for the approval of a reverse vesting order in receivership proceedings. This Court’s authority to grant a reverse vesting order is rooted in its general jurisdiction to grant an approval and vesting order and courts have granted such orders in receivership proceedings.

*Third Eye Capital Corporation v. Ressources Dianor Inc/Dianor Resources Inc.*, 2019 ONSC 508 at para 73; *Peakhill Capital Inc. v Southview Gardens Limited Partnership*, 2023 BCSC 1476 (appeal to be heard).

8. In deciding whether to grant the Reverse Vesting Order, this Court should consider the following questions:
  - (a) why is the Reverse Vesting Order necessary in this case?
  - (b) does the Reverse Vesting Order structure produce an economic result at least as favourable as any other viable alternative?
  - (c) is any stakeholder worse off under the Reverse Vesting Order structure than they would have been under any viable alternative?

- (d) does the consideration being paid for the debtor's business reflect the importance and value of the licences and permits (or other intangible assets) being preserved under the Reverse Vesting Order structure?

*Harte* at para 38.

- 9. With respect to the foregoing factors, the Receiver submits that the Transaction:
  - (a) enhances the value and best facilitates the preservation of iFLY's current business by maintaining the Permits and Licenses currently in place with the City of Richmond;
  - (b) preserves the company's historical tax attributes;
  - (c) preserves iFLY's interest in the Approved Contracts and avoids any litigation around the assignment of rights and interests in respect thereof; and
  - (d) contemplates a purchase price which is significantly greater than that proposed under the only other offer received, which provided for the acquisition of only the company's equipment.
- 10. In addition to the foregoing, the Receiver is not aware of any stakeholder that is worse off under a reverse vesting order structure in this case.
- 11. The Receiver respectfully submits that the Reverse Vesting Order is appropriate in the circumstances and recommends that this Court grant the order approving the Sale Agreement and the Transaction on the terms sought by the Receiver.

**Part 4 MATERIAL TO BE RELIED ON**

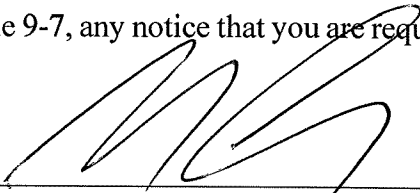
- 1. The Receivership Order, made by Madame Justice Shergill in these proceedings on May 19, 2023;
- 2. The Receiver's First Report to the Court, dated July 18, 2023;
- 3. The Receiver's Second Report to the Court, dated February 22, 2024;
- 4. The other pleadings and materials filed in these proceedings and such further and other material as counsel may advise and this Honourable Court may permit.



TO THE PERSONS RECEIVING THIS NOTICE OF APPLICATION: If you wish to respond to this Notice of Application, you must, within 5 business days after service of this Notice of Application or, if this application is brought under Rule 9-7, within 8 business days after service of this Notice of Application,

- (a) file an Application Response in Form 33,
- (b) file the original of every affidavit, and of every other document, that
  - (i) you intend to refer to at the hearing of this application, and
  - (ii) has not already been filed in the proceeding, and
- (c) serve on the applicant 2 copies of the following, and on every other party of record one copy of the following:
  - (i) a copy of the filed Application Response;
  - (ii) a copy of each of the filed affidavits and other documents that you intend to refer to at the hearing of this application and that has not already been served on that person;
  - (iii) if this application is brought under Rule 9-7, any notice that you are required to give under Rule 9-7(9).

Dated: 01-Mar-2024



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 Signature of Mishaal Gill  
 Lawyer for KPMG Inc. in its capacity as  
 court-appointed receiver and manager of  
 iFLY Vancouver Inc., Free Flight Formation  
 Inc. and 1088384 B.C. Ltd.

<b><i>To be completed by the court only:</i></b>	
Order made	
<input type="checkbox"/>	in the terms requested in paragraphs ..... of Part 1 of this Notice of Application
<input type="checkbox"/>	with the following variations and additional terms:
	.....
	.....
	.....
Date:	

.....  
Signature of  Judge  Associate Judge

The Solicitors for the Applicant are Fasken Martineau DuMoulin LLP, whose office address and address for delivery is 550 Burrard Street, Suite 2900, Vancouver, BC V6C 0A3 Telephone: +1 604 631 3131 Facsimile: +1 604 631 3232. (Reference: Mishaal Gill/254241.00098)

## APPENDIX

### THIS APPLICATION INVOLVES THE FOLLOWING:

- discovery: comply with demand for documents
- discovery: production of additional documents
- other matters concerning document discovery
- extend oral discovery
- other matter concerning oral discovery
- amend pleadings
- add/change parties
- summary judgment
- summary trial
- service
- mediation
- adjournments
- proceedings at trial
- case plan orders: amend
- case plan orders: other
- experts
- none of the above

**SCHEDULE "A"**

**DRAFT ORDER**

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

ROYAL BANK OF CANADA

PETITIONER

AND

MBA ASSET MANAGEMENT INC., iFLY VANCOUVER INC., FREE FLIGHT  
FORMATION INC., 1088384 B.C. LTD., TDR ELECTRIC INC. (aka TDR ELECTRIC INC.),  
TAYLOR DOUGLAS ROSS and PARKWAY CONSTRUCTION GP, LLC

RESPONDENTS

**ORDER MADE AFTER APPLICATION**

**APPROVAL AND VESTING ORDER**

BEFORE THE HONOURABLE )  
JUSTICE GOMERY ) March 15, 2024  
)

THE APPLICATION of KPMG Inc., in its capacity as the court-appointed receiver (in such capacity, the “**Receiver**”) of the assets, undertakings and property (collectively, the “**Property**”) of iFLY Vancouver Inc. (“**iFly**”), Free Flight Formation Inc. (“**Free Flight**”) and 1088384 B.C. Ltd. (together, the “**Debtors**”), coming on for hearing on the this day; AND ON HEARING Kibben Jackson, counsel for the Receiver, and those other counsel and parties listed on Schedule "A" hereto;

THIS COURT ORDERS AND DECLARES THAT:

1. The sale transaction (the “**Transaction**”) contemplated by the Purchase and Sale Agreement dated February 8, 2024 (the “**Sale Agreement**”) between the Receiver, as vendor, and 1439474 B.C. Ltd. (the “**Purchaser**”), as purchaser, a copy of which is attached as Schedule “B” hereto, is hereby approved, and the Sale Agreement is commercially reasonable. The execution of the Sale Agreement by the Receiver and the

completion of the transaction contemplated thereby (the “**Transaction**”) is hereby authorized and approved. The Receiver is hereby authorized and directed to take such additional steps and to execute and deliver such additional documents as may be necessary or desirable for the completion of the Transaction, including without limitation for the issuance of the New Common Share (as defined herein) and the conveyance to the Purchaser of the Debtors’ interest in the Purchased Assets (as defined in the Sale Agreement), the execution of the documents and completion of the steps enumerated in and contemplated by the Sale Agreement and herein.

2. Upon delivery by the Receiver to the Purchaser of a certificate (the “**Receiver’s Certificate**”), substantially in the form attached as Schedule “C” hereto, confirming receipt by the Receiver of the full amount of the Purchase Price (as defined in the Sale Agreement), the following shall occur and be deemed to have occurred on the Closing Date (as defined in the Sale Agreement) in the following sequence:
  - a. first, all of iFLY’s right, title and interest in and to the Excluded Assets and Excluded Liabilities (as defined in the Sale Agreement) shall vest absolutely and exclusively in Free Flight, and any and all Claims and Encumbrances (as defined herein) shall continue to attach to the Excluded Assets with the same nature and priority as they had immediately prior to their transfer;
  - b. second, without the need for any further action by any of iFLY’s shareholders, directors or officers, iFLY shall allot and issue one common voting share without par value in the capital of iFLY (the “**New Common Share**”) to the Purchaser, or such other entity as the Purchaser may direct, and the issuance of the New Common Share is hereby authorized, approved and validated, and, concurrently, and without the need for any further action by iFLY or any of its shareholders, directors or officers, all other issued and outstanding securities of iFLY (but, for clarity, excluding the New Common Share), including without limitation any shares in iFLY, any options and warrants issued by iFLY to acquire any shares in iFLY, and any other document, instrument or writing of iFLY commonly known as a security, are hereby cancelled, none of which shall be with any further force or effect, and the obligations of iFLY thereunder, or in any way related thereto, shall be satisfied and discharged, with no compensation or

participation being provided or payable therefor, or in connection therewith, and all certificates formerly representing any such securities shall be deemed to be cancelled and shall be null and void;

