

COURT FILE NO.: 2401-15969
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 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, LCC, 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

Cassels Brock & Blackwell LLP
Suite 3810, Bankers Hall West
888 3rd Street SW
Calgary, Alberta, T2P 5C5

Telephone: 403 351 2920/ 403 351 2922
Facsimile: 403 648 1151
Email: joliver@cassels.com / dmarechal@cassels.com

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 November 21, 2024
Time 2:00 p.m. MST
Where Calgary Courts Centre
<https://albertacourts.webex.com/meet/virtual.courtroom60>

Before Whom The Honourable Justice Simard

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 Amended and Restated Initial Order ("**ARIO**") 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 service and deeming service of this Application and supporting materials to be good and sufficient;
 - (ii) extending the Stay (as defined below) up to and including February 28, 2025 (the "**Stay Period**"), in respect to the Debtor Companies and the Affiliate Entities (as defined in **Schedule "A"** hereto);
 - (iii) declaring that Hills of Windridge Trust and Fossil Creek Trust shall have the same benefit, protections and authorizations (collectively the "**CCAA Protections**") provided to the Debtor Companies in the Initial Order (as defined below), notwithstanding that these entities are not a "company" within the meaning of the CCAA;
 - (A) or in the alternative an order enjoining the sale of the Windridge Lands (as defined at paragraph 71 of the Affidavit of Michael Edwards sworn on November 12, 2024 (the "**Edwards Affidavit**") and the Fossil Creek Lands (as defined in paragraph 17 of the Affidavit of Paul Lauzon sworn on November 12, 2024 (the "**Lauzon Affidavit**")), and together with the Windridge Lands, the "**Texas Lands**");
 - (iv) authorizing the Monitor to register a copy of the ARIO on title to the Angus Manor Lands (as defined at paragraph 55 the Edwards Affidavit);
 - (v) granting an increase in the Administration Charge (as defined below) to a maximum amount of \$500,000;

- (vi) granting an increase in authorized borrowings under the Interim Lending Facility (as defined below) to a maximum principal amount of \$2,000,000 and granting a corresponding increase to the Interim Lender's Charge (as defined below);
 - (vii) authorizing an expansion of the Administration Charge and Interim Lender's Charge to attach to all undivided fractional interests ("**UFIs**") in the Property (as defined in the Initial Order); and
 - (viii) removing the current trustees of Hills of Windridge Trust, Fossil Creek Trust, Hills of Windridge A2A Trust and Fossil Creek A2A Trust (collectively, the "**Investor Trusts**") and replacing them with the Monitor; 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 (as defined in the Initial Order) 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) appointing Fasken Martineau DuMoulin LLP as representative counsel for the Canadian investors (in such capacity, the "**Canadian Representative Counsel**");
 - (c) 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**");
 - (d) authorizing the Debtor Companies, with the enhanced oversight and control of the Monitor, to remain in possession and control of their current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate including all proceeds thereof and to continue to carry on business in a manner consistent with the preservation of their businesses;
 - (e) granting a stay of proceedings (the "**Stay**"), for an initial period up to and including November 24, 2024 (the "**Initial Stay**") with respect to the Debtor Companies and the Affiliated Entities;

- (f) declaring that the Affiliated Entities shall have the same benefit and the same protections and authorizations provided to the Debtor Companies in the Initial Order and all the property and business of the Affiliated Entities shall be deemed to be the Property and Business (as defined in the Initial Order) of the Debtor Companies;
 - (g) authorizing the Monitor to take whatever steps necessary with the Alberta, Federal and Ontario corporate registries to reinstate certain struck Debtor Companies and Affiliated Entities;
 - (h) 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;
 - (i) granting the following charges over the Property in the following relative priorities:
 - (i) First – a charge in favour of the Monitor, its legal 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
 - (j) 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. Capitalized terms not otherwise defined herein shall have the meaning given to such terms in the Brief of the Applicant Investors, filed on November 12, 2024 (the "**Applicant Investors' Brief**").
4. The Monitor refers to and adopts the facts set forth in the Applicant Investors' Brief, and in particular, those set out in paragraphs 17 to 37 therein.

Extension of the Stay Period

5. The Initial Stay expires on November 24, 2024.
6. The Monitor requests that the stay of proceedings be extended (the "**Stay Extension**") to the earlier of: (i) the termination of these CCAA Proceedings; or (ii) February 28, 2025.

7. In the brief period of time since the granting of the Initial Order on November 14, 2024, the Monitor has been working diligently with its counsel and Representative Counsel to gather and review information relating to the businesses and operations of the Debtor Companies.
8. The conduct of the Debtor Companies, via the enhanced powers of the Monitor, to date, have been lawful, proper, and consistent their powers under the Initial Order.
9. The requested Stay Extension is required to maintain stability and provide the Debtor Companies with breathing room while the Monitor investigates and reviews the current business and affairs of the Debtor Companies to identify and assess potential restructuring options.
10. 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 afforded by the CCAA pursuant to a Stay Extension.

Extension of the CCAA Protections to Windridge Trust and Fossil Creek Trust, or in the alternative, Enjoining the Sale of the Texas Lands

11. The Monitor is seeking an order declaring that Fossil Creek Trust and Hills of Windridge Trust shall have the same benefit, protections and authorizations provided to the Debtor Companies in the ARIO, and that all the property and business of the Fossil Creek Trust and Hills of Windridge Trust shall be deemed to be the Property and Business of the Debtor Companies or, in the alternative, an order enjoining the sale of all or any part of the Texas Lands pending determination of the rightful ownership of the Texas Lands.
12. It is just and convenient for this Honourable Court to further extend the scope of these CCAA proceedings to include Hills of Windridge Trust and Fossil Creek Trust until such time that the Monitor is able to definitively determine those entities which are listed as the registered owners on title to the Texas Lands in order to prevent the transfer of the Texas Lands out of the scope of these CCAA proceedings.
13. An order declaring that Fossil Creek Trust and Hills of Windridge Trust shall have the same benefit, protections and authorizations provided to the Debtor Companies in the ARIO, and that all the property and business of the Fossil Creek Trust and Hills of Windridge Trust shall be deemed to be the Property and Business of the Debtor Companies as is necessary for the Monitor to preserve, protect and exercise control over the Texas Lands.
14. In the alternative, the Monitor requests that this Court exercise its broad discretion under section 11 of the CCAA to enjoin the sale of the Texas Lands until such time that the Monitor is able to definitively determine ownership of the Texas Lands.

