

COURT FILE NO.: 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 A PLAN OF 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, LCC,  
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 **APPLICATION**

ADDRESS FOR  
SERVICE AND  
CONTACT  
INFORMATION  
OF PARTY  
FILING THIS  
DOCUMENT

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File No.: 57100-4

**Attention: Jeffrey Oliver/Danielle Marechal**

## **NOTICE TO THE RESPONDENTS AND SERVICE LIST IN SCHEDULE "B"**

This application is made against you. You are a respondent.

You have the right to state your side of this matter before the judge.

To do so, you must be in Court when the application is heard as shown below:

Date	July 29, 2025
Time	2:00 p.m. MST
Where	Edmonton Courts Centre <a href="https://albertacourts.webex.com/meet/virtual.courtroom86">https://albertacourts.webex.com/meet/virtual.courtroom86</a>

Before Whom                      The Honourable Justice Mah

Go to the end of this document to see what you can do and when you must do it.

**Remedy claimed or sought:**

1. Alvarez & Marsal Canada Inc. ("**A&M**"), in its capacity as monitor (in such capacity, the "**Monitor**") of the Debtor Companies (as defined in **Schedule "A"** hereto) seeks, among other things:
  - (a) an order (the "**Order**") under the *Companies' Creditors Arrangement Act*, RSC 1985, c C-36, as amended (the "**CCAA**"), substantially in the form attached hereto as **Schedule "C"**, among other things:
    - (i) abridging the time for and deem service for the application and supporting materials to be good and sufficient;
    - (ii) adding 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 CCAA proceedings, declaring that all prior orders made in the within CCAA proceedings shall apply to the Additional Project Entities and amending the style of cause accordingly;
    - (iii) declaring that the Additional Project Entities shall be granted all the rights and protections afforded to the other Debtor Companies under the ARIO (as defined herein);
    - (iv) declaring that all of the current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situated including the proceeds thereof of the Additional Project Entities including, without limitation, the Wingham Lands, LHS Lands and Meaford Lands (each as defined below) (the "**Additional Project Entities' Property**") is "Property" pursuant to paragraph 11 of the ARIO;
    - (v) declaring that, in addition to the rights and obligations of the Monitor prescribed pursuant to the CCAA, the authority and power granted to the Monitor in respect of the Additional Project Entities shall be the same as the authority and power granted to the Monitor pursuant to paragraphs 38 and 39 of the ARIO in respect of the other Debtor Companies including, without limitation, the power to register a copy of the Order and any other order granted in the within CCAA proceedings in

respect of the Property (as defined in the Order) against title to any of the Additional Project Entities' Property;

- (vi) Declaring that the non-Canadian investors in the Additional Projects (as defined in the Seventh Report of the Monitor dated July 21, 2024 (the "**Seventh Report**")) are "**Offshore Investors**" pursuant to paragraph 28 of the ARIO and appointing Norton Rose Fulbright Canada LLP as counsel to such parties in the CCAA proceedings;
  - (vii) extending the Charges created pursuant to paragraphs 49 and 54 of the ARIO over the Additional Project Entities' Property with such priorities and protections as provided to the Charges in the ARIO, and any further order granted in the within CCAA proceedings or to be granted by this Court from time to time;
  - (viii) extending the Stay Period (as defined herein) up to and including October 31, 2025;
  - (ix) approving the Seventh Report of the Monitor dated July 19, 2025 (the "Seventh Report"), and the conduct and activities of the Monitor set out therein; and
- (b) such further and other relief as this Honourable Court deems appropriate.

**Grounds for making this application:**

**Background**

2. On November 14, 2024, on application by an ad hoc group of Canadian investors in various real estate and land investment projects (the "**Applicant Investors**"), this Honourable Court granted an initial order (the "**Initial Order**") providing protection to the Debtor Companies under the CCAA granting the following relief, among other things:
- (a) appointing A&M as Monitor of the Debtor Companies with certain enhanced powers;
  - (b) granting a stay of proceedings for an initial period up to and including November 24, 2024 (the "**Stay Period**") with respect to the Debtor Companies and the Affiliate Entities (as defined in **Schedule "A"** hereto);
  - (c) appointing Fasken Martineau DuMoulin LLP as representative counsel for the Canadian investors (in such capacity, the "**Canadian Representative Counsel**");