- c. third, the New Common Share and all of the Debtors' interest in and to the Purchased Assets shall vest absolutely in the Purchaser in fee simple, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by any orders of this court; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system; and (iii) those Claims enumerated in Schedule "D" hereto (all of which are collectively referred to as the "**Encumbrances**"), and, for greater certainty, this court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets; and
  - d. fourth, iFLY shall cease to be a Respondent in these proceedings and shall be deemed released from the purview of all orders of this court granted in these proceedings, save and except for this order.
3. The net proceeds of the Transaction (the "**Net Proceeds**") shall stand in the place and stead of the Purchased Assets, and from and after the delivery of the Receiver's Certificate all Claims shall attach to the Net Proceeds with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Debtors' interest in the Purchased Assets had not been transferred and the Purchased Assets remained in the possession or control of the person having had possession or control immediately prior to the sale.
  4. The Receiver shall distribute the Net Proceeds, subject to payment of any priority claims and retention of funds sufficient for the completion of these proceedings and the administration of the bankruptcy of Free Flight, to Royal Bank of Canada, or its solicitors,

in respect of its security over the Property and the mortgage and assignment of rents granted by MBA Asset Management Inc. respectively bearing charge numbers CA7956328 and CA7956329.

5. The Receiver is to file with the Court a copy of the Receiver's Certificate forthwith after delivery thereof.
6. Subject to the terms of the Sale Agreement, possession of the New Common Share and the Purchased Assets shall be delivered by the Receiver to the Purchaser at 12:00 noon on the Closing Date.
7. The Receiver and the Purchaser shall be at liberty to extend the Closing Date to such later date as those parties may agree without the necessity of a further Order of this Court.
8. Notwithstanding:
  - (a) these proceedings;
  - (b) any applications for a bankruptcy order in respect of any of the Debtors now or hereafter made pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3 (the "BIA") and any bankruptcy order issued pursuant to any such applications; and
  - (c) any assignment in bankruptcy made by or in respect of any of the Debtors,the vesting of the New Common Share and of the Debtors' interest in the Purchased Assets (including the New Common Share) in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of any of the Debtors and shall not be void or voidable by creditors of any of the Debtors, nor shall it constitute or be deemed to be a transfer at undervalue, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.
9. Immediately after the Closing Date, the Receiver is hereby authorized and directed to bankrupt Free Flight. Neither iFLY nor the Purchaser shall be liable for any obligations of



Free Flight, whether in their capacities as direct or indirect shareholders of Free Flight or otherwise.

10. In addition to and without limiting the rights and protections afforded to the Receiver pursuant to the Receivership Order (as defined in the Sale Agreement) made herein, the Receiver and its employees and representatives shall not incur any liability as a result of acting in accordance with this Order or administering Free Flight, save and except for any gross negligence or wilful misconduct on the part of any such parties. All protections afforded to the Receiver pursuant to the Receivership Order, any further order granted in these proceedings or the BIA shall continue to apply.
11. The Receiver or any other party affected by this order have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this order.
12. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.

13. Endorsement of this Order by counsel appearing on this application, other than counsel for the Receiver, is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

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Signature of Kibben Jackson  
Lawyer for KPMG Inc., in its capacity as the  
court-appointed receiver of the assets,  
undertakings and property of iFLY Vancouver  
Inc., Free Flight Formation Inc. and 1088384 B.C.  
Ltd.

BY THE COURT

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REGISTRAR

**Schedule "A"**

(List of Counsel)

<b>Counsel name/litigant</b>	<b>Party represented</b>

**Schedule "B"**

**SALE AGREEMENT**

## PURCHASE AND SALE AGREEMENT

THIS AGREEMENT is dated for reference February 8, 2024 and is made

BETWEEN:

**KPMG INC., in its capacity as Receiver of IFLY VANCOUVER INC.,  
FREE FLIGHT FORMATION INC. and 1088384 B.C. LTD.**

(the “**Vendor**”)

AND:

**1439474 B.C. LTD.**

(the “**Purchaser**”)

### BACKGROUND:

- A. iFly Vancouver Inc. (the “**Franchisee**”) Free Flight Formation Inc. (“**Free Flight**”) and 1088384 B.C. Ltd. (collectively, the “**Companies**”) own certain assets, undertakings and properties (the “**Companies’ Property**”);
- B. On May 19, 2023, the Supreme Court of British Columbia (the “**Court**”) made an order (the “**Receivership Order**”) in Supreme Court of British Columbia Action No. H-220275, Vancouver Registry (the “**Action**”) appointing KPMG Inc. (the “**Receiver**”) as receiver of the Companies’ Property and authorized the Receiver to, among other things, sell the Companies’ Property;
- C. On July 20, 2023, the Court granted an order (the “**Sale Process Order**”) approving, among other things, a sale process for soliciting and selecting one or more bids for the sale of all or substantially all of the Companies’ Property, or such part of the Companies’ Property, as the Receiver may determine in its sole discretion (the “**Sale Process**”);
- D. MBA Asset Management Inc. (“**MBA**”) is the owner of certain real estate with an address and legal description of:  
  
Civic: 9151 VAN HORNE WAY RICHMOND V6X 1W2  
Legal Description: PID: 028-018-141 LOT 4 SECTION 22 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN BCP42058  
  
(the “**Real Property**”)
- E. MBA leased the Real Property to the Franchisee and 1088384 B.C. Ltd. (“**1088**”) pursuant to a lease between MBA, as landlord, and the Franchisee and 1088, as tenant, dated April 1, 2018, as amended by a lease addendum dated November 13, 2019 (collectively, the “**Lease**”), where

the Companies were constructing an indoor skydiving business with some of the Companies' Property;

- F. iFly Franchising, LLC (the "**Franchisor**") and the Franchisee are parties to an iFly Franchise Agreement dated August 26, 2016 (the "**Franchise Agreement**") whereby the Franchisor granted the right to use its control system software, its business system for the operation of certain equipment for entertainment, education, training and similar purposes and its trade name, service marks, trademarks, emblems and indicia of origin, including the mark "iFLY" as further set out in the Franchise Agreement (the "**Rights**");
- G. The Franchisee purchased from Skyventure International (UK) Limited (the "**Supplier**"), an affiliate of the Franchisor, parts and components for a vertical wind tunnel together with certain systems, chiller units, components, motors, panels, fans, sensors and drives for the Franchisee to construct a vertical wind tunnel (the "**Equipment**") pursuant to an equipment purchase agreement dated August 25, 2016 (the "**Equipment Agreement**") between the Supplier and the Franchisee;
- H. Pursuant to an inter-creditor agreement dated for reference March 19, 2020 (the "**Inter-Creditor Agreement**") among Royal Bank of Canada ("**RBC**"), the Franchisor, the Supplier and the Franchisee, RBC agreed to purchase from the Franchisee and lease-back to the Franchisee, the Equipment;
- I. Pursuant to various agreements among the Companies and RBC, the Companies are indebted to RBC;
- J. Pursuant to an agreement of guarantee and postponement of claim dated December 16, 2019 (the "**MBA Guarantee**"), MBA guaranteed all obligations of iFly to RBC up to \$7,115,000, plus interest thereon at RBC's prime interest rate plus 5% per annum;
- K. Pursuant to an indenture of mortgage and assignment of rents dated December 16, 2019 (the "**MBA Mortgage**"), MBA granted a mortgage of the Lands in favour of RBC as security for its obligations to RBC, including under the MBA Guarantee;
- L. As June 28, 2022, the Companies were indebted to RBC in the amount of \$11,139,135.90 and MBA was indebted to RBC in the amount of \$7,236,578.57, and interest continues to accrue thereon in accordance with the terms of the agreements among the Companies, MBA and RBC;
- M. MBA is a shareholder of the Purchaser; and
- N. The Purchaser has agreed to purchase, and the Receiver has agreed to sell, the Shares (and by virtue of the purchase of the Shares, acquire the rights to the Purchased Assets) on the terms and conditions of this agreement (the "**Sale Transaction**").