15. An order enjoining the sale of the Texas Lands would, among other things:
 - (a) facilitate the single proceedings model by preventing the transfer of the Texas Lands outside the scope of these CCAA proceedings; and
 - (b) preserve the *status quo* for a period of time to allow the Monitor time to investigate and review the current business and affairs of the Debtor Companies and to identify and assess potential restructuring options.

Registration of the ARIO on Title to the Angus Manor Lands

16. The Monitor is seeking relief in the ARIO which would permit the ARIO to be registered by the Ontario Land Registry Office (the “**ON Registry**”) on title to the Angus Manor Lands.
17. Pursuant to paragraph 32(b) of the Initial Order, the Monitor was granted authority to, among other things, preserve, protect and exercise control over the Property, wherever the Monitor considers it necessary to do so.
18. The ON Registry requires explicit language in a court order to permit registration of such order on title.
19. The Monitor is seeking this Court’s approval to register the ARIO on title to the Angus Manor Lands to prevent any premature sale until there has been sufficient time to investigate concerns surrounding the potential sale of the Angus Manor Lands.

Increase to the Administration Charge

20. The Monitor is seeking an increase the Administration Charge from \$250,000 to \$500,000.
21. The Monitor submits that it is appropriate for this Honourable Court to exercise its jurisdiction and increase the amount of the Administration Charge, given that:
 - (a) the Debtor Companies and Affiliated Entities consist of a large and intertwined group of companies and entities, formed under the laws of at least two Canadian provinces and the United States, with real property in both countries. Consequently, any sale or restructuring of the Property will be complex given the number of stakeholders and the necessity for cross-border Insolvency Proceedings;
 - (b) all beneficiaries of the Administration Charge (*i.e.*, the Monitor, counsel to the Monitor and Representative Counsel) have contributed, and will continue to contribute, to the

restructuring efforts of Debtor Companies and there is no unwarranted duplication of roles;
and

- (c) the quantum of the charge is fair and reasonable in light of the enhanced powers and responsibilities of the Monitor under the ARIO, and the professional expertise and knowledge required by the Monitor and other beneficiaries of the Administration Charge in order to successfully navigate these CCAA Proceedings and maximize value for the benefit of all stakeholders.
22. The Monitor is of the view that the proposed increase to the Administration Charge is appropriate and necessary in light of the Businesses, Properties, the Monitor's duties, the duties of counsel to the Monitor, and the duties and necessity for Representative Counsel.

Increase to the Interim Lender's Charge

23. Pursuant to the Term Sheet between the Interim Lender and the Monitor (in accordance with its court-ordered enhanced powers) on behalf of the Debtor Companies, dated November 13, 2024 (the "**Term Sheet**"), the Monitor, on behalf of the Debtor Companies, is permitted to borrow up to \$2,000,000 from the Interim Lender (the "**Interim Lending Facility**").
24. Pursuant to paragraph 44 of the Initial Order, the Monitor, on behalf of the Debtor Companies, is authorized and empowered to borrow under the Interim Lending Facility to finance working capital requirements, general corporate purposes and capital expenditures, provided that the borrowings under the Interim Lending Facility do not exceed \$500,000 (the "**Authorized Borrowings**").
25. The Monitor has reviewed the terms and economics within the Term Sheet and is of the view that it is commercially reasonable in the circumstances, including the annual interest rate and the Interim Lender's Charge.
26. The increase in the Interim Lender's Charge will further assist in ensuring that the Business and the Property remain viable and marketable during the Stay Period. The failure to increase the Interim Lender's Charge will result in the Debtor Companies, via the enhanced power of the Monitor, being unable to have sufficient capital to cover the expenses of the Business and the protect the value of the Property for the benefit of all stakeholders for the duration of the Stay Period.
27. Accordingly, to pay necessary operational expenses as they become due, the Monitor, on behalf of the Debtor Companies, requires an increase in the Authorized Borrowings and the Interim Lender's Charge from \$500,000 to \$2,000,000.

Expansion of the Charges to all UFIs in the Property

28. The Monitor requests that this Honourable Court authorize an expansion of the Charges to all UFI's in the Property.
29. Due to the fractional nature of title to the Property resulting from the UFIs, expansion of the Charges to all UFIs in the Property is required for the furtherance of the remedial objectives of the CCAA including, without limitation: (i) the single proceeding model; and (ii) maximization of value for all stakeholders.
30. If the Charges are not expanded to all UFIs in the Property, the Canadian Investors whose interest in the Property are held through various Affiliate Entities may be prejudiced and the Offshore Investors may be unjustly enriched at their expense.
31. The expansion of the Charges to all UFI's will ensure equal treatment as between the Canadian Investors and Offshore Investors.

Replacing the Current Trustees of the Investor Trusts with the Monitor

32. The Monitor requests that this Honourable Court grant an order removing the trustees of the Investor Trusts and appointing the Monitor as trustee of the Investor Trusts.
33. As of the date of this Application, the Monitor does not have full insight into the Fossil Creek Trust or the Hills of Windridge Trust.
34. As set out in greater detail in paragraphs 88 to 92 of the Edwards Affidavit, Dirk Foo is known be the trustee of Fossil Creek A2A Trust and Hills of Windridge A2A Trust, and believed to be the trustee of Fossil Creek Trust and the Hills of Windridge Trust. Dirk Foo is a defendant in a number of claims brought in the United States which allege, among other things, fraudulent conveyance, breach of trust, mismanagement, and fraud (the "**Ongoing Litigation**").
35. As a result of the Ongoing Litigation and the Management Misconduct (further particularized in the Applicant Investors' Brief), the Applicant Investors have lost all faith in the ability of the trustees of the Investor Trust to carry out their fiduciary duties and act in a manner that preserves and protects the rights of the Applicant Investors and other stakeholders.
36. The Monitor seeks the removal of the trustees of the Investor Trusts as a result of the Management Misconduct including various alleged acts of breach of trust.

Material or evidence to be relied on:

37. Affidavit of Michael Edwards, sworn November 12, 2024;
38. Affidavit of Brian Richards, sworn November 12, 2024;
39. Affidavit of Paul Lauzon, sworn November 12, 2024;
40. Affidavit of Isabelle Brousseau, sworn November 8, 2024;
41. Affidavit of Pat Wedlund, sworn November 12, 2024;
42. Affidavit of Kim Picard, sworn November 12, 2024;
43. Brief of the Applicant Investors, filed November 12, 2024;
44. Pre-Filing Report of the Proposed Monitor dated November 12, 2024;
45. Consent to Act as Monitor and Receiver executed by a duly authorized representative of A&M, unfiled;
46. Bench Brief of the Monitor, dated November 17, 2024;
47. First Report of the Monitor, to be filed;
48. Such further and other material or evidence as counsel may advise and this Honourable Court permits.