- (d) appointing Norton Rose Fulbright Canada LLP as representative counsel for the investors outside of Canada (in such capacity, the "**Foreign Representative Counsel**", and together with Canadian Representative Counsel, "**Representative Counsel**");
  - (e) authorizing the Monitor, on behalf of the Debtor Companies, to enter into an interim financing agreement with Pillar Capital Corp. ("**Pillar**" or the "**Interim Lender**") and to borrow from Pillar the initial principal amount of \$500,000 with the ability in the future to borrow up to \$2,000,000;
  - (f) granting the following charges over the Property in the following relative priorities:
    - (i) First – a charge in favour of the Monitor, its Assistants, Monitor's Counsel and Representative Counsel (the "**Administration Charge**") to a maximum amount of \$250,000; and
    - (ii) Second – a charge in favour of Pillar in respect of the Interim Financing to a maximum amount of \$500,000 (the "**Interim Lender's Charge**");(collectively, the "**Charges**"); and
  - (g) authorizing the Monitor to act as "Foreign Representative" of the A2A group, in order to apply for a Temporary Restraining Order in the US and subsequently apply to commence ancillary insolvency proceedings under Chapter 15 of Title 11 of the US Bankruptcy Code in the US Bankruptcy Court for the Northern District of Texas.
3. On November 18, 2024, the Monitor filed an application returnable on November 21, 2024, seeking an amended and restated initial order in these CCAA proceedings (the "**Comeback Application**").
4. On November 21, 2024, this Honourable Court granted an order extending the Stay Period up to and including November 26, 2024, and reserved its decisions on the remaining relief sought at the Comeback Application and an application to set aside the CCAA until November 25, 2024, at 2:00 p.m. MST.
5. On November 25, 2024, this Honourable Court granted an amended and restated initial order (the "**ARIO**") under the CCAA, among other things:
- (a) extending the Stay Period up to and including December 18, 2024, adjourning certain relief under the Comeback Application to Wednesday, December 18, 2024 at 10:00 am MST;
  - (b) directing the Monitor to provide the Second Report by Thursday November 28, 2024 at 4:00 pm MST for the purpose of providing the Court with the following:

- (i) the expenditures and accruals to date of the Monitor, Monitor's Counsel, and Representative Counsel; and
  - (ii) a revised cash flow statement listing all proposed expenditures of the Monitor, Monitor's Counsel, and Representative Counsel until and including the Continuation Date; and
- (c) directing the Monitor to provide a comprehensive report (i.e., the Third Report) by 4:00 pm MST on Friday, December 13, 2024, to the Court to address, among other things:
  - (i) any entitlements of each class of investors, including the investors' rights to approve property sales;
  - (ii) the ownership of the properties;
  - (iii) the value of the properties;
  - (iv) the marketing process that was conducted or is being conducted for the properties; and
  - (v) the investor approval process conducted for any sales, including how investors were notified of sales, what they were told, what opportunities they were given to approve sales, and how sales were approved, including by whom and under what authority; and
  - (vi) directing the Debtor Companies and Affiliate Entities to provide to the Monitor by 4:00 pm MST on Friday December 6, 2024 (the "**Information Deadline**"), the Requested Information (as defined in the ARIO).
- 6. On November 29, 2024, this Honourable Court granted an order granting, among other things, an increase to the Initial Interim Lender's Charge from \$500,000 to \$1,250,000, plus the amount of all interest, fees and expenses in respect of the principal amount advanced with respect to the Interim Financing (the "**Amended Interim Lender's Charge**").
- 7. On December 20, 2024, the Honourable Justice Feasby granted an order under the CCAA, among other things:
  - (a) extending the Stay Period up to and including January 17, 2025, adjourning certain relief under the Comeback Application to January 17, 2025, at 10:00 am MST, for a full day before the Honourable Justice Feasby (collectively, the "**January Hearing**");