FOR CONSIDERATION, the receipt and sufficiency of which is acknowledged by each of the parties, the parties agree as follows:

## ARTICLE 1 - INTERPRETATION

### 1.1 Definitions. In this Agreement:

- (a) “**1088**” has the meaning given to it in Recital E;
- (b) “**Approved Contracts**” means:
  - (i) the Equipment Agreement;
  - (ii) the Franchise Agreement;
  - (iii) the Intercreditor Agreement; and
  - (iv) the Lease;
- (c) “**Bankruptcy Assignment**” has the meaning given to it in Section 11.16.
- (d) “**Business**” means the operation of an iFly indoor skydiving attraction;
- (e) “**Business Day**” means any day that is not a Saturday, Sunday, Boxing Day, Easter Monday or statutory holiday in British Columbia.
- (f) “**Closing**” means the successful completion of the Sale Transaction.
- (g) “**Closing Date**” means the date that is 90 days after the date the Vesting Order is pronounced by the Court, or any other date as may be agreed by the Vendor and Purchaser.
- (h) “**Closing Documents**” has the meaning given to it in Section 9.4.
- (i) “**Companies**” has the meaning given to it in Recital A.
- (j) “**Companies’ Property**” has the meaning given to it in Recital A.
- (k) “**Contracts**” means all contracts or agreements relating to the use or operation of the Property, the Purchased Assets, or any part thereof, or the operation of the Business, including, without limitation, purchase and sale agreements, options to purchase, contracts relating to the operation, maintenance, cleaning, security, signage, fire protection or servicing of the Real Property, Equipment or any part thereof made by or on behalf of the Vendor.
- (l) “**Court**” has the meaning given to it in Recital B.
- (m) “**Deposit**” means the sum of Seven Hundred Thousand Dollars (\$700,000.00).
- (n) “**Equipment**” has the meaning given to it in Recital G, and as more particularly described in Schedule A.

- (o) “**Equipment Agreement**” has the meaning given to it in Recital G.
- (p) “**Encumbrance**” means any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise including, without limiting the generality of the foregoing:
  - (i) any encumbrances or charges created by the Receivership Order;
  - (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system;
  - (iii) any agreement, lease, license, option or claim, easement, right of way, restriction, execution or other encumbrance (including any notice or other registration in respect of any of the foregoing) affecting title to or the ownership of the Purchased Assets or any part thereof or interest therein.
- (q) “**ETA**” means the *Excise Tax Act* (Canada).
- (r) “**Excluded Assets**” means: (i) Contracts which are not Approved Contracts; (ii) the rights of the Vendor under this Agreement; (iii) corporate income taxes receivable and GST refunds; (v) cash and cash equivalents, including the \$1,500,000 held by RBC as security for the Letter of Credit; and (vi) any proceedings, claims or causes of action for the benefit of the Vendor.
- (s) “**Excluded Liabilities**” means any Liabilities of the Companies that are not expressly assumed by the Purchaser under this Agreement including without limitation:
  - (i) any taxes of or relating to the Business or the Purchased Assets, including statutory deductions and remittances, GST, and sales taxes, in respect of any period prior up to and including the Closing Date;
  - (ii) any Liabilities or Encumbrances in respect of any litigation involving the Vendor, the Purchased Assets or the Business commenced or threatened or resulting from any event or circumstance prior to the Closing Date;
  - (iii) any other Encumbrances made, filed, claimed, perfected or otherwise arising or resulting from any event or circumstance prior to the Closing Date;
  - (iv) all shares of capital stock or other equity interest in securities in any entity other than the Shares;
  - (v) Contracts which are not Approved Contracts;



- (vi) any Liabilities relating to or arising out of the assets of the Vendor which are not being acquired by the Purchaser, including, without limitation, Liabilities for terminating, not complying with or defaulting under any Contract other than the Approved Contracts;
  - (vii) any Liabilities for a breach or non-compliance with any applicable law;
  - (viii) the Liabilities of the Franchisee under this Agreement; and
  - (ix) any other assets, property or obligations which, pursuant to the terms and conditions of this Agreement, remain the property of the Vendor after the completion of the transactions contemplated herein including, without limitation, the rights of the Vendor under this Agreement.
- (t) “**Execution Date**” means the date that this Agreement is executed by the Vendor.
  - (u) “**Franchise Agreement**” has the meaning given to it in Recital F;
  - (v) “**Franchisee**” has the meaning given to it in Recital E;
  - (w) “**Franchisor**” has the meaning given to it in Recital F;
  - (x) “**Governmental Authority**” means (i) any domestic or foreign government, whether national, federal, provincial, state, territorial, municipal or local (whether administrative, legislative, executive or otherwise), (ii) any agency, authority, ministry, department, regulatory body, court, central bank, bureau, board or other instrumentality having legislative, judicial, taxing, regulatory, prosecutorial or administrative powers or functions of, or pertaining to, government, (iii) any court, tribunal, commission, individual, arbitrator, arbitration panel or other body having adjudicative, regulatory, judicial, quasi-judicial, administrative or similar functions, and (iv) any other body or entity created under the authority of or otherwise subject to the jurisdiction of any of the foregoing, including any stock or other securities exchange or professional association.
  - (y) “**GST**” means any goods and services tax or harmonized sales tax payable pursuant to the ETA.
  - (z) “**Inter-Creditor Agreement**” has the meaning given to it in Recital H.
  - (aa) “**Interim Period**” means the period commencing on the Execution Date until and including the Closing Date.
  - (bb) “**Lease Assignment**” has the meaning given to it in Section 4.1(c).
  - (cc) “**Letter of Credit**” means the irrevocable letter of credit issued by RBC and provided to the City of Richmond as security for certain offsite civil works to be constructed pursuant to a services agreement with the City of Richmond.

- (dd) “**Liability**” means, any debts, claim, liability, duty, responsibility, obligations, commitment, assessment, cost, expense, loss, expenditure, charge, fee, penalty, fine, contribution or premium of any kind or nature whatsoever, whether known or unknown, asserted or unasserted, absolute or contingent, direct or indirect, or due or to become due and regardless of when sustained, incurred or asserted or when the relevant events occurred or circumstances existed.
- (ee) “**Liens**” shall mean any lien, execution, hypothec, mortgage, security interest, trust or deemed trust, levy, easement, adverse claim, right of first refusal or first offer, restrictive covenant, royalty, arrangements, profits, interest, license, charge or other financial charge or claim of any nature, and any contract, option, right or privilege (whether by law, contract or otherwise) capable of becoming any of the foregoing.
- (ff) “**MBA**” has the meaning given to it in Recital D.
- (gg) “**Mutual Condition**” has the meaning given to it in Section 8.1.
- (hh) “**Permits and Licenses**” licenses, approvals, permits, consents or other rights entered into or obtained by the Vendor from any Governmental Authority, and used in connection with the Business or in respect of any of the Purchased Assets.
- (ii) “**Purchase Price**” means the amount calculated in accordance with Section 2.3.
- (jj) “**Purchased Assets**” means:
  - (i) the Approved Contracts;
  - (ii) the Equipment;
  - (iii) the Permits and Licenses;
  - (iv) the Rights; and
  - (v) the Warranties,but excluding the Excluded Assets.
- (kk) “**Purchaser’s Solicitors**” means the firm of solicitors or agents as are retained by the Purchaser from time to time and written notice of which is provided to the Vendor.
- (ll) “**RBC**” has the meaning given to it in Recital H.
- (mm) “**Receiver**” has the meaning given to it in Recital B.
- (nn) “**Receivership Order**” has the meaning given to it in Recital B.
- (oo) “**ResidualCo**” means Free Flight Formation Inc., to which all of the Excluded Assets and Liabilities of the Franchisee will be transferred by the Vendor in connection with the closing of the transactions contemplated herein.