Applicable Acts and regulations:

49. *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, 11.23, 11.52, and 18.6;
50. *Trustee Act*, SA 2022, c T-8.1 and in particular, section 20;
51. *Trustee Act*, RSO 1990, c T.23 and in particular, section 5(1);
52. *Alberta Rules of Court*, AR 124/2010 and in particular, Rule 13.5;
53. Such further and other legislation as counsel may advise and this Honourable Court permits.

How the application is proposed to be heard or considered:

54. Via Webex, on the Calgary Commercial List before the Honourable Justice Simard.

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 "B" – SERVICE LIST

Action No. 2401-15969

Last Update Nov. 18, 2024

SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
<p>FASKEN MARTINEAU DUMOULIN LLP First Canadian Centre 350 - 7th Avenue SW, Suite 3400 Calgary, AB T2P 3N9 Attention: Robyn Gurofsky Email: rgurofsky@fasken.com Attention: Kaitlyn Wong Email: kwong@fasken.com Assistant: Kim Picard Email: kpocard@fasken.com</p>	<p>Counsel to Canadian Investors</p>	<p>Email</p>
<p>NORTON ROSE FULBRIGHT CANADA LLP 400 3rd Ave SW, Suite 3700 Calgary AB T2P 4H2 Attention: Howard Gorman Email: howard.gorman@nortonrosefulbright.com</p>	<p>Representative Counsel to Offshore Investors</p>	<p>Email</p>
<p>AZIMUTH RISK MANAGEMENT LTD. 710, 7015 Macleod Trail SW Calgary, AB T2H 2K6 Attention: David Murphy Email: dmurphy@foxbridgegroup.com</p>		<p>Email</p>
<p>PILLAR CAPITAL CORP. Parkside Place Suite 920, 602 – 12th Avenue S.W. Calgary, AB T2R 1J3 Attention: Steve Dizep Email: sdizep@pillarcapitalcorp.com Attention: Rick Lutz Email: rlutz@pillarcapitalcorp.com</p>		<p>Email</p>
<p>CASSELS Suite 3810, Bankers Hall West 888 3rd Street SW Calgary AB T2P 5C5 Attention: Jeffrey Oliver Email: joliver@cassels.com Attention: Danielle Marechal Email: dmarechal@cassels.com Assistant: Angeline Gagnon Email: agagnon@cassels.com</p>	<p>Counsel to Alvarez & Marsal Canada Inc.</p>	<p>Email</p>
<p>REED SMITH LLP 2850 N Harwood St Suite 1500, Dallas, TX 75201, United States Attention: Keith Aurzada Email: KAurzada@reedsmith.com Attention: Michael Cooley Email: mpcooley@reedsmith.com</p>	<p>US Counsel to Alvarez & Marsal Canada Inc.</p>	<p>Email</p>

SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
ALVAREZ & MARSAL CANADA INC. Suite 1110, 250 6 th Ave SW 888 3rd Street SW Calgary AB T2P 3H7 Attention: Orest Konowalchuk Email: okonowalchuk@alvarezandmarsal.com Attention: Duncan MacRae Email: dmacrae@alvarezandmarsal.com	Alvarez & Marsal Canada Inc.	Email
CARSCALLLEN LLP 332 6th Avenue SW, Suite 900 Calgary, AB T2P 0B2 Attention: Greg Walter Email: Walter@carscallen.com Attention: Nicholas Ramessar Email: ramessar@carscallen.com	Counsel to A2A Group	Email
ANGUS A2A GP INC. 1600, 333 – 7 th Ave SW Calgary, AB T2P 2Z1 Email: cores@burstall.com	Respondent	Email
ANGUS MANOR PARK A2A GP INC. 1600, 333 – 7 th Ave SW Calgary, AB T2P 2Z1 Email: cores@burstall.com	Respondent	Email
ANGUS MANOR PARK A2A CAPITAL CORP. c/o CARSCALLLEN LLP 900 – 332 6 Ave SW Calgary, AB T2P 0B2 Attention: Greg Walter Email: corporateservices@carscallen.com	Respondent	Email
ANGUS MANOR PARK A2A DEVELOPMENTS INC. 2030 Bristol Circle, 210 Oakville, ON L6H 6P5	Respondent	Courier
HILLS OF WINDRIDGE A2A TRUST Registered and Head office of the trust: 250 Ferrand Drive, Suite 888 Toronto ON M3C 3G8	Respondent	Courier

SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
<p>WINDRIDGE A2A DEVELOPMENTS, LLC 7500 Lazy Super Blvd Forth Worth, TX 76131, USA</p> <p>c/o Bodkin, Niehaus, Dorris, and Jolley PLLC 111, 6021 Morriss Road Flower Mound TX, 75028</p> <p>Attention: Nick Lind Email: info@tbtextlaw.com</p>	Respondent	Courier/Email
<p>HILLS OF WINDRIDGE A2A GP INC. 2030 Bristol Circle Oakville, ON L6H 6P5</p>	Respondent	Courier
<p>FOSSIL CREEK A2A GP INC. Suite 900, 744 – 4 Ave SW Calgary, AB T2P 3T4 Email: allan.lind@serenehomes.com</p>	Respondent	Email
<p>FOSSIL CREEK A2A DEVELOPMENTS, LLC 7500 Lazy Spur Blvd Fort Worth, TX 76131-5231, USA</p> <p>c/o Bodkin, Niehaus, Dorris, and Jolley PLLC 111, 6021 Morriss Road Flower Mound TX, 75028</p> <p>Attention: Nick Lind Email: info@tbtextlaw.com</p>	Respondent	Courier/Email
<p>FOSSIL CREEK A2A TRUST Registered and Head office of the trust: Suite 900, 744 – 4th Avenue SW Calgary AB T2P 3T4</p>	Respondent	Courier
<p>A2A DEVELOPMENTS INC. 2030 Bristol Circle, 210 Oakville, ON L6H 6P5</p>	Respondent	Courier
<p>SERENE COUNTRY HOMES (CANADA) INC. 250 Ferrand Drive, 301 Toronto, ON M3C 3G8</p>	Respondent	Courier
<p>A2A CAPITAL SERVICES CANADA INC. 744 Fourth Avenue, Suite 900 Calgary, AB T2P 3T4</p>	Respondent	Courier

SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
CANADA REVENUE AGENCY Surrey National Verification and Collections Centre 9755 King George Boulevard Surrey BC V3T 5E1 Fax (toll-free): 1-833-697-2390	CRA	Fax
OFFICE OF THE SUPERINTENDENT OF BANKRUPTCY Harry Hays Building 220 4th Ave SE, Suite 478 Calgary AB T2G 4X3 Fax: 1-403-292-5188 Email: osbservice-bsfservice@ised-isde.gc.ca	OSB	Courier/Email
GRAYSON AMBROSE 234 Evanscreek Court NW Calgary, AB T3P 1H4 111 Dalcastle Court NW Calgary, AB T3A 2A7 301, 250 Ferrand Drive Toronto, ON M3C 3G8 Email: grayson@dalcastle.ca	Director	Courier/Email
LUKE MICHAEL KOK MENG FOO 54 Coronation Rd West #01-01 Singapore 269266, Singapore	Director	Courier
JOSEPH F. ATTRUX 11425 Coburn Hills Pass Fort Worth, TX 76108, USA 105 – 6635 Sandshell Blvd. Fort Worth, TX 76137, USA 2030 Bristol Circle, 210 Oakville, ON L6H 6P5	Director and Officer	Courier
ALLAN WHITEFORD LIND 121 Meyer Rd, The Makena #10-08 Singapore, 437932, Singapore 7340 Cascade Court Unit 1122 Forth Worth, TX 76137, USA 900, 744 – 4 Ave SW Calgary, AB T2P 3T4	Director and Officer	Courier

SERVICE RECIPIENT	RECIPIENT STATUS	SERVICE VIA
ANNE LAW 4950 Yonge St, Madison Centre 910 Toronto, ON M2N 6K1	Officer	Courier
DIRK FOO 121 Meyer Rd, 10-08 Singapore, 437932, Singapore 900, 744 – 4 Ave SW Calgary, AB T2P 3T4	Director	Courier
ALEXI OLCHESKI 2011 – 25 th Ave SW Calgary, AB T2T 1A6	Director	Courier
REGISTRAR OF CORPORATION ALBERTA REGISTRIES CORPORATIONS BRANCH John E. Brownlee Bldg 10365 – 97 th St Edmonton, AB T5J 3W7	AB Corporate Registry	Courier
CORPORATIONS CANADA C.D. Howe Building 235 Queen St Ottawa, ON K1A 0H5	Federal Corporate Registry	Courier

EMAIL

rgurofsky@fasken.com; kwong@fasken.com; kpocard@fasken.com; cores@burstall.com;
corporateservices@carscallen.com; allan.lind@serenehomes.com; joliver@cassels.com;
dmarechal@cassels.com; agagnon@cassels.com; KAurzada@reedsmith.com;
mpcooley@reedsmith.com; okonowalchuk@alvarezandmarsal.com; dmacrae@alvarezandmarsal.com;
Walter@carscallen.com; ramessar@carscallen.com; howard.gorman@nortonrosefulbright.com;
dmurphy@foxbridgegroup.com; sdizep@pillarcapitalcorp.com; rlutz@pillarcapitalcorp.com;
info@tbtexlaw.com; osbservice-bsfservice@ised-isde.gc.ca; grayson@dalcastle.ca

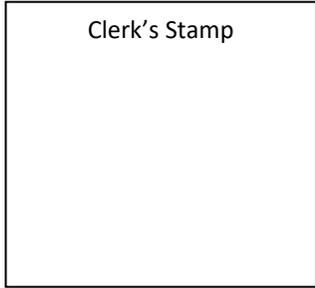
FAX:

1.	CANADA REVENUE AGENCY 1-833-697-2390
2.	OFFICE OF THE SUPERINTENDENT OF BANKRUPTCY 1-403-292-5188

SCHEDULE "C"

AMENDED AND RESTATED INITIAL ORDER

COURT FILE NUMBER 2401-15969
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., 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, LCC, A2A
DEVELOPMENTS INC., SERENE COUNTRY HOMES (CANADA) INC.
and A2A CAPITAL SERVICES CANADA INC.

DOCUMENT **AMENDED AND RESTATED INITIAL 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 / 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: November 21, 2024

LOCATION WHERE ORDER WAS PRONOUNCED: Calgary, Alberta

JUSTICE WHO MADE THIS ORDER: The Honourable Justice Simard

UPON the application of Alvarez & Marsal Canada Inc. ("**A&M**") in its capacity as the court-
appointed monitor (in such capacity, the "**Monitor**") with enhanced powers 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. (together, the "**Debtor Companies**"); **AND UPON** having read the Application, the Affidavit of Michael Edwards sworn on November 12, 2024, the Affidavit of Paul Lauzon sworn on November 12, 2024, the Affidavit of Isabelle Brousseau, sworn November 8, 2024, the Affidavit of Pat Wedlund, sworn November 12, 2024, the Affidavit of Brian Richards, sworn November 12, 2024, the Affidavit of Kim Picard sworn November 12, 2024, the Pre-filing Report of the Monitor dated November 13, 2024 and the First Report of the Monitor dated November [●], 2024; **AND UPON** reviewing the CCAA Initial Order granted by the Honourable Justice C. Feasby in these proceedings on November 14, 2024; **AND UPON** hearing counsel for the Monitor, Representative Counsel (as defined herein), Debtor Companies and any other party in attendance; **IT IS HEREBY ORDERED AND DECLARED THAT:**

SERVICE

1. The time for service of the notice of application for this order (the "**Order**") is hereby abridged and deemed good and sufficient and this application is properly returnable today.

APPLICATION

2. The Debtor Companies are companies to which the *Companies' Creditors Arrangement Act*, RSC 1985, c C-36 (the "**CCAA**") applies.

AFFILIATE ENTITIES

3. Angus A2A Limited Partnership, Angus Manor A2A Limited Partnership, Hills of Windridge A2A LP, Hills of Windridge A2A Trust, Hills of Windridge Trust, Fossil Creek A2A Limited Partnership, Fossil Creek A2A Trust, and Fossil Creek Trust (together the "**Affiliate Entities**") are integrally related to the Debtor Companies' business and the Applicant Investors' interests, and are hereby granted and shall have the same benefit, protections and authorizations provided to the Debtor Companies in this Order, and all the property and business of the Affiliate Entities shall henceforth be deemed to be the Property and Business (each as defined in paragraph 11 hereof) of the Debtor Companies, notwithstanding that none of these entities are a "company" pursuant to the CCAA.