- (b) adjourning the Debtor Companies' Application in its entirety to the January Hearing;
  - (c) increasing the Administration Charge from \$250,000 to \$1,000,000 (the "**Amended Administration Charge**");
  - (d) approving a litigation schedule with respect to the January Hearing; and
  - (e) approving the fees and disbursements of the Monitor and Monitor's Counsel as set out in the Third Report.
8. On January 17, 2025, the Honourable Justice Feasby reserved his decision with respect to the Debtor Companies' Application and granted an order under the CCAA extending the Stay Period up to and including February 14, 2025.
9. On January 29, 2025, the Honourable Justice Feasby released his decision (the "**Decision**") and granted an order under the CCAA granting the following relief:
- (a) dismissing the Debtor Companies' Application; and
  - (b) directing the Monitor to, within 21 days of the Decision, provide this Court with a reasonable plan for gaining control of the Texas Lands and the proceeds of the Fossil Creek Sale and the Water District Sale (the "**Texas Plan**"). If the Texas Plan is not provided within 21 days and subsequently approved by this Court, then the CCAA proceedings shall terminate as against Fossil Creek A2A Developments, LLC, Windridge A2A Developments, LLC (collectively, the "**US LLCs**"), Fossil Creek A2A GP Inc., Hills of Windridge A2A GP Inc., Fossil Creek A2A Limited Partnership, Hills of Windridge A2A LP, Fossil Creek A2A Trust and Hills of Windridge A2A Trust (together with the US LLCs, the "**Windridge and Fossil Creek Entities**") and the Initial Order and the ARIO shall be vacated as against the Windridge and Fossil Creek Entities,
- (the "**Dismissal Order**").
10. On March 5, 2025, the Honourable Justice Campbell granted an order under the CCAA, among other things:
- (a) approving the Texas Plan as outlined in the Fourth Report;
  - (b) extending the Stay Period up to and including April 30, 2025;
  - (c) increasing the Administration Charge from \$1,000,000 to \$2,500,000; and

- (d) approving the fees and disbursements of the Monitor and Monitor's Counsel as set out in the First Supplement to the Fourth Report  
  
(the "**Texas Plan Order**").

11. On April 16, 2025, the Honourable Justice Feasby granted the following relief, among other things:

- (a) approving the Angus Manor Sale Process;
- (b) extending the Stay Period up to and including June 30, 2025;
- (c) approving the Professional Fees of the Monitor's Counsel for the period up to February 28, 2025; and
- (d) approving the Pre-Filing Report of the Proposed Monitor dated November 13, 2024, the Monitor's First Report dated November 20, 2024, the First Supplement to the Monitor's First Report dated November 21, 2024, the Second Supplement to the Monitor's First Report dated November 25, 2024, the Monitor's Second Report dated November 28, 2024, the Monitor's Third Report dated December 13, 2024, the First Supplement to the Monitor's Third Report dated December 17, 2024, the Monitor's Fourth Report dated February 19, 2025, the First Supplement to the Monitor's Fourth Report dated February 24, 2025, and the Monitor's Fifth Report dated April 7, 2025, and the actions, conduct and activities of the Monitor set out therein.

12. On June 19, 2025, the Honourable Justice Neufeld granted the following relief, among other things:

- (a) extending the Stay Period up to and including August 29, 2025;
- (b) approving the Professional Fees of the Monitor and Monitor's Counsel for the period up to May 2, 2025; and
- (c) approving the actions, conduct and activities of the Monitor set out in the First Supplement to the Fifth Report and the Sixth Report; and
- (d) appointing a committee of three Canadian Representatives to act as a committee in consultation with Canadian Rep Counsel.

13. Capitalized terms not otherwise defined herein shall have the meaning given to such terms in the ARIO and the Seventh Report.

**Adding the Additional Project Entities to the CCAA Proceedings**

14. The Additional Project Entities formed part of investment schemes which allowed offshore investors to buy undivided-fractional interests in the following lands:
- (a) PT LTS 5 AND 6 CON 1 TURNBERRY BEING PT 1, 22R5848 EXCEPT PT 1, 22R5878; MORRIS-TURNBERRY/NORTH HURON;  
(the "**Wingham Lands**")
  - (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  
(the "**Meaford Lands**")
  - (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  
(the "**LHS Lands**").
15. Pursuant to paragraph 39(e) of the ARIO, the Monitor has the power to conduct investigations and make any application to add respondents to these CCAA proceedings and amend the style of clause accordingly.
16. The Monitor seeks to add the Additional Project Entities as respondents in the CCAA proceedings and "Debtor Companies" under the ARIO. In particular, among other relief, the Monitor seeks the following:
- (a) the Additional Project Entities shall be granted all the rights and protections afforded to the other Debtor Companies under the ARIO;
  - (b) in addition to the rights and obligations of the Monitor prescribed pursuant to the CCAA, the authority and powers of the Monitor in respect of the Additional Project Entities shall be the same as was granted to the Monitor in the Initial Order and the ARIO in respect of the