- (pp) **“Rights”** has the meaning given to it in Recital F.
- (qq) **“Sale Process”** has the meaning given to it in Recital C.
- (rr) **“Sale Process Order”** has the meaning given to it in Recital C.
- (ss) **“Sale Transaction”** has the meaning set out in Recital N.
- (tt) **“Shares”** means all of the issued and outstanding shares in the capital of the Franchisee.
- (uu) **“Supplier”** has the meaning given to it in Recital G.
- (vv) **“Vendor’s Solicitors”** means Fasken Martineau DuMoulin LLP.
- (ww) **“Vesting Order”** has the meaning given to it in Section 8.1.
- (xx) **“Warranties”** means all subsisting warranties and guarantees benefiting any of the Purchased Assets or any part thereof that are assignable without consent and in effect on the Closing Date.

## ARTICLE 2 – PURCHASE AND SALE

- 2.1 Agreement of Purchase and Sale.** Subject to the terms and conditions of this Agreement and based on the representations and warranties contained in this Agreement, the Vendor agrees to sell and the Purchaser agrees to purchase the Shares for the Purchase Price on the Closing Date free and clear of all Excluded Liabilities and Encumbrances. For avoidance of doubt, the Purchaser will not assume any liability in respect of the Excluded Liabilities.
- 2.2 As Is, Where Is.** The Purchaser, via the purchase of the Shares, is acquiring the Purchased Assets “as is, where is” as of the Closing Date. Neither the Vendor, nor anyone on its behalf, represents or warrant the condition or state of repair of any of the Purchased Assets. The Purchaser must satisfy itself, and accept the Purchased Assets on a strictly “as is, where is” basis on the terms of this Agreement. The Purchaser acknowledges, covenants and agrees that it has been advised that the Franchisor has purported to terminate the Franchise Agreement and that the Franchisor and the supplier claim that the Companies have no ability to use the Equipment or the Rights. Further, the Purchaser acknowledges, covenants and agrees that it has been advised that the Franchisor has denied repayment and any liability to repay the “Royalty” pursuant to section 5.2.4 of the Franchise Agreement. The Purchaser agrees, acknowledges and understands that it has entered into this Agreement on the basis that the Vendor does not guarantee title to the Purchased Assets. Except as otherwise expressly provided for in this Agreement or in the Closing Documents, the Vendor shall have no obligations or responsibility to the Purchaser after the Closing Date with respect to any matter relating to the Purchased Assets or the condition thereof.
- 2.3 Purchase Price.** The Purchase Price to be paid by the Purchaser to the Vendor in consideration of the purchase and sale of the Shares in accordance with this Agreement will be Eight Million (\$8,000,000) Dollars, exclusive of GST (the **“Purchase Price”**).

## 2.4 Payment of Purchase Price.

- (a) The Purchase Price will be payable as follows:
  - (i) by payment of Five Hundred Thousand Dollars (\$500,000) of the Deposit by way of certified cheque, bank draft or wire transfer, payable to the Receiver, in trust, within two (2) Business Days of the Execution Date, which Deposit will be held in accordance with Section 2.6;
  - (ii) by release of the Two Hundred Thousand Dollars (\$200,000) held by RBC (the “**Non-Refundable Portion**”) directly to the Receiver for its immediate use; and
  - (iii) provided that the Mutual Condition have been satisfied or waived in accordance with Section 8.1, the balance of the Purchase Price, by wire transfer of immediately available funds.

**2.5 Bidding Procedures.** The Vendor and the Purchaser acknowledge that this Agreement and the transactions contemplated hereby are subject to Court approval. The Purchaser acknowledges and agrees that, notwithstanding acceptance of this offer by the Vendor, other prospective purchasers may attend in Court in person or by agent at the hearing of the motion to approve this Agreement and such prospective purchasers may make competing offers which may be approved by the Court. The Vendor may be compelled to advocate that the Court consider other offers in order to obtain the highest price for the Purchased Assets (whether by purchase of the Shares or by purchase of the Purchased Assets). The Vendor gives no undertaking to advocate the acceptance of this Agreement. To protect his, her or its interest in purchasing the Shares, the Purchaser acknowledges and agrees that he, she or it should attend at the Court hearing in person or by agent and be prepared there to make such amended or increased offer to purchase the Purchased Assets (whether by purchase of the Shares or by purchase of the Purchased Assets) as the Court may permit or direct.

**2.6 Deposit.** The Deposit (other than the Non-Refundable Portion) will be held by the Receiver, in trust. The Deposit will be dealt with as follows:

- (a) on the Closing Date, the Deposit will be credited on account of the Purchase Price; or
- (b) if, after the Mutual Condition in Section 8.1 herein is satisfied or waived, the Purchaser fails to complete the purchase of the Shares in accordance with this Agreement or if the Purchaser repudiates this Agreement, then the Deposit will be forfeited to the Vendor as liquidated damages, as the Vendor’s sole and exclusive remedy; or
- (c) if the Mutual Condition in Section 8.1 herein is not satisfied or waived within the applicable time periods contemplated in Section 8.1, the Deposit (less the Non-Refundable Portion) will be returned to the Purchaser forthwith without any deduction; or
- (d) if the Purchaser is not in default of any of its obligations under this Agreement and the Vendor fails to complete the sale of the Shares in accordance with this Agreement or if the Vendor repudiates this Agreement, then the Deposit (less the Non-Refundable

Portion) will be returned to the Purchaser upon demand by the Purchaser on or after the Closing Date, without prejudice to any other rights or remedies of the Purchaser whether at law or in equity;

**2.7 Non-Refundable Portion.** The Non-Refundable Portion may be retained by the Receiver for its own use in its sole discretion and is not refundable to the Purchaser in any circumstance except:

- (a) if the Mutual Condition in Section 8.1 herein is not satisfied or waived within the applicable time periods contemplated in Section 8.1; and
- (b) the Vendor obtains Court approval to sell the Purchased Assets to a third-party purchaser other than the Purchaser, and the purchase and sale of the Purchased Assets (whether by purchase of the Shares or by purchase of the Purchased Assets) to such Court approved third-party purchaser completes,

then the Receiver will refund the Non-Refundable Portion to the Purchaser forthwith.

### **ARTICLE 3- AUTHORIZATION AND INSPECTION**

**3.1 Authorization.** The Vendor hereby authorizes the Purchaser and its agents, consultants and advisors to meet with or correspond with appropriate statutory or governmental authorities having jurisdiction over the Purchased Assets or the Vendor for the purposes of this transaction, including but not limited to inquiries with respect to compliance with laws, by laws, regulations and assessments. The Vendor will promptly, at the Purchaser's request, execute and deliver any authorizations reasonably required by the Purchaser to authorize the statutory or governmental authorities to release information to the Purchaser, provided such authorizations explicitly do not authorize or request any inspections with respect to the Property.

**3.2 Inspection.** The Purchaser and its advisors will be entitled upon reasonable notice to the Vendor and in accordance with the Vendor's reasonable requirements as to security to inspect the Purchased Assets, provided that such access for such purposes will be at reasonable times scheduled by the Vendor at the Purchaser's request and, at the option of the Vendor, subject to the Vendor's supervision. The Purchaser will be responsible for and indemnify the Vendor for all costs, injuries or damages to the Purchased Assets, or to the Vendor, its agents or employees, directly arising out of such inspection by the Purchaser and such indemnity will survive the completion of the transactions contemplated herein or earlier termination of this Agreement.

### **ARTICLE 4 - GENERAL COVENANTS**

**4.1 Covenants of the Vendor.** The Vendor:

- (a) throughout the Interim Period will keep, maintain and repair the Purchased Assets in their present condition, reasonable wear and tear excepted;
- (b) except in accordance with paragraph (c) below, throughout the Interim Period will not enter into any commitment or agreement or Contract, any agreement to lease, offer to

lease or lease the Purchased Assets or modify any material terms or terminate any of the Approved Contracts, Permits and Licenses or any mortgage or charge relating to the Purchased Assets or that would form an Encumbrance on the Purchased Assets without the prior written consent of the Purchaser, which the Purchaser may withhold in its sole discretion, or without Order of the Court; and

- (c) prior to the Closing Date, cause 1088 to assign its interest as tenant in the Lease to the Franchisee such that the Franchisee is the sole tenant under the Lease (the “**Lease Assignment**”).

