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2401-15969

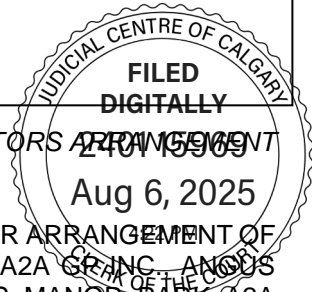
COURT

COURT OF KING'S BENCH OF ALBERTA

JUDICIAL CENTRE

CALGARY

Clerk's Stamp



IN THE MATTER OF THE COMPANIES' CREDITORS ARRANGEMENT  
ACT, RSC 1985, c. C-36, AS AMENDED

AND IN THE MATTER OF THE COMPROMISE OR ARRANGEMENT OF  
ANGUS A2A GP INC., ANGUS MANOR PARK A2A GP INC., ANGUS  
MANOR PARK A2A CAPITAL CORP., ANGUS MANOR PARK A2A  
DEVELOPMENTS INC., HILLS OF WINDRIDGE A2A GP INC.,  
WINDRIDGE A2A DEVELOPMENTS, LLC, FOSSIL CREEK A2A GP  
INC., FOSSIL CREEK A2A DEVELOPMENTS, LLC, A2A  
DEVELOPMENTS INC., SERENE COUNTRY HOMES (CANADA) INC.  
and A2A CAPITAL SERVICES CANADA INC.

APPLICANT

**ALVAREZ & MARSAL CANADA INC.**, in its capacity as Court-appointed  
Monitor of ANGUS A2A GP INC., ANGUS MANOR PARK A2A GP INC.,  
ANGUS MANOR PARK A2A CAPITAL CORP., ANGUS MANOR PARK  
A2A DEVELOPMENTS INC., HILLS OF WINDRIDGE A2A GP INC.,  
WINDRIDGE A2A DEVELOPMENTS, LLC, FOSSIL CREEK A2A GP  
INC., FOSSIL CREEK A2A DEVELOPMENTS, LLC, A2A  
DEVELOPMENTS INC., SERENE COUNTRY HOMES (CANADA) INC.  
and A2A CAPITAL SERVICES CANADA INC.

DOCUMENT

**STAY EXTENSION & MISCELLANEOUS RELIEF ORDER**

ADDRESS FOR  
SERVICE AND  
CONTACT  
INFORMATION  
OF PARTY  
FILING THIS  
DOCUMENT

Cassels Brock & Blackwell LLP  
Bankers Hall West  
3810, 888 3rd St SW  
Calgary, AB T2P 5C5

E: [joliver@cassels.com](mailto:joliver@cassels.com) / [dmarechal@cassels.com](mailto:dmarechal@cassels.com)  
P: 403 351 2920 / 403 351 2922

**Attention: Jeffrey Oliver / Danielle Marechal**

File no. 57100-4

**DATE ON WHICH ORDER WAS PRONOUNCED:**

July 29, 2025

**LOCATION WHERE ORDER WAS PRONOUNCED:**

Edmonton, Alberta

**JUSTICE WHO MADE THIS ORDER:**

The Honourable Justice Mah

**UPON** the application of Alvarez & Marsal Canada Inc. ("**A&M**") in its capacity as the court-appointed  
monitor with enhanced powers (in such capacity, the "**Monitor**") of Angus A2A GP Inc., Angus Manor Park  
A2A GP Inc., Angus Manor Park A2A Capital Corp., Angus Manor Park A2A Developments Inc., Hills of

Windridge A2A GP Inc., Fossil Creek A2A GP Inc., A2A Developments Inc., Serene Country Homes (Canada) Inc., and A2A Capital Services Canada Inc. (together the "**Canadian Respondents**") and Fossil Creek A2A Developments, LLC and Windridge A2A Developments, LLC (the "**US Debtor Companies**" and together with the Canadian Respondents, the "**Debtor Companies**") for an order approving, among other things, the addition of Wingham Creek A2A Developments Inc. ("**Wingham Developments**"), Lake Huron Shores A2A Developments Inc. ("**LHS Developments**"), and Meaford A2A Developments Inc. ("**Meaford Developments**", and collectively, the "**Additional Project Entities**") as respondents to these proceedings; **AND UPON** having read the Pre-filing Report of the Monitor dated November 13, 2024, the First Report of the Monitor dated November 20, 2024, the First Supplement to the First Report of the Monitor dated November 21, 2024, the Second Supplement to the First Report of the Monitor dated November 25, 2024, the Second Report of the Monitor dated November 28, 2024, the Third Report of the Monitor dated December 13, 2024, the First Supplement to the Third Report of the Monitor dated December 17, 2024, the Fourth Report of the Monitor dated February 19, 2025, the First Supplement to the Fourth Report of the Monitor dated February 24, 2025, the Fifth Report of the Monitor dated April 7, 2025, the First Supplement to the Fifth Report of the Monitor dated April 15, 2025, the Sixth Report of the Monitor dated June 10, 2025, the Seventh Report of the Monitor dated July 21, 2025 (the "**Seventh Report**"); the Affidavit of Angela Ng sworn on June 7, 2025, the Affidavit of Bee Keow Teo sworn on June 7, 2025, the Affidavit of Rob Petersen sworn on July 21, 2025, the Affidavit of Neil Warshafsky sworn on July 22, 2021, the Affidavit of Allan Lind sworn on July 25, 2025, and the Affidavit of George Chambers sworn on July 25, 2025; **AND UPON** reviewing the Initial Order granted by the Honourable Justice C. Feasby in these proceedings on November 14, 2024 (the "**Initial Order**"), the Amended and Restated Initial Order granted by the Honourable Justice C. Simard in these proceedings on November 25, 2024 (the "**ARIO**"), the Order granted by the Honourable Justice C. Feasby in these proceedings on December 20, 2024, the Order granted by the Honourable Justice C. Feasby in these proceedings on January 29, 2025, the Order granted by the Honourable Justice C. Feasby in these proceedings on February 11, 2025, the Order granted by the Honourable Justice Campbell in these proceedings dated March 5, 2025, the Order granted by the Honourable Justice C. Feasby in these proceedings dated April 16, 2025 and the Order granted by the Honourable Justice Neufeld in these proceedings dated June 19, 2025; **AND UPON** hearing counsel for the Monitor, Representative Counsel, counsel for the US Debtor Companies and counsel for the Canadian Respondents and any other party in attendance; **IT IS HEREBY ORDERED AND DECLARED THAT:**