NO SALE OF PROPERTY

4. Subject to further order of this Court, all Persons shall be and are hereby enjoined from taking any action to consummate any agreement for the purchase and sale of all or any portion of the Property.

UNDIVIDED FRACTIONAL INTERESTS

5. Paragraphs 61 to 65 of this Order, and in particular the Charges (as defined herein) shall apply to

and hereby attach to the undivided fractional interests (“**UFIs**”) of any individual investor in any real property which is the subject of these CCAA proceedings and such UFIs shall henceforth be deemed to be the Property (as defined in paragraph 11 hereof) of the Debtor Companies provided however that the UFIs are deemed to be Property sole for the purpose of securing the Charges and enabling the Monitor to exercise its authority and power of the Property for the benefit of all stakeholders. For greater certainty, nothing in this paragraph 5 shall act to deprive the UFI holders of their underlying right and interest in the real property.

CORPORATE REVIVAL

6. The Alberta Corporate Registrar is hereby directed to temporarily revive the corporate bodies of Angus A2A GP Inc., Angus Manor Park A2A GP Inc. and Fossil Creek A2A GP Inc. (together the “**Alberta Struck Companies**”) for the limited purpose of facilitating these CCAA proceedings.
7. The Director of the federal Corporate Registrar is hereby directed to temporarily revive the corporate body of A2A Capital Services Canada Inc. (together with the “**Alberta Struck Companies**, the “**Struck Companies**”) for the limited purpose of facilitating these CCAA proceedings.
8. The temporary revival of the Struck Companies shall expire upon the termination of the within CCAA proceedings, unless otherwise ordered by this Honourable Court.
9. The Monitor, in addition to its prescribed rights and obligations under the CCAA and this Order, is authorized and directed to execute all documents necessary for the purpose of reviving the Struck Companies and the Struck Companies are hereby relieved of any obligation to file delinquent and future annual returns.

PLAN OF ARRANGEMENT

10. The Debtor Companies, under the direction of the Monitor, shall have the authority to file and may, subject to further order of this Court, file with this Court a plan of compromise or arrangement (a “**Plan**”).

POSSESSION OF PROPERTY AND OPERATIONS

11. The Monitor shall exercise the management and control of the Debtor Companies and Affiliate Entities, and on behalf of the Debtor Companies and Affiliate Entities, shall:
 - (a) permit the Debtor Companies and Affiliate Entities to remain in possession and control of their current and future assets, undertakings and properties of every nature and kind whatsoever, and wherever situate including all proceeds thereof (the “**Property**”);

- (b) subject to further order of this Court, continue to carry on business in a manner consistent with the preservation of its business (the "**Business**") and Property; and
 - (c) be authorized and empowered to continue to retain and employ the employees, consultants, agents, experts, accountants, counsel and such other persons (collectively "**Assistants**") currently retained or employed by it, with liberty to retain such further Assistants as it deems reasonably necessary or desirable in the ordinary course of business or for the carrying out of the terms of this Order.
 - (d) be entitled to continue to utilize the central cash management system currently in place or, with the consent of the Monitor, replace it with another substantially similar central cash management system (the "**Cash Management System**") and that any present or future bank providing the Cash Management System (i) shall not be under any obligation whatsoever to inquire into the propriety, validity or legality of any transfer, payment, collection or other action taken under the Cash Management System, or as to the use or application by the Debtor Companies, through the Monitor, of funds transferred, paid, collected or otherwise dealt with in the Cash Management System, (ii) shall be entitled to provide the Cash Management System without any liability in respect thereof to any Person (as hereinafter defined) other than the Debtor Companies, pursuant to the terms of the documentation applicable to the Cash Management System, and (iii) shall be, in its capacity as provider of the Cash Management System, an unaffected creditor under any Plan with regard to any claims or expenses it may suffer or incur in connection with the provision of the Cash Management System.
12. To the extent permitted by law, the Monitor on behalf of the Debtor Companies and the Affiliate Entities shall, be entitled but not required to make the following advances or payments of the following expenses, incurred prior to or after this Order:
- (a) all outstanding and future wages, salaries, employee and pension benefits, vacation pay and expenses payable on or after the date of this Order, in each case incurred in the ordinary course of business and consistent with existing compensation policies and arrangements; and
 - (b) the reasonable fees and disbursements of any Assistants retained or employed by the Debtor Companies, Affiliate Entities or the Monitor on behalf of the Debtor Companies or Affiliate Entities, in respect of these proceedings, at their standard rates and charges, including for periods prior to the date of this Order.
13. Except as otherwise provided to the contrary herein, the Monitor on behalf of the Debtor Companies and Affiliate Entities shall be entitled but not required to pay all reasonable expenses incurred by

the Debtor Companies and Affiliate Entities in carrying out the provisions of this Order, which shall include, without limitation:

- (a) all expenses and capital expenditures reasonably necessary for the preservation of the Property or the Business including, without limitation, payments on account of insurance, maintenance and security services; and
- (b) payment for goods or services actually supplied to the Debtor Companies or the Affiliate Entities following the date of this Order.

14. The Monitor, on behalf of the Debtor Companies and, where applicable, the Affiliate Entities shall remit, in accordance with legal requirements, or pay:

- (a) any statutory deemed trust amounts in favour of the Crown in Right of Canada or of any Province thereof or any other taxation authority that are required to be deducted from employees' wages, including, without limitation, amounts in respect of:
 - (i) employment insurance,
 - (ii) Canada Pension Plan, and
 - (iv) income taxes,

but only where such statutory deemed trust amounts arise after the date of this Order, or are not required to be remitted until after this Order, unless otherwise ordered by the Court;

- (b) all goods and services or other applicable sales taxes (collectively, "**Sales Taxes**") required to be remitted by the Debtor Companies or Affiliate Entities in connection with the sale of goods and services by the Debtor Companies and Affiliate Entities, but only where such Sales Taxes are accrued or collected after the date of this Order, or where such Sales Taxes were accrued or collected prior to the date of this Order but not required to be remitted until on or after the date of this Order; and
- (c) any amount payable to the Crown in Right of Canada or of any Province thereof or any political subdivision thereof or any other taxation authority in respect of municipal realty, municipal business or other taxes, assessments or levies of any nature or kind which are entitled at law to be paid in priority to claims of secured creditors and that are attributable to or in respect of the carrying on of the Business by the Debtor Companies or Affiliated Entities.