#### **ARTICLE 5- RISK**

- 5.1 Risk.** The Purchased Assets will be at the risk of the Vendor until completion of closing on the Closing Date and thereafter at the risk of the Purchaser. The Vendor is not required to maintain any insurance relating to the Purchased Assets, but if there is such insurance, the Vendor will hold any insurance policies or compensation policies, and any proceeds of any insurance policies or compensation, if any, in trust for the Franchisee and the Purchaser as their interests appear.

#### **ARTICLE 6 – POSSESSION**

- 6.1 Possession Date.** The Purchaser will, upon completion of the purchase and sale, have possession of the Purchased Assets as of the Closing Date free and clear of all Encumbrances.

#### **ARTICLE 7 – REPRESENTATIONS AND WARRANTIES**

- 7.1 Purchaser’s Representations and Warranties.** The Purchaser represents and warrants to the Vendor, regardless of any independent investigation that the Vendor may cause to be made that:
  - (a) the Purchaser is a corporation incorporated and existing under the laws of British Columbia;
  - (b) the Purchaser has the corporate power and authority to enter into this Agreement and to perform its obligations under this Agreement;
  - (c) neither the Purchaser’s entering into this Agreement nor the performance of its terms will result in the breach of or constitute a default under any term or provision of any indenture, mortgage, deed of trust or other agreement to which the Purchaser is bound or subject.

#### **ARTICLE 8 – CONDITIONS PRECEDENT**

- 8.1 Mutual Condition.** The obligation of the parties to complete the transactions contemplated by this Agreement will be subject to the following mutual condition (the “**Mutual Condition**”), for the benefit of both the Vendor and the Purchaser:

- (a) that on or before the date that is forty-five (45) days following execution of this Agreement by both parties, the Vendor will have obtained (at the sole cost of the Vendor) an Order or Orders of the Court substantially in the form set out in **Schedule B** and satisfactory to the Vendor and the Purchaser (collectively, the “**Vesting Order**”):
- (i) approving the sale of the Shares to the Purchaser on the terms of this Agreement, or the issuance of a new share in the Franchisee in the name of the Purchaser and subsequent cancellation of the Shares;
  - (ii) transferring and assigning all of the Excluded Assets and Liabilities of the Franchisee to ResidualCo;
  - (iii) on completion of the Sale Transaction under this Agreement, vesting title to the Shares (if a new share in the Franchisee is not issued and the Shares subsequently cancelled) in and to the Purchaser, free and clear of all Encumbrances except the Permitted Encumbrances;
  - (iv) removing the Franchisee from the receivership proceedings and releasing it from the purview of all orders of the Court granted in respect of the receivership proceedings, save and except for the Vesting Order;
  - (v) releasing the Purchaser, the Franchisee, the Shares and the Purchased Assets from any and all claims arising from or in respect of: (A) any or all claims or Encumbrances and the Excluded Liabilities against or relating to the Franchisee, the Shares or the Purchased Assets existing immediately prior to the Closing Date; (B) the insolvency of the Franchisee prior to the Closing Date; (C) the commencement or existence of the receivership proceedings; or (D) the completion of the Sale Transaction;
  - (vi) authorizing and directing the Receiver to pay to RBC net proceeds of sale of the Shares after reserving an amount which is, in the Receiver’s opinion, sufficient to satisfy any obligations of the Receiver and pay the accrued and estimated fees and disbursement so the Receiver and its legal counsel through to completion of the receivership (the “**RBC Distribution**”); and
  - (vii) authorizing and directing the Vendor to assign the ResidualCo into bankruptcy within a reasonable period not to exceed thirty days after the Closing Date.

The Mutual Condition is for the mutual benefit of the Vendor and the Purchaser and may not be waived unilaterally by either party. Both parties agree that they will use all reasonable commercial efforts to satisfy the Mutual Condition. If the Mutual Condition has not been satisfied by the applicable deadline provided for in this Section 8.1, then the Purchaser’s and Vendor’s obligation to complete the Sale Transaction pursuant to this Agreement will be an end.

## ARTICLE 9– CLOSING

**9.1 Closing.** The closing of the Sale Transaction will commence at 10:00 a.m. (Vancouver time) on the Closing Date in the offices of the Purchaser’s Solicitors.

**9.2 Vendor’s Closing Documents.** On or before the Closing Date, the Vendor will deliver, or cause the Vendor’s Solicitors to deliver, to the Purchaser’s Solicitors in trust to be held in escrow as provided in this Agreement, the following documents duly executed as applicable and all in a form satisfactory to the Purchaser, acting reasonably:

- (a) Court certified copy of the Vesting Order and any other Orders of the Court as are necessary, all in a form registerable in all necessary offices required to effect the transfer of the Shares to the Purchaser, or the issuance of a new share in the Franchisee in the name of the Purchaser and subsequent cancellation of the Shares;
- (b) the Lease Assignment and the consent of MBA to such assignment;
- (c) confirmation that the Vendor has caused the transfer of the Shares (or the issuance of a new share in the Franchisee in the name of the Purchaser and subsequent cancellation of the Shares) in accordance with the Vesting Order;
- (d) a statutory declaration by an authorized officer of the Vendor that the Vendor is not a non-resident of Canada for the purposes of the *Income Tax Act* (Canada);
- (e) all corporate records and account books of the Franchisee that are in the possession or control of the Vendor;
- (f) in consideration for the RBC Distribution, an executed release from RBC releasing MBA from all obligations arising under the MBA Guarantee, and all security held by RBC relating to such obligations, including the MBA Mortgage, provided that the Purchaser has posted a sufficient amount or replacement letter of credit with the City of Richmond for the City of Richmond to release the Letter of Credit; and
- (g) such other documents and assurances as may be reasonably required by the Purchaser to give full effect to the intent and meaning of this Agreement.

**9.3 Purchaser’s Closing Documents.** In addition to payment of the Purchase Price, on or before the Closing Date, the Purchaser will deliver, or cause the Purchaser’s Solicitors to deliver, to the Vendor’s Solicitors in trust to be held in escrow as provided in this Agreement, the following duly executed as applicable:

- (a) the Letter of Credit (if not already returned directly to RBC);
- (b) such other documents and assurances as may be reasonably required by the Purchaser to give full effect to the intent and meaning of this Agreement.

**9.4 Preparation and Form of Documents.** The closing documents contemplated in Sections 9.2 and 9.3 (other than the Vesting Order) (collectively, the “**Closing Documents**”) will be prepared



by the Purchaser's Solicitors and delivered to the Vendor's Solicitors at least five Business Days before the Closing Date. The Closing Documents (including the Vesting Order) will be in a form and substance reasonably satisfactory to the parties and their respective solicitors. The Vendor will provide the Purchaser with drafts of all material to be filed with the Court no later than three (3) Business Days prior to the date of any hearing of the Court regarding the Vesting Order or such other date as may be agreed to by the parties.

- 9.5 Payment into Trust.** On or before the Closing Date, the Purchaser will pay to the Purchaser's Solicitors in trust, by way of certified cheque, bank draft, or wire transfer, funds in an amount equal to the Purchase Price, as adjusted.
- 9.6 Closing Procedure.** All Closing Documents, funds, and other items delivered by the parties will be held in trust by the Vendor's Solicitors and the Purchaser's Solicitors until completion of closing on the Closing Date in accordance with this Agreement. The Purchaser will cause the Purchaser's Solicitors to pay to the Vendor's Solicitors by wire transfer, the balance of the Purchase Price and upon payment of the Purchase Price the Closing Documents will be released to the appropriate parties.
- 9.7 Concurrent Requirements.** It is a condition of Closing that all matters of payment, execution and delivery of documents by each party to the other pursuant to the terms of this Agreement will be deemed to be concurrent requirements and it is specifically agreed that nothing will be complete at the closing until everything required as a condition precedent at the closing has been paid, executed and delivered.
- 9.8 Payment by Wire Transfer.** Notwithstanding anything else contained herein, the Purchaser will make all commercially reasonable efforts to ensure that the balance of the Purchase Price (the "**Closing Payment**") will be paid to and received by the Vendor's Solicitors on or before 5:00 p.m. (Vancouver time) on the Closing Date. If for any reason out of the control of the Purchaser (which, for greater certainty, will not include any event which is a default by the Purchaser under this Agreement), the Purchaser cannot ensure that such amount will be received by the Vendor's Solicitors on or before 5:00 p.m. (Vancouver time) on the Closing Date, then provided the Purchaser's Solicitors confirm in writing to the Vendor's Solicitors on the Closing Date that the Purchaser's Solicitors are holding the Closing Payment in their trust account, they may make the payment to the Vendor's Solicitors on or before 5:00 p.m. (Vancouver time) on the next Business Day following the Closing Date and the Purchaser will pay to the Vendor, in addition to the Closing Payment, simple interest on such amount at a rate equal to three percent (3.0%) per annum for each day after the Closing Date until the adjusted Purchase Price is received by the Vendor's Solicitors (and if it is received after 5:00 p.m. (Vancouver time) on any day, then an additional day's interest will be added). For example, if the Closing Date occurs on a Friday, the funds are wired on the following Monday and the adjusted Purchase Price is received by the Vendor's Solicitors at 6:00 p.m. (Vancouver time) the day after wiring, the Purchaser will pay the Vendor four days' interest on the balance of the Purchase Price.
- 9.9 Termination.** Notwithstanding any other provision of this Agreement:

