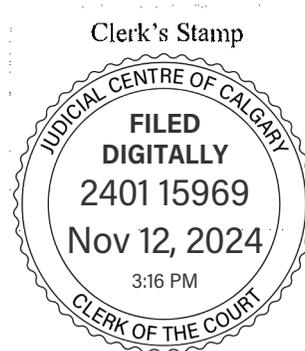


COURT FILE NUMBER      **2401-**  
COURT                      COURT OF KING'S BENCH OF ALBERTA  
JUDICIAL CENTRE        Calgary

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.,  
WINDRIDGE A2A GP INC., WINDRIDGE  
A2A DEVELOPMENTS, LLC, FOSSIL  
CREEK A2A GP INC., FOSSIL CREEK A2A  
DEVELOPMENTS, LCC, A2A  
DEVELOPMENTS INC., SERENE COUNTRY  
HOMES (CANADA) INC. and A2A CAPITAL  
SERVICES CANADA INC.



DOCUMENT                      **AFFIDAVIT**

ADDRESS FOR SERVICE AND  
CONTACT INFORMATION OF  
PARTY FILING THIS  
DOCUMENT

Robyn Gurofsky/Kaitlyn Wong  
Fasken Martineau DuMoulin LLP  
3400, 340 7<sup>th</sup> Avenue SW  
Calgary, AB T2P 3N9  
Telephone: (403) 261-9469  
Email: rgurofsky@fasken.com / kwong@fasken.com  
File No. 321102-00017

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**AFFIDAVIT OF PAT WEDLUND**

**Sworn on November 12, 2024**

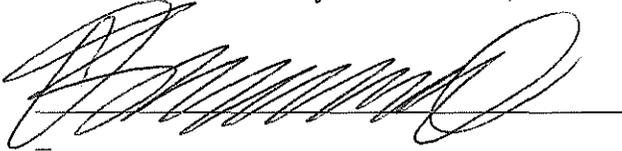
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I, Pat Wedlund, of the city of West Kelowna, in the Province of British Columbia, **SWEAR  
AND SAY THAT:**

- 1) I am an investor in Angus Manor Park. As such, I have personal knowledge of the matters hereinafter sworn to in this Affidavit, except where stated to be based on information and belief, and where so stated, I verily believe the same to be true.
- 2) I make this Affidavit to supplement the Affidavits sworn by Michael Edwards and my financial advisor, Paul Lauzon, who sold the Angus Manor Park investment to me.
- 3) I am a retired business owner and previously attended the Henderson Secretarial School in Calgary, Alberta. My husband, Ray Wedlund, is a mechanic by trade and a retired business owner.
- 4) Ray and I were introduced to the A2A Group by Mr. Lauzon who handled our investments. We were told that we could invest in a real estate development in Ontario, which I understand to be Angus Manor Park.
- 5) In total, we invested \$15,000 jointly and received 150 Angus Manor LP units. Attached hereto and marked as **Exhibit "A"** is a copy of the Angus Manor LP unit certificate we received together with correspondence from A2A Capital Services Canada Inc. signed by Dirk Foo enclosing the unit certificate and a project summary report for the Angus Manor project.
- 6) Since purchasing the Angus Manor LP units in 2015, I have not received any reporting from the A2A Group of Companies or Angus Manor Park, whether it be financial reporting or any reporting on the status of the Angus Manor development.
- 7) Further, I have recently been advised by Mr. Lauzon that a notice of sale was circulated on Facebook regarding a potential sale of the Angus Manor Park project. I did not receive notice of this sale nor have I been asked to vote on the sale.
- 8) As a result of the complete lack of information provided by the A2A Group since I invested in 2015, I have significant concerns about the A2A Group selling the property. I also have significant concerns about whether the money I put in was recorded by the A2A Group in their records as a unit holder of Angus LP and am further concerned about what they did with the money I invested.

9) Mr. Lauzon has spoken to me about the court application that is being brought. I am supportive of that application and in particular, the Angus Manor companies being placed into a court process that will provide me with some transparency into what happened with my money.

SWORN BEFORE ME at Kelowna, British Columbia, this 12<sup>th</sup> day of November, 2024.



Commissioner for Oaths in and for British Columbia

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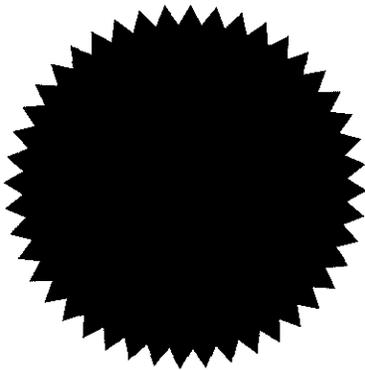


PAT WEDLUND

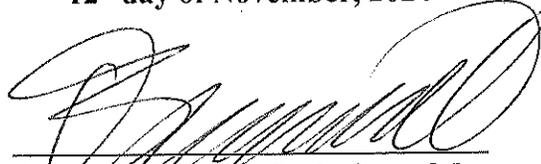
Odina Skovgaard Notary Public

306 - 2330 Hwy 97S  
Westbank, BC V4T 2P3

**PERMANENT COMMISSION**



**This is Exhibit "A" to the  
Affidavit Of Pat Wedlund  
Sworn before me this  
12<sup>th</sup> day of November, 2024**



**Commissioner for Oaths in and for  
The Province of British Columbia**

**Odina Skovgaard Notary Public**

**306 - 2330 Hwy 97S  
Westbank, BC V4T 2P3**



A2A CAPITAL SERVICES CANADA INC.  
744 Fourth Avenue SW Suite 900 Calgary Alberta T2P 3T4 Canada  
T: +1 403 460 9921

Pat & Ray Wedlund  
2954 Glenrosa Road  
Westbank, British Columbia  
V4T 1C7

Dear Pat and Ray,

We are very proud to announce that our third Canadian offering, "Angus Manor Park" has completed its first close here in Canada. This accomplishment would not have been possible without your support and your belief in the business we are building here in Canada, and for that we thank you.