Debtor Companies, including the enhanced powers of the Monitor at paragraphs 38 to 39 of the ARIO; and

- (c) the Charges created by the ARIO shall constitute a charge on the Additional Project Entities' Property with such priorities and protections as provided to the Charges in the ARIO and any further order granted in the within CCAA proceedings or to be granted by this Court from time to time.
- 17. The CCAA applies in respect of a "debtor company" or "affiliated debtor companies" where the company has assets in Canada, is insolvent, and has a total amount of claims against the debtor or its affiliates exceeding \$5 million.
- 18. Each of the Additional Project Entities are "debtor companies" as defined in the CCAA and the Additional Project Entities and Debtor Companies are "affiliated debtor companies" as defined in the CCAA.
- 19. The Additional Project Entities are each fully owned subsidiaries of A2A Developments Inc.
- 20. Each of the Additional Project Entities are not currently engaged in any material business activities, do not have any employees, are currently insolvent, hold assets in the province of Ontario, and otherwise meet the requirements for obtaining relief under the CCAA.
- 21. It is in the best interest of the Debtor Companies, the Additional Project Entities, and their respective stakeholders that the Additional Project Entities be added as respondents in these CCAA proceedings and that the Charges be applied to the Additional Project Entities' Property.
- 22. There is sufficient cash flow to fund the Additional Project Entities' status as respondents in these CCAA proceedings.

#### **Stay Extension**

- 23. The Stay Period will expire on August 29, 2025.
- 24. The Monitor requests that the stay of proceedings be extended to October 31, 2025 (the "**Stay Extension**").
- 25. In accordance with the terms of the ARIO, the Monitor has been working diligently with its counsel and Representative Counsel to implement the sale process, gather and review information relating to the businesses and operations of the Additional Project Entities, and to prepare the Seventh Report. As a court-appointed officer, the Monitor with enhanced powers, on behalf of the Debtor Companies, is presumed to be acting in good faith and with due diligence.

26. The requested Stay Extension is required for the following reasons:
- (a) it will allow the Monitor to continue to take the steps necessary as provided for under the Angus Manor Sale Process;
  - (b) it will allow the Monitor, with the assistance of US Counsel, to continue to advance the Texas Plan;
  - (c) it will allow the Monitor, with the assistance of its counsel, additional time to determine a strategy for the monetization of the Additional Projects (as defined in the Seventh Report); and
  - (d) the Monitor does not believe any creditor of the Debtor Companies will be materially prejudiced by the proposed Stay Extension.
27. It is just, convenient, and in the best interest of the Debtor Companies and their stakeholders for the Debtor Companies to continue to be afforded the protections of the CCAA pursuant to the Stay Extension.

**Approval of the Monitor's Conduct and Activities**

28. The Monitor has acted diligently since its appointment as Monitor.
29. The actions, conduct and activities of the Monitor as described in the Seventh Report are lawful, proper, and consistent with its powers under the ARIO or such other order of this Honourable Court.