- (a) this Agreement will automatically terminate upon the completion of the transactions contemplated herein, upon which, all of the representations, warranties and covenants contained herein will merge and there will be no survival of any representation, warranties or covenants contained in this Agreement except for pursuant to Sections 3.2 and 11.7; and
- (b) the Vendor may terminate this Agreement at any time prior to receipt of the Vesting Order if the Vendor determines it is inadvisable to present this Agreement to the Court for any reason whatsoever, and in any such event the Vendor shall have no further obligations or liability to the Purchaser under this Agreement or otherwise except for pursuant to Sections 3.2 and 11.7.

#### **ARTICLE 10- TAXES**

**10.1 Other Taxes.** The Purchaser will be responsible for all transfer taxes, fees and expenses in connection with the transfer of the Shares and the Vendor will be responsible for any taxes or fees in respect of the disposition of the Shares including, without limitation, income tax.

#### **ARTICLE 11- GENERAL**

**11.1 Further Assurances.** Each of the parties will execute and deliver all such further documents and do such further acts and things as may be reasonably required from time to time to give effect to this Agreement.

**11.2 No Merger.** The execution and delivery of the Closing Documents is not intended to and will not in any way merge or otherwise restrict the terms, covenants, conditions, representations, warranties or provisions made or to be performed or observed by the parties contained in this Agreement other than the obligation to deliver the Closing Documents.

**11.3 Entire Agreement.** This Agreement constitutes the entire agreement between the Vendor and the Purchaser pertaining to the purchase and sale of the Shares and supersedes all prior agreements and undertakings, negotiations and discussions, whether oral or written, of the Vendor and the Purchaser and there are no representations, warranties, covenants or agreements between the Vendor and Purchaser except as set out in this Agreement.

**11.4 Amendment.** Subject to Section 11.5, this Agreement may only be altered or amended by an agreement in writing executed by all of the parties.

**11.5 Solicitors as Agents.** Any notice, approval, waiver, agreement, instrument, document or communication permitted, required or contemplated in this Agreement may be given or delivered and accepted or received by the Purchaser's Solicitors, on behalf of the Purchaser, and by the Vendor's Solicitors, on behalf of the Vendor, and any tender of Closing Documents and the Purchase Price may be made upon the Vendor's Solicitors and the Purchaser's Solicitors, as the case may be.

**11.6 Notices.** Any notice, document or communication required or permitted to be given under this Agreement will be in writing and delivered by hand or electronic transmission as follows:

(a) if to the Vendor:

KPMG Inc.  
1100 – 777 Dunsmuir Street  
Vancouver, BC V7Y 1K3

Attention: Huey Lee/Michelle Regan  
E-mail hueylee@kpmg.ca and michelleregana@kpmg.ca

with a copy to the Vendor's Solicitors:

Fasken Martineau DuMoulin LLP  
2900 – 550 Burrard Street  
Vancouver, BC V6C 0A3

Attention: Kibben Jackson and Sarah Batut  
E-mail: [kjackson@fasken.com](mailto:kjackson@fasken.com), [sbatut@fasken.com](mailto:sbatut@fasken.com)

(b) if to the Purchaser:

1439474 B.C. Ltd.  
2707 Clarke Street  
Port Moody, BC V3H 1Z5

Attention: Grant Norwitz/Andrew Liu/Tirta Liu  
E-mail: [grunt63@gmail.com](mailto:grunt63@gmail.com) and [Andrew@vcbleasing.com](mailto:Andrew@vcbleasing.com) and [liutirta@gmail.com](mailto:liutirta@gmail.com)

with a further copy to the Purchaser's Solicitors:

Golbey Levine  
2707 Clarke Street  
Port Moody, BC V3H 1Z5

Attention: Justin Levine  
E-mail: [justin@golbey.com](mailto:justin@golbey.com)

or to such other address in Canada as either party may in writing advise. Any notice, document or communication will be deemed to have been given on the Business Day when delivered by hand if delivered prior to 5 p.m. (Vancouver time), otherwise will be deemed to be delivered and received on the next Business Day; or, if made by email, will be deemed to have been given on the Business Day when transmitted if it is so transmitted prior to 5 p.m. (Vancouver time) on the day of transmittal, otherwise will be deemed to be given and received on the next Business Day.

**11.7 Fees.** Each of the parties will pay its own legal fees and fees of its consultants. The Purchaser will pay all registration costs and property transfer tax payable in connection with its purchase of the Shares.

- 11.8 Time.** Time is of the essence of this Agreement.
- 11.9 Tender.** Unless otherwise set out herein, any tender of documents or money may be made upon the party being tendered or upon its solicitors and money will be tendered by certified cheque, bank draft, or wire transfer.
- 11.10 Enurement.** This Agreement will enure to the benefit of and be binding upon the parties and their respective successors and permitted assigns.
- 11.11 Assignment.** The Purchaser may not assign this Agreement, nor any rights and interests herein, without the prior written consent of the Vendor, which consent may be unreasonably withheld. If the Vendor consent to any assignment: (i) the assignee will enter into an agreement pursuant to which the assignee agrees to be bound by all of the obligations and Liability of the Purchaser under this Agreement as if it was the original Purchaser; and (ii) the Purchaser is not released from its obligations and Liability under this Agreement until the completion of the transactions contemplated in this Agreement, at which time the assignor will be automatically released from all of its obligations and Liability under this Agreement without the need for any further deliveries or instruments of release.
- 11.12 Governing Law.** This Agreement will be governed by and construed in accordance with the laws of the Province of British Columbia and the laws of Canada applicable in it.
- 11.13 Waiver.** No waiver of any of the provisions of this Agreement will be deemed or will constitute a waiver of any other provision nor will any waiver constitute a continuing waiver unless otherwise expressed or provided.
- 11.14 Currency.** All dollar amounts referred to are Canadian dollars.
- 11.15 Construction.** The division and headings of this Agreement are for reference only and are not to affect construction or interpretation.
- 11.16 Bankruptcy of ResidualCo.** Following the Closing, the Vendor shall assign ResidualCo into bankruptcy (the “**Bankruptcy Assignment**”). Notwithstanding any terms to the contrary herein, it is understood and agreed that, until such time as the Bankruptcy Assignment has been completed, any net proceeds from the sale of the Shares (including the Deposit (less the Non-Refundable Portion) and the cash portion of the balance of the Purchase Price contemplated in Section 2.4(a)(iii)) shall remain in trust with the Vendor’s Solicitors, not to be distributed until after the completion of the Bankruptcy Assignment.
- 11.17 Receiver’s Capacity.** The Purchaser acknowledges and agrees that, except as set out in this Agreement, the Receiver, acting in its capacity as the Receiver of the Companies’ Property, will have no liability in connection with this Agreement whatsoever in its capacity as Receiver, in its personal or corporate capacity, or otherwise. The provisions of this Section 11.17 shall not merge on, but shall survive, Closing.
- 11.18 Counterparts and Execution.** This Agreement may be executed in counterparts and delivered by electronic transmission including by PDF format, and each such counterpart will constitute an original and all such counterparts together will constitute one and the same agreement.