15. Until such time as a real property lease is disclaimed or resiliated in accordance with the CCAA, the Monitor, on behalf of the Debtor Companies and the Affiliate Entities may pay all amounts constituting rent or payable as rent under real property leases (including, for greater certainty, common area maintenance charges, utilities and realty taxes and any other amounts payable as

rent to the landlord under the lease) based on the terms of existing lease arrangements or as otherwise may be negotiated by the Monitor, on behalf of the Debtor Companies or the Affiliate Entities, from time to time for the period commencing from and including the date of this Order (“Rent”), but shall not pay rent in arrears.

16. Except as specifically permitted in this Order, the Monitor on behalf of the Debtor Companies or Affiliate Entities is hereby directed, until further order of this Court:
- (a) to make no payments of principal, interest thereon or otherwise on account of amounts owing by the Debtor Companies or the Affiliate Entities to any of its creditors as of the date of this Order;
 - (b) to grant no security interests, trust, liens, charges or encumbrances upon or in respect of any of their Property; and
 - (c) not to grant credit or incur liabilities except in the ordinary course of the Business.

RESTRUCTURING

17. The Monitor, on behalf of the Debtor Companies and, where applicable, the Affiliate Entities shall, subject to such requirements as are imposed by the CCAA have the right to:
- (a) permanently or temporarily cease, downsize or shut down any portion of its business or operations and to dispose of redundant or non-material assets not exceeding \$500,000 in any one transaction or \$1,000,000 in the aggregate, provided that any sale that is either (i) in excess of the above thresholds, or (ii) in favour of a person related to any of the Debtor Companies or Affiliate Entities (within the meaning of section 36(5) of the CCAA), shall require authorization by this Court in accordance with section 36 of the CCAA;
 - (b) terminate the employment of such of its employees or temporarily lay off such of its employees as it deems appropriate on such terms as may be agreed upon between the Monitor, on behalf of any of the Debtor Companies or the Affiliate Entities and such employee, or failing such agreement, to deal with the consequences thereof in the Plan
 - (c) disclaim or resiliate, in whole or in part, their arrangements or agreements of any nature whatsoever with whomsoever, whether oral or written, as the Monitor on behalf of the Debtor Companies and Affiliate Entities deems appropriate, in accordance with section 32 of the CCAA; and
 - (d) pursue all avenues of refinancing of its Business or Property, in whole or part, subject to

prior approval of this Court being obtained before any material refinancing,

all of the foregoing to permit the Monitor, on behalf of the Debtor Companies and Affiliate Entities, to proceed with an orderly restructuring of the Business (the "**Restructuring**").

18. The Monitor, on behalf of the Debtor Companies and Affiliate Entities, shall provide each of the relevant landlords with notice of the Debtor Companies' or Affiliate Entities' intention to remove any fixtures from any leased premises at least seven (7) days prior to the date of the intended removal. The relevant landlord shall be entitled to have a representative present in the leased premises to observe such removal. If the landlord disputes the Debtor Companies' or Affiliate Entities' entitlement to remove any such fixture under the provisions of the lease, such fixture shall remain on the premises and shall be dealt with as agreed between any applicable secured creditors, such landlord and the Monitor on behalf of the Debtor Companies or Affiliate Entities, or by further order of this Court upon application by the Monitor on behalf of the Debtor Companies or Affiliate Entities on at least two (2) days' notice to such landlord and any such secured creditors. If the Monitor, on behalf of the Debtor Companies or Affiliate Entities disclaims or resiliates the lease governing such leased premises in accordance with section 32 of the CCAA, they shall not be required to pay Rent under such lease pending resolution of any such dispute other than Rent payable for the notice period provided for in section 32(5) of the CCAA, and the disclaimer or resiliation of the lease shall be without prejudice to the Debtor Companies' and the Affiliate Entities' claim to the fixtures in dispute.

19. If a notice of disclaimer or resiliation is delivered by the Monitor on behalf of the Debtor Companies or Affiliate Entities pursuant to section 32 of the CCAA, then:
 - (a) during the notice period prior to the effective time of the disclaimer or resiliation, the landlord may show the affected leased premises to prospective tenants during normal business hours, on giving the Monitor, on behalf of the Debtor Companies or Affiliate Entities, 24 hours' prior written notice; and

 - (b) at the effective time of the disclaimer or resiliation, the relevant landlord shall be entitled to take possession of any such leased premises without waiver of or prejudice to any claims or rights such landlord may have against the Debtor Companies or Affiliate Entities in respect of such lease or leased premises and such landlord shall be entitled to notify the Monitor, on behalf of the Debtor Companies or Affiliate Entities, of the basis on which it is taking possession and to gain possession of and re-lease such leased premises to any third party or parties on such terms as such landlord considers advisable, provided that nothing herein shall relieve such landlord of its obligation to mitigate any damages claimed in connection therewith.

NO PROCEEDINGS AGAINST THE DEBTOR COMPANIES, AFFILIATE ENTITIES OR THE PROPERTY

20. Until and including February 28, 2025, or such later date as this Court may order (the "**Stay Period**"), no proceeding or enforcement process in any court (each, a "**Proceeding**") shall be commenced or continued against or in respect of the Debtor Companies, the Affiliate Entities or the Monitor, or affecting the Business or the Property, except with leave of this Court, and any and all Proceedings currently under way against or in respect of the Debtor Companies or the Affiliate Entities, or affecting the Business or the Property are hereby stayed and suspended pending further order of this Court.

NO EXERCISE OF RIGHTS OR REMEDIES

21. During the Stay Period, all rights and remedies of any individual, firm, corporation, governmental body or agency, or any other entities (all of the foregoing, collectively being "**Persons**" and each being a "**Person**"), whether judicial or extra-judicial, statutory or non-statutory against or in respect of the Debtor Companies, the Affiliate Entities or the Monitor, or affecting the Business or the Property, are hereby stayed and suspended and shall not be commenced, proceeded with or continued except with leave of this Court, provided that nothing in this Order shall:
- (a) empower the Debtor Companies or Affiliate Entities to carry on any business that the Debtor Companies or Affiliate Entities are not lawfully entitled to carry on;
 - (b) affect such investigations, actions, suits or proceedings by a regulatory body as are permitted by section 11.1 of the CCAA;
 - (c) prevent the filing of any registration to preserve or perfect a security interest;
 - (d) prevent the registration of a claim for lien; or
 - (e) exempt the Debtor Companies or the Affiliate Entities from compliance with statutory or regulatory provisions relating to health, safety or the environment.