**Material or evidence to be relied on:**

30. Pre-Filing Report of the Proposed Monitor dated November 12, 2024;
31. Consent to Act as Monitor and Receiver executed by a duly authorized representative of A&M, filed November 14, 2024;
32. First Report of the Monitor, dated November 20, 2024;
33. First Supplement to the First Report of the Monitor dated November 21, 2024;
34. Second Supplement to the First Report of the Monitor dated November 25, 2024;
35. Second Report of the Monitor dated November 28, 2024;
36. Third Report of the Monitor dated December 13, 2024;

37. First Supplement to the Third Report of the Monitor dated December 17, 2024;
38. Fourth Report of the Monitor dated February 19, 2025;
39. First Supplement to the Fourth Report of the Monitor dated February 24, 2025;
40. Fifth Report of the Monitor dated April 7, 2025;
41. First Supplement of the Fifth Report of the Monitor dated April 15, 2025;
42. Sixth Report of the Monitor dated June 10, 2025;
43. Seventh Report of the Monitor dated July 21, 2025;
44. The Affidavit of Angela Ng sworn on June 7, 2025;
45. The Affidavit of Bee Keow Teo sworn on June 7, 2025;
46. The Affidavit of Rob Peterson sworn on July 21, 2025; and
47. Such further and other material or evidence as counsel may advise and this Honourable Court permits.

**Applicable Acts and regulations:**

48. *Companies' Creditors Arrangement Act*, RSC 1985, c C-36, as amended, in particular sections 2 to 5, 11, 11.001, 11.02, 11.2, 11.7, and 18.6;
49. *Alberta Rules of Court*, AR 124/2010 and in particular, Rule 13.5;
50. Such further and other legislation as counsel may advise and this Honourable Court permits.

**How the application is proposed to be heard or considered:**

51. Via Webex, on the Edmonton Commercial List before the Honourable Justice Mah.

**WARNING**

You are named as a respondent because you have made or are expected to make an adverse claim in respect of this originating application.

If you do not come to Court either in person or by your lawyer, the Court may make an order declaring you and all persons claiming under you to be barred from taking any further proceedings against the applicant and against all persons claiming under the applicant. You will be bound by any order the Court makes, or another order might be given or other proceedings taken which the applicant is entitled to make without any further notice to you.

If you want to take part in the application, you or your lawyer must attend in Court **[or via Webex]** on the date and at the time shown at the beginning of this form. If you intend to give evidence in response to the application, you must reply by filing an affidavit or other evidence with the Court and serving a copy of that affidavit or other evidence on the applicant a reasonable time before the application is to be heard or considered.

**SCHEDULE "A"**

- (a) Angus A2A GP Inc. ("**Angus GP**");
  - (b) Angus Manor Park A2A GP Inc. ("**Angus Manor GP**");
  - (c) Angus Manor Park A2A Capital Corp. ("**Angus Manor Capital**");
  - (d) Angus Manor Park A2A Developments Inc. ("**Angus Manor Developments**");
  - (e) Hills of Windridge A2A GP Inc. ("**Windridge GP**");
  - (f) Windridge A2A Developments, LLC ("**Windridge Developments**");
  - (g) Fossil Creek A2A GP Inc. ("**Fossil Creek GP**");
  - (h) Fossil Creek A2A Developments, LLC ("**Fossil Creek Developments**");
  - (i) A2A Developments Inc. ("**Developments**");
  - (j) Serene Country Homes (Canada) Inc. ("**Serene**"); and
  - (k) A2A Capital Services Canada Inc. ("**A2A CSC**"),
- (collectively, the "**Debtor Companies**").

- (a) Angus A2A Limited Partnership ("**Angus LP**");
  - (b) Angus Manor Park A2A Limited Partnership ("**Angus Manor LP**");
  - (c) Hills of Windridge A2A LP ("**Windridge LP**");
  - (d) Hills of Windridge A2A Trust ("**Windridge Trust**");
  - (e) Fossil Creek A2A Limited Partnership ("**Fossil Creek LP**");
  - (f) Fossil Creek A2A Trust ("**Fossil Creek Trust**"),
- (collectively, the "**Affiliate Entities**").

