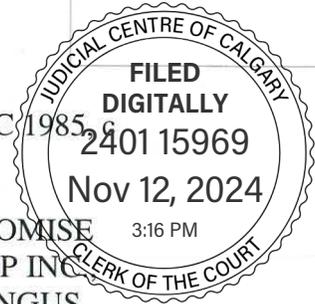


COURT FILE NUMBER 2401-
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE CALGARY

Clerk's Stamp

IN THE MATTER OF THE COMPANIES'
CREDITORS ARRANGEMENT ACT, RSC 1985,
C-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.



DOCUMENT SECRETARIAL AFFIDAVIT

ADDRESS FOR
SERVICE AND
CONTACT
INFORMATION OF
PARTY FILING THIS
DOCUMENT

Fasken Martineau DuMoulin LLP

Barristers and Solicitors
3400 First Canadian Centre
350 – 7th Avenue SW
Calgary, AB T2P 3N9

Atten: Robyn Gurofsky / Kaitlyn Wong

Telephone: (403) 261-9469 / (403) 261-7388

Email: rgurofsky@fasken.com / kwong@fasken.com

File No. 340252.00001

AFFIDAVIT OF KIM PICARD

Sworn on November 12, 2024

I, Kim Picard, of the City of Calgary, in the Province of Alberta, SWEAR AND SAY THAT:

1. I am a legal assistant at the law firm of Fasken Martineau DuMoulin LLP ("**Fasken**"), counsel to The Applicants, a group of Canadian investors who invested in the subject real estate projects (the "**Applicant Investors**") in the above-noted proceedings. As such, I have

personal knowledge of the facts and matters hereinafter deposed to, save where stated to be based on information and belief, and where so stated I verily believe the same to be true.

2. On November 8, 2024, I requested a property tax search from the Township of Essa in relation to Property Roll Number 4321-010-008-04500-0000, through the due diligence department at Fasken.
3. On November 12, 2024, I received the property tax search requested. Attached hereto and marked as **Exhibit "A"** is a copy of the property tax search.
4. I swear this Affidavit with respect to the Applicant Investors' Application, and for no other or improper purpose.

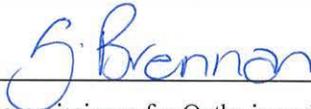
SWORN BEFORE ME at the City of)
 Calgary, in the Province of Alberta, this 12th)
 day of November 2024)


 _____)
 Commissioner for Oaths in and for Alberta)


 _____)
KIM PICARD)

Sally Ann Brennan
 A Commissioner for Oaths
 in and for Alberta
 My Commission expires September 18, 2026

This is Exhibit "A"
Referred to in the Affidavit of
KIM PICARD
Sworn before me this 12th day of
November, 2024



A Commissioner for Oaths in and for the
Province of Alberta

Sally Ann Brennan
A Commissioner for Oaths
in and for Alberta
My Commission expires September 18, 2026



Township of Essa
 5786 Simcoe County Road 21
 Utopia, Essa Twp. ON L0M 1T0
 Tel. (705) 424-9770

Requested By: FASKEN MARTINEAU 333 BAY ST., SUITE 2400 BAY ADELAIDE CTR, BOX 20 TORONTO ON M5H 2T6	Assessed Owners ANGUS MANOR PARK A2A CAPIT ANGUS MANOR PARK A2A GP IN	Property Roll Number 4321-010-008-04500-0000
	2030 BRISTOL CIRCLE SUITE 210 OAKVILLE ON L6H 0H2	Property Description CON 5 E PT LOT 28 & 29
Certificate No: 8307 Fee: Your File:	Municipal Address 8512 6TH LINE	Utility Account Number Utility Account Balance \$0.00

Statement of Current Year Taxes

Taxes Levied to Date	Local Improvements	Penalty	Amount Paid	Current Owning
\$7,041.44	\$0.00	\$316.60	\$0.00	\$7,358.04

Statement of Tax Arrears

Arrears In	Taxes	Interest	Total Outstanding
Year 1	\$3,523.64	\$572.66	\$4,096.30
Year 2	\$0.00	\$0.00	\$0.00
Year 3 and prior	\$0.00	\$0.00	\$0.00

Total Taxes Owning and Billed at Date of Certification: \$11,454.34

Penalty and/or interest levied on outstanding principal is 1.25% levied on the first day of the month after default and then on the first of each month thereafter until paid. Interest and penalty charges have been calculated to the end of the month in which this certificate is issued.

Local Improvement Charge Breakdown				Current Year Installment Breakdown			
Code	Description	Amount	Expiry	Interim		Final	
				03/27/2024	\$1,662.98	09/27/2024	\$1,859.46
				06/27/2024	\$1,661.00	11/27/2024	\$1,858.00
				Total	\$3,323.98	Total	\$3,717.46
Prior Year Taxes				Total Current Year Taxes Levied:			
December 31, 2023		\$6647.95				align="right">\$7,041.44	

I hereby certify that, subject to the qualifications respectively shown the above statement shows:

- All arrears of taxes returned to this office are due and owing against the above lands.
- The current amount of taxes on real property and whether any or all of the taxes have been paid as at the date of certification in connection with the above lands, and that no part of the said land has been sold for taxes under the Municipal Tax Act, 1984.
- That the current taxes shown reflect only those levied to date for the property described.

Qualifications

Certified as at: 11/11/2024

J Hamus

Tax Collector

- This certificate is subject to additional taxes which may be levied pursuant to Sections 32 and 33 of the Assessment Act, R.S.O. 1990.
- This certificate is subject to the adjustment of taxes pursuant to the provisions of Sections 39.1 and 40 of the Assessment Act R.S.O. 1990 and Sections 356, 357 and 358 of the Municipal Act/O. Reg 325/01.
- The total taxes shown may include additions to the Tax Collector's roll authorized by provincial legislation.
- The information on this certificate is based on cheques tendered being honoured by the institution upon which they are drawn.
- The tax Bill is sent to the assessed owner at time of production.
- A COPY OF THIS CERTIFICATE SHOULD BE GIVEN TO THE NEW OWNERS. THE MUNICIPALITY DOES NOT REBILL.