22. Nothing in this Order shall prevent any party from taking an action against the Debtor Companies or the Affiliate Entities where such an action must be taken in order to comply with statutory time limitations in order to preserve their rights at law, provided that no further steps shall be taken by such party except in accordance with the other provisions of this Order, and notice in writing of such action be given to the Monitor at the first available opportunity.

NO INTERFERENCE WITH RIGHTS

23. During the Stay Period, no person shall accelerate, suspend, discontinue, fail to honour, alter, interfere with, repudiate, terminate or cease to perform any right, renewal right, contract, agreement,

licence or permit in favour of or held by the Debtor Companies or the Affiliate Entities except with the written consent of the Monitor on behalf of the Debtor Companies or the Affiliate Entities, or leave of this Court.

CONTINUATION OF SERVICES

24. During the Stay Period, all persons having:

- (a) statutory or regulatory mandates for the supply of goods and/or services; or
- (b) oral or written agreements or arrangements with the Debtor Companies or the Affiliate Entities, including without limitation all computer software, communication and other data services, centralized banking services, payroll services, insurance, transportation, services, utility or other services to the Business, the Debtor Companies or the Affiliate Entities;

are hereby restrained until further order of this Court from discontinuing, altering, interfering with, suspending or terminating the supply of such goods or services as may be required by the Debtor Companies or Affiliate Entities or exercising any other remedy provided under such agreements or arrangements. The Debtor Companies and Affiliate Entities shall be entitled to the continued use of their current premises, telephone numbers, facsimile numbers, internet addresses and domain names, provided in each case that the usual prices or charges for all such goods or services received after the date of this Order are paid by each Debtor Companies or Affiliate Entities in accordance with the payment practices of such Debtor Company or Affiliate Entity, or such other practices as may be agreed upon by the supplier or service provider and the Monitor on behalf of each of the Debtor Companies and the Affiliate Entities, or as may be ordered by this Court.

NON-DEROGATION OF RIGHTS

25. Nothing in this Order has the effect of prohibiting a person from requiring immediate payment for goods, services, use of leased or licensed property or other valuable consideration provided on or after the date of this Order, nor shall any person, other than the Interim Lender where applicable, be under any obligation on or after the date of this Order to advance or re-advance any monies or otherwise extend any credit to the Debtor Companies or Affiliate Entities.

REPRESENTATIVE COUNSEL

26. Fasken Martineau DuMoulin LLP ("**Canadian Rep Counsel**") is hereby appointed as counsel for all Canadian investors in the Business and Property of the Debtor Companies and the Affiliate Entities, including without limitation, the Applicant Investors (the "**Canadian Investors**") in these proceedings, any proceedings under the CCAA or the *Bankruptcy and Insolvency Act*, R.S.C. 1985, c. B-3, as amended (the "**BIA**") or in any other proceeding respecting the insolvency of the Debtor Companies or Affiliate Entities that may be brought before this Court (collectively, the "**Insolvency Proceedings**"), for any issue affecting the Canadian Investors. Nothing in this Order shall prohibit a Canadian Investor from retaining their own counsel in the within proceeding.
27. Canadian Rep Counsel shall represent the interests of the Canadian Investors, and is entitled (but not required) to consult with or seek instructions from individual Canadian Investors. Canadian Rep Counsel shall further be entitled but not required to commence the process of identifying no more than five (5) Canadian Investors to be nominated as Court-appointed representatives (the "**Canadian Representatives**") pursuant to a further Order of this Honourable Court, as soon as practicable. The Canadian Representatives, once appointed, shall represent the Canadian Investors in the Insolvency Proceedings, including without limitation, for the purpose of settling or compromising claims by the Canadian Investors in the within CCAA proceedings.
28. Norton Rose Fulbright Canada LLP ("**Offshore Rep Counsel**" and together with Canadian Rep Counsel, "**Representative Counsel**") is hereby appointed as counsel for all non-Canadian investors in in the Business and Property of the Debtor Companies and Affiliate Entities (the "**Offshore Investors**") in the Insolvency Proceedings, for any issue affecting the Offshore Investors. Notwithstanding the foregoing, nothing in this Order shall prohibit an Offshore Investor from retaining their own counsel in the within proceeding.
29. Offshore Rep Counsel shall represent the interests of the Offshore Investors, and is entitled (but not required) to consult with or seek instructions from individual Offshore Investors. Offshore Rep Counsel shall further be entitled but not required to commence the process of identifying no more than five (5) Offshore Investors to be nominated as Court-appointed representatives (the "**Offshore Representatives**" and together with the Canadian representatives, the "**Investor Representatives**") pursuant to a further Order of this Honourable Court, as soon as practicable. The Offshore Representatives, once appointed, shall represent the Offshore Investors in the Insolvency Proceedings, including without limitation, for the purpose of settling or compromising claims by the Offshore Investors in the within CCAA proceedings.

30. Representative Counsel is authorized to take all steps necessary or desirable to carry out the terms of this Order including dealing with any Court, regulatory body or other government ministry, department or agency to take all such steps as are necessary or incidental thereto.
31. Representative Counsel shall be entitled to the protection of the Administration Charge in relation to their fees and disbursements as further particularized in paragraphs 51 to 53 hereof.
32. Representative Counsel shall have no liability as a result of their appointment nor the fulfillment of their duties in carrying out this Order or any further Order of the Court in these CCAA proceedings, save and except for any gross negligence or willful misconduct on their part.
33. Notice of the appointment of Representative Counsel shall be provided by the completion of the Notice Protocol defined and outlined in paragraphs 67 to 70 hereof.

DIRECTORS AND OFFICERS

34. All current and former directors and officers of the Debtor Companies shall have no further power or authority to manage or direct the Debtor Companies including, but not limited to, the power to direct the sale, transfer or other disposition of the Property or Business on behalf of the Debtor Companies or incur any obligations on behalf of the Debtor Companies.
35. All of the current and former directors, officers, shareholders and Assistants of the Debtor Companies and all other persons acting on the instruction or behalf of any of the foregoing having notice of this Order shall and are hereby directed to co-operate with and provide the Monitor with reasonable access to the books and records of the Debtor Companies and Affiliate Entities.