**SCHEDULE "B"**

**SERVICE LIST**

**SCHEDULE "A" – SERVICE LIST**

**Action No. 2401-15969**

**Last Update June 19, 2025**

SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
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<b>NORTON ROSE FULBRIGHT CANADA LLP</b> 400 3 <sup>rd</sup> Ave SW, Suite 3700 Calgary AB T2P 4H2  <b>Attention: Howard Gorman</b> Email: <a href="mailto:howard.gorman@nortonrosefulbright.com">howard.gorman@nortonrosefulbright.com</a> <b>Attention: Daniel Stethem</b> Email: <a href="mailto:daniel.stethem@nortonrosefulbright.com">daniel.stethem@nortonrosefulbright.com</a>	Representative Counsel to Offshore Investors	Email
<b>AZIMUTH RISK MANAGEMENT LTD.</b> 710, 7015 Macleod Trail SW Calgary, AB T2H 2K6  <b>Attention: David Murphy</b> Email: <a href="mailto:dmurphy@foxbridgegroup.com">dmurphy@foxbridgegroup.com</a> <b>Attention: Rob Petersen</b> Email: <a href="mailto:RobP@azimuth.support">RobP@azimuth.support</a>		Email
<b>PILLAR CAPITAL CORP.</b> Parkside Place Suite 920, 602 – 12th Avenue S.W. Calgary, AB T2R 1J3  <b>Attention: Steve Dizep</b> Email: <a href="mailto:sdizep@pillarcapitalcorp.com">sdizep@pillarcapitalcorp.com</a> <b>Attention: Rick Lutz</b> Email: <a href="mailto:rlutz@pillarcapitalcorp.com">rlutz@pillarcapitalcorp.com</a> <b>Attention: Keaton O'Brien</b> Email: <a href="mailto:kobrien@pillarcapitalcorp.com">kobrien@pillarcapitalcorp.com</a>	Interim Lender	Email

SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
<b>CASSELS</b> Suite 3810, Bankers Hall West 888 3rd Street SW Calgary AB T2P 5C5  <b>Attention: Jeffrey Oliver</b> Email: <a href="mailto:joliver@cassels.com">joliver@cassels.com</a> <b>Attention: Danielle Marechal</b> Email: <a href="mailto:dmarechal@cassels.com">dmarechal@cassels.com</a> <b>Attention: Natalie Thompson</b> Email: <a href="mailto:nthompson@cassels.com">nthompson@cassels.com</a> <b>Attention: Danica Jorgenson</b> Email : <a href="mailto:djorgenson@cassels.com">djorgenson@cassels.com</a> <b>Assistant: Angeline Gagnon</b> Email: <a href="mailto:agagnon@cassels.com">agagnon@cassels.com</a>	Counsel to Alvarez & Marsal Canada Inc.	Email
<b>TORYS</b> 525 – 8th Avenue S.W., 46th Floor Eighth Avenue Place East Calgary, AB T2P 1G1 Canada  <b>Attention: Kyle Kashuba</b> Email: <a href="mailto:kkashuba@torys.com">kkashuba@torys.com</a>	Counsel to Pillar Capital, the Interim Lender	Email
<b>REED SMITH LLP</b> 2850 N Harwood St Suite 1500, Dallas, TX 75201, United States  <b>Attention: Keith Aurzada</b> Email: <a href="mailto:KAurzada@reedsmith.com">KAurzada@reedsmith.com</a> <b>Attention: Michael Cooley</b> Email: <a href="mailto:mpcooley@reedsmith.com">mpcooley@reedsmith.com</a>	US Counsel to Alvarez & Marsal Canada Inc.	Email
<b>ALVAREZ &amp; MARSAL CANADA INC.</b> Suite 1110, 250 6 <sup>th</sup> Ave SW 888 3rd Street SW Calgary AB T2P 3H7  <b>Attention: Orest Konowalchuk</b> Email: <a href="mailto:okonowalchuk@alvarezandmarsal.com">okonowalchuk@alvarezandmarsal.com</a> <b>Attention: Duncan MacRae</b> Email: <a href="mailto:dmacrae@alvarezandmarsal.com">dmacrae@alvarezandmarsal.com</a>	Monitor	Email



SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
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<b>MILES DAVIDSON LLP</b> 900, 517 – 10 Avenue SW Calgary, AB T2R 0A8  <b>Attention: Daniel Jukes</b> Email: <a href="mailto:djukes@milesdavison.com">djukes@milesdavison.com</a>	Co-Counsel with A2A Group ON	Email
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<b>HILLS OF WINDRIDGE A2A TRUST</b> Registered and Head office of the trust: 250 Ferrand Drive, Suite 888 Toronto ON M3C 3G8  Email: <a href="mailto:dirk.foo@serenehomes.com">dirk.foo@serenehomes.com</a>	Respondent	Email
<b>WINDRIDGE A2A DEVELOPMENTS, LLC</b> c/o Bodkin, Niehaus, Dorris, and Jolley PLLC 111, 6021 Morriss Road Flower Mound TX, 75028  <b>Attention: Nick Lind</b> Email: <a href="mailto:info@tbtextlaw.com">info@tbtextlaw.com</a>	Respondent	Email

SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
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<b>OFFICE OF THE US TRUSTEE</b> 1100 Commerce Street, Suite 976 Dallas, Texas 75242  <b>Attention:</b> Rafay Suchedina <b>Email:</b> <a href="mailto:rafay.suchedina@usdoj.gov">rafay.suchedina@usdoj.gov</a>	US Trustee	Email

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**SCHEDULE "C"**

**ORDER**

COURT FILE NUMBER 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 **ORDER ADDING ADDITIONAL RESPONDENTS, STAY EXTENSION & MISCELLANEOUS RELIEF**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT

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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 (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 and the Affidavit of Rob Petersen sworn on July 21, 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 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.

## ADDITION OF RESPONDENTS

3. Each of the Additional Project Entities are debtor companies to which the *Companies' Creditors Arrangement Act* RSC 1985, c. C-36, as amended (the "**CCAA**"), applies.
4. The Additional Project Entities are hereby added as respondents in these CCAA proceedings and all prior orders made in the within CCAA proceedings shall apply to the Additional Project Entities as of the date hereof.
5. The Additional Project Entities are hereby granted all the rights and protections afforded to the "Debtor Companies", as defined pursuant to the ARIO.
6. These CCAA proceedings are amended such that the Additional Project Entities are hereby added as respondents in the style of cause of these proceedings and the style of cause of these CCAA proceedings is accordingly hereby amended to:

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., A2A CAPITAL SERVICES CANADA INC., WINGHAM A2A DEVELOPMENTS INC., LAKE HURON SHORES A2A DEVELOPMENTS INC., and MEAFORD A2A DEVELOPMENTS INC.

7. The following property of the Additional Project Entities' is "Property" as defined in paragraph 11 of the ARIO:
  - (a) PT LTS 5 AND 6 CON 1 TURNBERRY BEING PT 1, 22R5848 EXCEPT PT 1, 22R5878; MORRIS-TURNBERRY/NORTH HURON (the "**Wingham Lands**");
  - (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 (the "**Meaford Lands**");

- (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 (the "**LHS Lands**"); and
  - (d) the Additional Project Entities' current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situated including the proceeds thereof, (collectively, the "**Additional Project Entities' Property**" and together with the Property as defined in paragraph 11 of the ARIO, the "**Property**").
8. In addition to the Monitor's prescribed rights and obligations under the CCAA, the authority and power granted to the Monitor in respect of the Additional Project Entities shall be the same as the authority and power granted to the Monitor pursuant to paragraphs 38 and 39 of the ARIO in respect of the other Debtor Companies including, without limitation, the power to register a copy of this Order and any other Order granted in the within CCAA proceedings in respect of the Property against title to any of the Additional Project Entities' Property.
9. The non-Canadian investors in the Additional Projects (as defined in the Seventh Report) are "**Offshore Investors**" as defined in paragraph 28 of the ARIO and Norton Rose Fulbright Canada LLP is hereby appointed as counsel for all non-Canadian investors in these CCAA proceedings with all of the authorizations, rights and protections granted to Representative Counsel (as defined in the ARIO) pursuant to the ARIO and all prior orders made in these CCAA proceedings as of the date hereof.
10. The Charges created pursuant to paragraphs 49 and 54 of the ARIO shall each constitute a charge on the Additional Project Entities' Property with such priorities and protections as provided to the Charges set out in paragraphs 57 and 59 of the ARIO, and any further order granted in the within CCAA proceedings or to be granted by this Court from time to time.

## **STAY OF PROCEEDINGS**

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

## **APPROVAL OF ACTIVITIES OF MONITOR**

12. The Seventh Report, and the actions, conduct and activities of the Monitor set out therein are approved.

## **SERVICE AND NOTICE PROTOCOL**

13. 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.
14. 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).
15. 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