Inside this investment closing package you will find the following items (from the front of package to the back):

- A copy of your LP Unit Certificate highlighting your legal unit ownership.
  - Original copies for cash investors will be kept with our legal counsel at Miller Thomson LLP – 3000, 700 - 9th Avenue SW, Calgary, AB T2P 3V4
- An additional copy of your final subscription agreement
- A project summary report, providing a complete review of development activity on Angus Manor Park

We are committed to providing you with the highest level of client service possible and firmly believe that the success of our business lies solely with the satisfaction of our clients. If for any reason you have questions or comments, we would be delighted to hear from you. Call us at 403-460-9921, or send us email at [reception.calgary@a2aglobal.com](mailto:reception.calgary@a2aglobal.com) and we will get back to you as soon as possible.

At your preference, we will also be in contact with you and your dealing representative regarding future project updates, appreciation events and the first distributions to take place on the Angus Manor Park Project.

Again, thank you for interest and investment. We look forward to serving you.

Sincerely,

Dirk Foo  
President & CEO, A2A Capital Management

The transfer or assignment of Units represented by this certificate is restricted and is subject to the provisions of a limited partnership agreement dated October 24, 2014, as it may be amended from time to time.

ANGUS A2A LIMITED PARTNERSHIP

UNIT CERTIFICATE

Certificate No.: No. 6

Number of Units: 150

This certifies that **Ray Wedlund & Pat Wedlund, Jointly** is the registered holder of **150 Units** in the Angus A2A Limited Partnership, a partnership formed under the *Partnership Act* (Alberta) pursuant to an agreement dated and made effective October 24, 2014. The 150 Units are subject to the terms of that agreement.

Dated: June 17, 2015

ANGUS A2A LIMITED PARTNERSHIP by  
ANGUS A2A GP INC. being the General  
Partner:

Per:

  
\_\_\_\_\_  
Grayson Ambrose, Authorized  
Signatory

**CERTIFIED TRUE  
COPY:**

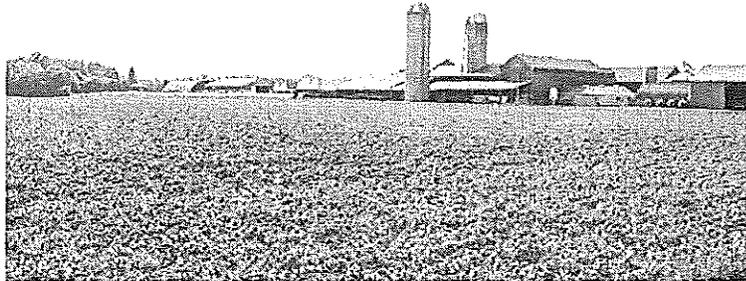
**Darren M. Smits**  
*Barrister & Solicitor*





PROPERTY DEVELOPERS

## PROJECT SUMMARY REPORT JULY 2015



### Project Description:

Located in the Township of Essa, Angus Manor Park consists of 167 acres of farm land nestled within a vibrant and growing residential community with schools, recreation facilities, a library, banks, super markets and several eateries. Angus is also minutes away from cities such as Barrie, Borden, Alliston and Toronto.



### Update Summary:

A2A will continue to work with the Township of Essa to amend the Zoning By-Laws and the Official Plan Amendment. A comprehensive review with the consulting team have been finalized and will be presented to the municipality shortly. A petition has been brought up to Simcoe County and the County will arrange for a hearing to resolve the Land Supply issue sometime of Q3 or Q4 this year. Upon which we can then proceed to satisfy all requirements set by the municipality.

CATEGORY	ACTIVITY	STEP 1: ACQUISITION		STEP 2: DISTRIBUTION		STEP 3: LAND VALUE CREATION		STEP 4: SALE/LEAS		NOTES
		25%	100%	25%	100%	25%	100%	25%	100%	
DUE DILIGENCE	Location Source	█	█							All required due diligence have been completed
	Market Assessment	█	█							
	Business Case Phase 1	█	█							
	Policy Research	█	█							
	Stakeholder Research	█	█							
	Environmental Phase 1	█	█							
DISTRIBUTION	ODI Sales			█	█					More than 70% subscribed
REPORTS & ENGINEERING	Survey					█	█			Additional reporting studies are in initial phase.
	Business Case Phase 2									
	Environmental Phase 2									
	Community Planning									
	Stakeholder Development									
	Engineering Studies & Reports									
APPLICATIONS	Zoning Applications					█	█			Municipal has accepted our initial research report. Simcoe County is in process to review findings and we are awaiting for a public meeting to be occurred sometime in Q3/Q4 this year for an official announcement.
	Site Plan Review									
	Planning Applications									
	OPA's and Reviews									
VALUATION	Tender Development									
	Buyer Acquisition									
	Project Sale									

This report has been prepared by A2A Capital Management and is a private document for the use of A2A. All the information in this report is believed to be reliable, but the information is not warranted by A2A. A2A or any of its consultants shall not be liable for any loss or damage arising from the use of this report.