**11.19 Schedules.** The following schedules are attached to and form a part of this Agreement:


Schedule A – Equipment

Schedule B – Form of Vesting Order

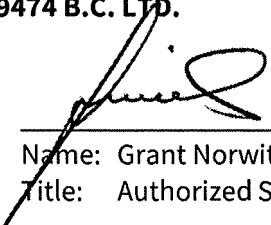
*[Signature page follows]*

The parties are signing this Agreement as of the date set out above.

**KPMG INC., in its capacity as Receiver of IFLY VANCOUVER INC., FREE FLIGHT FORMATION INC. and 1088384 B.C. LTD. and not in its personal or corporate capacity**

By:   
Name: Huey Lee  
Title: Senior Vice President

**1439474 B.C. LTD.**

By:   
Name: Grant Norwitz  
Title: Authorized Signatory

**SCHEDULE A  
EQUIPMENT**

Qty	Year	Manufacturer	Model	Description
4	2020	Howden	280JMG/100/8/12	Axial fan's, 10' dia, 89" D, WEG 350 hp, 900 rpm, Frame 5807/8/9TZ, 21.5 CL/PA, Max temp 122, 13 blade
2	2020	Rittal	KT 005 cUL 410A 500V-6	Variable frequency control cabinets, Siemens G130 Enclosed, PO- 10605
192	2020	iFly	200428-01	Replacement vanes, 8" W X 32' Aluminum construction
24	2020	IMMSA		Galvanized split frame stiffener support bracket flanges, 6" W X 24'
	2020			Crate of airfoil thrust restraint plates stainless steel construction, 62X26X13, 3724 lb
4	2020	American Fan		Aluminum nose cones, PO# POR0008184, PN W703833, 1000 HUB
16	2020	The VMC Group	VMA-50653-1E-5980	Isolator pads
				(4) skids with mod 111-040-1702 no fly barrier assembly, 111-080- 0002 Skyventure 4 fan thrust restraint kit, (72) 10460-01 Dynamat 24" X 48" X 0.067" thick self-adhesive sound deadener, 111-020-003 pitot tube kit straight 14R4.5, 111-500-0104-R2 combo lighting kit tall w/BRKTS, 111-500-0102 14R4-Commkit, KTSV005 02.R1 open air rtd kit, KT 22M-FW-78E0 SPR/2SW-eTile Kit w/i7, software, 2 sonic walls, spare e Tile, (4) Tophat Lrg- Large metal tophat for enclosure
14				63" W X 12" T X 13'L aluminum/galvanized baffles
5				63" W X 12" T X 23'L aluminum/galvanized baffles
				Steel support frame
5				63" W X 12" T X 23'L aluminum/galvanized baffles (unable to access inside container)
				5' fiberglass step ladder, Ryobi RY3500 generator, (4) jerry cans
				(2) boxes of pre-applied underslab membrane, Powersmart 170cc lawn mower, fan, (2) buckets of metal clips, mop bucket, light
				Pressure transmitter switch panel, ELO ET1519L touch screen monitor
				8' fiberglass step ladder, (4) boxes of double sided seismic colorseal CDS-0150, Samsung 32" mod DN32J450DAF

			(4) steel enclosure boxes, 16 1/2" X 14" X 19 1/4", (10) pieces of fiberglass strip panels
			(5) boxes of CRC polyurethane construction sealant (2) boxes of Dymonic FC sealant, (1) box of Dow Corning 790 sealant,(6) boxes of DE-Comp D-415W white sealant
			(13) boxes of washers (concrete ray boxless, Inlet transition duct, T4 quarter-round seal, outlet transition duct, primary difuser assembly, turn vane bank)
			(5) boxes of 3M marine adhesive sealant (7) boxes of Briahnton Best 1/2-13X2-1/2 hex cap screws( 12) galvanized 8 1/2" X 7 1/4" galvanized brackets, (12) Tie rod assembly's
			(4) fiberglass 17" X 18" doors with locks and clips, (3) curved fiberglass doors 33 1/2" X 33", (2) fiberglass doors 33 1/2" X 33 1/2"
2020	Pentair	SRA/SRAX	Lift out rail system, 2 1/2" through 4" with (2) Myers 3RHX50M2-53 5 hp, 50' cables, (1) 5 hp DCP, (4) narrow angle control switches, Stainless steel float brackets, 50' power and float cords, lobby alarm
			Knack job box, (2) boxes of nails, 5' wood step ladder, (18) pieces of fiberglass molded panels custom made
			(6) folding tables, (4) chairs, cooler, Mitsubishi VFD control cabinet, Mitsubishi I/O cabinet, (8) galvanized brackets, (14) large galvanized brackets, (3) small skids steel shims,
			(6) sealed crates. Packing list attached listed CF connector plates, (16) cable bearing assemblies, CF weldment sides, glass retention angles, electrical pass through covers, (100) machine screws, temp covers, Extrusion clips
			(14) custom fiberglass molded panels
			(11) custom fiberglass molded panels
			(15) custom fiberglass molded panels
			(6) crates with custom glass, a few sheets damaged
			14' inside dia, 1/4" thick steel/stainless 1/2 ring



25' inside dia, 1/4" thick steel/stainless  
1/2 ring with thin 25' inside dia, 1/4" thick  
steel/stainless 1/2 ring

---

14' inside dia, 1/4" thick steel/stainless  
1/2 ring

---

(22) rolls of 4' wide sheet matting  
underlay weather damaged

---

PVC pipe connection bank AWC  
sensors in crate on top of containers

**SCHEDULE B  
FORM OF VESTING ORDER**

See attached.

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

ROYAL BANK OF CANADA

PETITIONER

AND

MBA ASSET MANAGEMENT INC., iFLY VANCOUVER INC., FREE FLIGHT  
FORMATION INC., 1088384 B.C. LTD., TDR ELECTRIC INC. (aka TDR ELECTRIC INC.),  
TAYLOR DOUGLAS ROSS and PARKWAY CONSTRUCTION GP, LLC

RESPONDENTS

**ORDER MADE AFTER APPLICATION**

**APPROVAL AND VESTING ORDER**

BEFORE THE HONOURABLE )  
JUSTICE GOMERY ) [•], 2024  
)

THE APPLICATION of KPMG Inc., in its capacity as the court-appointed receiver (in such capacity, the “**Receiver**”) of the assets, undertakings and property (collectively, the “**Property**”) of iFLY Vancouver Inc. (“**iFly**”), Free Flight Formation Inc. (“**Free Flight**”) and 1088384 B.C. Ltd. (together, the “**Debtors**”), coming on for hearing on the this day; AND ON HEARING Kibben Jackson, counsel for the Receiver, and those other counsel and parties listed on Schedule "A" hereto;

THIS COURT ORDERS AND DECLARES THAT:

1. The sale transaction (the “**Transaction**”) contemplated by the Purchase and Sale Agreement dated December 29, 2023 (the “**Sale Agreement**”) between the Receiver, as vendor, and 1439474 B.C. Ltd. (the “**Purchaser**”), as purchaser, a copy of which is attached as Schedule “B” hereto, is hereby approved, and the Sale Agreement is commercially reasonable. The execution of the Sale Agreement by the Receiver and the

completion of the transaction contemplated thereby (the “**Transaction**”) is hereby authorized and approved, the Receiver is hereby authorized and directed to take such additional steps and to execute and deliver such additional documents as may be necessary or desirable for the completion of the Transaction, including without limitation for the issuance of the New Common Share (as defined herein) and the conveyance to the Purchaser of the Debtors’ interest in the Purchased Assets (as defined in the Sale Agreement), the execution of the documents and completion of the steps enumerated in and contemplated by the Sale Agreement and herein.