## **SERVICE OF APPLICATION**

1. The time for service of the notice of application for this order (the "**Order**") is deemed good and sufficient and the Monitor's application filed July 22, 2025 (the "**Application**") is properly returnable today.

## **CAPITALIZED TERMS**

2. Capitalized terms used herein but not otherwise defined in this Order shall have the meaning given to such terms in the ARIO or the Seventh Report.

## **STAY OF PROCEEDINGS**

3. The Stay Period is hereby extended until and including October 31, 2025.

## **ADJOURNMENT**

4. The application to seek the relief set out in paragraphs 1(a)(ii)-(vii) and (ix) of the Application (the "**Adjourned Application**") is adjourned to September 26, 2025 at 2:00 pm (the "**Continuation Date**"), for one half day before the Honourable Justice Bourque.

## **NO SALE OF PROPERTY**

5. All Persons shall be and are hereby enjoined from closing any sale, lease, transfer, assignment, or conveyance relating to all, or any portion of, the real property legally described as follows:
  - (a) PT LTS 5 AND 6 CON 1 TURNBERRY BEING PT 1, 22R5848 EXCEPT PT 1, 22R5878; MORRIS-TURNBERRY/NORTH HURON;
  - (b) PT RDAL BTN LT 9 AND LT 10 ST. VINCENT CLOSED BY R252709; PT LT 9-10 CON 2 ST. VINCENT PT 1 – 16, 18, 31 – 46, 49 – 58, 64 & 65, 67 – 78, 80 – 82, BLK A, GORDON ST, SUZANNE ST, MICHELE AV & BURNETT ST, RD36; PT 6 & 9 16R2726; PT 16 – 37 RD101; PT 38 – 82 & PT 91 RD101; PT 1 – 30 & 34 – 38 RD108; PT 1 – 22 RD111 & AS IN R252710 (FOURTHLY) EXCEPT PT 1, 2, & 3 AS IN R559723; S/T R252710; PT LT 9 CON 1 ST. VINCENT; PT LT 9 CON 2 ST. VINCENT AS IN R253576 EXCEPT PT 1 16R3404; MUNICIPALITY OF MEAFORD; and
  - (c) LT 4 PL 538 GODERICH; LT 10 PL 538 GODERICH; PT OLD RAILWAY PART PL 538 GODERICH; PT LT 3 PL 538 GODERICH; PT LT 5 PL 538 GODERICH; PT LT 8 PL 538 GODERICH; PT LT 9 PL 538 GODERICH; PT LT 11 PL 538 GODERICH; PT LT 5 CON

1 GODERICH AS IN R194853; SAVE & EXCEPT HWP2187; MUNICIPALITY OF CENTRAL HURON,

before the Continuation Date.

## LITIGATION SCHEDULE

6. The following litigation schedule shall apply with respect to the Adjourned Application:
- (a) All respondents to the Adjourned Application, including without limitation the Canadian Respondents and the Additional Project Entities, shall deliver to all interested parties any and all evidence or arguments in response to the Adjourned Application, including any appraisals or valuations in relation to the Additional Projects (as defined in the Seventh Report) (the "**Appraisals**") by no later than 4:00 pm Calgary time on August 29, 2025;
  - (b) The Canadian Respondents, Offshore Rep Counsel and the Monitor shall have the right to complete cross examinations on any affidavit submitted by an applicant or respondent in relation to the Adjourned Application; provided that any cross examinations shall be completed by no later than September 5, 2025;
  - (c) The Monitor and Offshore Rep Counsel shall deliver any and all reply evidence, arguments or other materials with respect to the Adjourned Application by no later than 4:00 pm on September 15, 2025;
- (the "**Litigation Schedule**").
7. For greater certainty, the Litigation Schedule shall apply only to materials to be filed by any party with respect to the Adjourned Application and shall not be applicable to any other application brought in the within CCAA proceedings.

## NO FURTHER ADJOURNMENT

8. There shall be no further adjournment of the Adjourned Application.

## SERVICE AND NOTICE PROTOCOL

9. This Order shall be served upon those parties listed on the Service List by ordinary mail, courier,

or electronic transmission. Service is to be deemed in effect by the next business day following transmission or delivery of such documents.

10. The Monitor shall post a copy of this Order to the Monitor's Website for these proceedings:  
[www.alvarezandmarsal.com/a2a](http://www.alvarezandmarsal.com/a2a).
11. Service of this Order to any other party is hereby dispensed with.



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Justice of the Court of King's Bench of Alberta