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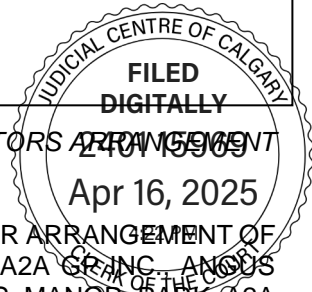
COURT

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 APPROVING SALE PROCESS, STAY EXTENSION &  
MISCELLANEOUS RELIEF**

ADDRESS  
SERVICE  
CONTACT  
INFORMATION  
OF  
FILING  
DOCUMENT

FOR  
AND  
  
PARTY  
THIS  
  
Cassels Brock & Blackwell LLP  
Bankers Hall West  
3810, 888 3rd St SW  
Calgary, AB T2P 5C5  
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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:**

April 16, 2025

**LOCATION WHERE ORDER WAS PRONOUNCED:**

Calgary, Alberta

**JUSTICE WHO MADE THIS ORDER:**

The Honourable Justice C. Feasby

**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, a sale process as further particularized in the Fifth Report of the Monitor dated April 7, 2025 (the "**Fifth Report**") and the First Supplement to the Fifth Report of the Monitor dated April 15, 2025 (the "**First Supplement to the Fifth Report**"); **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 and the First Supplement to the Fifth Report; **AND UPON** reviewing the Initial Order granted by the Honourable Justice C. Feasby in these proceedings on November 14, 2024, 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 and the Order granted by the Honourable Justice Campbell in these proceedings dated March 5, 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, the Fifth Report and the First Supplement to the Fifth Report.

#### **APPROVAL OF THE ANGUS MANOR SALE PROCESS**

3. The Angus Manor Sale Process and Exclusive Sale Listing Agreement are hereby ratified and

approved.

4. The Monitor is empowered and authorized to:
  - (a) in conjunction with the Sale Advisor, implement the Angus Manor Sale Process and do all things reasonably necessary to conduct and give full effect to the Angus Manor Sale Process, and carry out the obligations thereunder including but not limited to, taking any additional steps or executing additional documents as may be necessary or desirable in order to carry out and complete the Angus Manor Sale Process; and
  - (b) execute the Exclusive Sale Listing Agreement.

#### **STAY OF PROCEEDINGS**

5. The Stay Period is hereby extended until and including June 30, 2025.

#### **APPROVAL OF PROFESSIONAL FEES**

6. The fees and disbursements of the Monitor and Monitor's Counsel, as set out in the Fifth Report, are hereby approved without the necessity of a formal passing of its accounts.

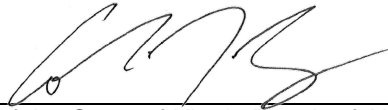
#### **APPROVAL OF ACTIVITIES OF MONITOR**

7. 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 Fifth Report, and the actions, conduct and activities of the Monitor set out therein are approved.

#### **SERVICE AND NOTICE PROTOCOL**

8. 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 effect by the next business day following transmission or delivery of such documents.

9. 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).
10. 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