2. Upon delivery by the Receiver to the Purchaser of a certificate (the “**Receiver’s Certificate**”), substantially in the form attached as Schedule “C” hereto, confirming receipt by the Receiver of the full amount of the Purchase Price (as defined in the Sale Agreement), the following shall occur and be deemed to have occurred on the Closing Date (as defined in the Sale Agreement) in the following sequence:
  - a. first, all of the iFLY’s right, title and interest in and to the Excluded Assets and Excluded Liabilities (as defined in the Sale Agreement) shall vest absolutely and exclusively in Free Flight, and any and all Claims and Encumbrances (as defined herein) shall continue to attach to the Excluded Assets with the same nature and priority as they had immediately prior to their transfer;
  - b. second, without the need for any further action by any of iFLY’s shareholders, directors or officers, iFLY shall allot and issue one common voting share without par value in the capital of iFLY (the “**New Common Share**”) to the Purchaser, or such other entity as the Purchaser may direct, and the issuance of the New Common Share is hereby authorized, approved and validated, and, concurrently, and without the need for any further action by iFLY or any of its shareholders, directors or officers, all other issued and outstanding securities of iFLY (but, for clarity, excluding the New Common Share), including without limitation any shares in iFLY, any options and warrants issued by iFLY to acquire any shares in iFLY , and any other document, instrument or writing of iFLY commonly known as a security, are hereby cancelled, none of which shall be with any further force or effect, and the obligations of iFLY thereunder, or in any way related thereto, shall be satisfied and discharged, with no compensation or

participation being provided or payable therefor, or in connection therewith, and all certificates formerly representing any such securities shall be deemed to be cancelled and shall be null and void;

- c. third, the New Common Share and all of the Debtors' interest in and to the Purchased Assets shall vest absolutely in the Purchaser in fee simple, free and clear of and from any and all security interests (whether contractual, statutory, or otherwise), hypothecs, mortgages, trusts or deemed trusts (whether contractual, statutory, or otherwise), liens, executions, levies, charges, or other financial or monetary claims, whether or not they have attached or been perfected, registered or filed and whether secured, unsecured or otherwise (collectively, the "**Claims**") including, without limiting the generality of the foregoing: (i) any encumbrances or charges created by any orders of this court; (ii) all charges, security interests or claims evidenced by registrations pursuant to the *Personal Property Security Act* of British Columbia or any other personal property registry system; and (iii) those Claims enumerated in Schedule "D" hereto (all of which are collectively referred to as the "**Encumbrances**"), and, for greater certainty, this court orders that all of the Encumbrances affecting or relating to the Purchased Assets are hereby expunged and discharged as against the Purchased Assets; and
  - d. fourth, iFLY shall cease to be a Respondent in these proceedings and shall be deemed released from the purview of all orders of this court granted in these proceedings, save and except for this order.
3. The net proceeds from the issuance and sale of the New Common Share and the Purchased Assets shall stand in the place and stead of the Purchased Assets, and from and after the delivery of the Receiver's Certificate all Claims shall attach to the net proceeds from the sale of the New Common Share and the Purchased Assets with the same priority as they had with respect to the Purchased Assets immediately prior to the sale, as if the Debtors' interest in the Purchased Assets had not been transferred and the Purchased Assets remained in the possession or control of the person having had possession or control immediately prior to the sale.
  4. The Receiver is to file with the Court a copy of the Receiver's Certificate forthwith after delivery thereof.

5. Subject to the terms of the Sale Agreement, possession of the New Common Share and the Purchased Assets shall be delivered by the Receiver to the Purchaser at 12:00 noon on the Closing Date.
6. The Receiver and the Purchaser shall be at liberty to extend the Closing Date to such later date as those parties may agree without the necessity of a further Order of this Court.
7. Notwithstanding:
  - (a) these proceedings;
  - (b) any applications for a bankruptcy order in respect of any of the Debtors now or hereafter made pursuant to the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3 (the “BIA”) and any bankruptcy order issued pursuant to any such applications; and
  - (c) any assignment in bankruptcy made by or in respect of any of the Debtors,

the vesting of the New Common Share and of the Debtors’ interest in the Purchased Assets (including the New Common Share) in the Purchaser pursuant to this Order shall be binding on any trustee in bankruptcy that may be appointed in respect of any of the Debtors and shall not be void or voidable by creditors of any of the Debtors, nor shall it constitute or be deemed to be a transfer at undervalue, fraudulent preference, assignment, fraudulent conveyance or other reviewable transaction under the BIA or any other applicable federal or provincial legislation, nor shall it constitute oppressive or unfairly prejudicial conduct pursuant to any applicable federal or provincial legislation.
8. Immediately after the Closing Date, the Receiver is hereby authorized and directed to bankrupt Free Flight. Neither iFLY nor the Purchaser shall be liable for any obligations of Free Flight, whether in their capacities as direct or indirect shareholders of Free Flight or otherwise.
9. In addition to and without limiting the rights and protections afforded to the Receiver pursuant to the Receivership Order (as defined in the Sale Agreement) made herein, the Receiver and its employees and representatives shall not incur any liability as a result of acting in accordance with this Order or administering Free Flight, save and except for any

gross negligence or wilful misconduct on the part of any such parties. All protections afforded to the Receiver pursuant to the Receivership Order, any further order granted in these proceedings or the BIA shall continue to apply.

10. The Receiver or any other party affected by this order have liberty to apply for such further or other directions or relief as may be necessary or desirable to give effect to this order.
11. THIS COURT HEREBY REQUESTS the aid and recognition of any court, tribunal, regulatory or administrative body, wherever located, to give effect to this Order and to assist the Receiver and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Receiver, as an officer of this Court, as may be necessary or desirable to give effect to this Order or to assist the Receiver and its agents in carrying out the terms of this Order.
12. Endorsement of this Order by counsel appearing on this application, other than counsel for the Receiver, is hereby dispensed with.

THE FOLLOWING PARTIES APPROVE THE FORM OF THIS ORDER AND CONSENT TO EACH OF THE ORDERS, IF ANY, THAT ARE INDICATED ABOVE AS BEING BY CONSENT:

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Signature of Kibben Jackson  
Lawyer for KPMG Inc., in its capacity as the  
court-appointed receiver of the assets,  
undertakings and property of iFLY Vancouver  
Inc., Free Flight Formation Inc. and 1088384 B.C.  
Ltd.

BY THE COURT

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REGISTRAR

**Schedule "A"**

(List of Counsel)

<b>Counsel name/litigant</b>	<b>Party represented</b>



Schedule "C"  
Receiver's Certificate

No. H-220275  
Vancouver Registry

**IN THE SUPREME COURT OF BRITISH COLUMBIA**

BETWEEN:

ROYAL BANK OF CANADA

PETITIONER

AND

MBA ASSET MANAGEMENT INC., iFLY VANCOUVER INC., FREE FLIGHT  
FORMATION INC., 1088384 B.C. LTD., TDR ELECTRIC INC. (aka TDR ELECTRIC  
INC.), TAYLOR DOUGLAS ROSS and PARKWAY CONSTRUCTION GP, LLC

RESPONDENTS

RECEIVER'S CERTIFICATE

- A. By order made March 1, 2023, this Court appointed KPMG Inc. as Receiver (the "**Receiver**") of the assets, undertakings and property of iFLY Vancouver Inc., Free Flight Formation Inc. and 1088384 B.C. Ltd. (collectively, the "**Debtors**")
- B. Pursuant to an order of the Court dated [●], 2024 (the "**Approval and Vesting Order**"), the court approved the Sale Agreement and the issuance and sale of the New Common Share and the transfer of the Debtors' interest in the Purchased Assets (as those capitalized terms are defined in the Approval and Vesting Order) to 1439474 B.C. Ltd. (the "**Purchaser**") and provided for the vesting thereof in the Purchaser effective upon delivery by the Receiver to the Purchaser of a certificate confirming receipt of the full amount of the Purchase Price (as defined in the Sale Agreement).

**THE RECEIVER HEREBY CERTIFIES** the following:

1. The Receiver has received the full amount of the Purchase Price.

This Certificate was delivered by the Receiver at \_\_\_\_\_ on \_\_\_\_\_, 2024.

KPMG Inc., in its capacity as the court-appointed receiver of the assets, undertakings and property of the Debtors., and not in its personal capacity.

Per: \_\_\_\_\_  
Name:

**Schedule "D"**  
**Claims to be deleted/expunged from title to Purchased Assets**

British Columbia Personal Property		
Base Registration Number	Base Registration Date	Party Against
787528L	September 25, 2019	iFlyVancouver Inc.
871627L	November 4, 2019	iFlyVancouver Inc.
145434M	March 30, 2020	iFlyVancouver Inc.
149048M	March 31, 2020	iFlyVancouver Inc.