REMOVAL OF TRUSTEES

36. All current and former trustees (the "**Removed Trustees**") of Hills of Windridge Trust, Fossil Creek Trust, Hills of Windridge A2A Trust and Fossil Creek A2A Trust (collectively, the "**Investor Trusts**") are hereby removed as trustees of the Investor Trusts and relieved of their powers and duties as trustees of the Investor Trusts.
37. The Monitor is hereby appointed as the sole trustee of each of the Investor Trusts. All right, title and interest of the Removed Trustees in and to the property of the Investor Trusts (the "**Trust Property**") shall vest immediately and irrevocably in the Monitor and the Monitor shall have full, absolute and exclusive power, control and authority over the Trust Property and over the affairs of the Investor Trusts, to do all such acts and things as in the Monitor's sole judgment and discretion are necessary or incidental to, or desirable for, the carrying out of any of the purposes of the

Investor Trusts or the conducting of the affairs of the Investor Trusts for the benefit and on behalf of the beneficiaries thereof.

38. Notwithstanding anything contained in paragraph 37 hereof, the Monitor shall not be liable to any person as a result of its appointment as trustee of the Investor Trusts nor the fulfillment of its duties as trustee of the Investor, save and except for any gross negligence or willful misconduct on their part. For greater certainty, in addition to the protections afforded to the Monitor under the CCAA or as an Officer of this Court, the Monitor shall not be liable for any debts, liabilities, obligations, claims, demands, judgments, costs, charges or expenses against or with respect to the Investor Trusts.
39. The Removed Trustees and all former trustees of the Investor Trusts, and all other Persons acting on the instruction or behalf of any of the foregoing shall and are hereby directed to co-operate with and provide the Monitor with reasonable access to the books and records of the Investor Trusts.
40. The Monitor shall have an interest in the Investor Trusts by issuance of this Order and shall be authorized to file a *lis pendens* notifying the public of such interest in the property county court records in the United States.

APPOINTMENT OF MONITOR

41. A&M is hereby appointed pursuant to the CCAA as the Monitor, an officer of this Court, to monitor the Property, Business, and financial affairs of the Debtor Companies and Affiliate Entities with the powers and obligations set out in the CCAA or set forth herein and that the Debtor Companies and Affiliate Entities and, where applicable, their shareholders, officers, directors, and Assistants shall advise the Monitor of all material steps taken by the Debtor Companies and Affiliate Entities pursuant to this Order, and shall co-operate fully with the Monitor in the exercise of its powers and discharge of its obligations and provide the Monitor with the assistance that is necessary to enable the Monitor to adequately carry out the Monitor's functions.
42. The Monitor, in addition to its prescribed rights and obligations under the CCAA, is hereby directed and empowered to:
 - (a) monitor the Debtor Companies' and the Affiliate Entities' receipts and disbursements, Business and dealings with the Property;
 - (b) report to this Court at such times and intervals as the Monitor may deem appropriate with respect to matters relating to the Property, the Business, and such other matters as may be relevant to the proceedings herein and immediately report to the Court if in the opinion of the Monitor there is a material adverse change in the financial circumstances of the any Debtor Company or Affiliate Entity;

- (c) have full and complete access to the Property, including the premises, books, records, data, including data in electronic form and other financial documents of the Debtor Companies and Affiliate Entities to the extent that is necessary to adequately assess the Property, Business, and financial affairs of the Debtor Companies and Affiliate Entities, or to perform its duties arising under this Order;
 - (d) be at liberty to engage independent legal counsel (in both Canada and the United States) or such other persons as the Monitor deems necessary or advisable respecting the exercise of its powers and performance of its obligations under this Order;
 - (e) hold funds in trust or in escrow, to the extent required, to facilitate settlements between the Debtor Companies, Affiliate Entities and any other Person; and
 - (f) perform such other duties as are required by this Order or by this Court from time to time.
43. Without in any way limiting the powers and duties of the Monitor otherwise set out herein or in the CCAA, the Monitor is hereby empowered and authorized, but not obligated, to do any of the following in the name of and on behalf of the Debtor Companies and the Affiliate Entities, where the Monitor considers it necessary or desirable:
- (a) take any and all actions and steps to manage, operate and carry on the Business, including, without in any way limiting the generality of the foregoing:
 - (i) any actions or steps the Monitor considers necessary or desirable to proceed with an orderly restructuring or liquidation of the Business;
 - (ii) any and all steps of the Debtor Companies or Affiliate Entities authorized by this Order and any other Order made in these proceedings, including making distributions or payments;
 - (iii) permanently or temporarily ceasing, downsizing or shutting down any of the Debtor Companies or Affiliate Entities operations;
 - (iv) terminating the employment of or temporarily laying off employees of the Debtor Companies or the Affiliate Entities;
 - (v) preparing a Plan on behalf of the Debtor Companies and Affiliate Entities;
 - (vi) entering into any agreements;
 - (vii) settling, extending or compromising any indebtedness owing to or by the Debtor Companies and Affiliate Entities;

- (viii) engaging and instructing Assistants from time to time and on whatever basis, including on a temporary basis, to assist with the exercise of the Monitor's powers and duties, including those conferred by this Order;
 - (ix) purchasing or leasing machinery, equipment, inventories, supplies, premises or other assets to continue the Business, or any part or parts thereof;
 - (x) initiating, prosecuting and continuing the prosecution of any and all proceedings and defending all proceedings now pending or hereafter instituted with respect to the Debtor Companies, the Affiliate Entities, the Business, the Property or the Monitor and to settle or compromise any such proceeding;
 - (xi) exercising any rights of the Debtor Companies or the Affiliate Entities;
 - (xii) applying for any permits, licences, approvals or permissions as may be required by any governmental authority and any renewals thereof for and on behalf of and in the name of the Debtor Companies and Affiliate Entities;
 - (xiii) taking any and all corporate governance actions for any Debtor Company or Affiliate Entity; and
 - (xiv) providing instruction and direction to the Assistants of the Debtor Companies and Affiliate Entities;
- (b) preserve, protect and exercise control over the Property, or any parts thereof, including, without in any way limiting the generality of the foregoing to:
- (i) receive, collect and exercise control over all monies and accounts held by or owing to the Debtor Companies and Affiliate Entities, including any proceeds of the sale of any of the Property;
 - (ii) exercise all remedies of the Debtor Companies and Affiliate Entities in collecting monies owed or hereafter owing to the Debtor Companies or the Affiliate Entities and to enforce any security held by the Debtor Companies or the Affiliate Entities;
 - (iii) execute, assign, issue and endorse documents of whatever nature in respect of any of the Property for any purpose pursuant to this Order;
 - (iv) market, sell, convey, transfer, lease or assign the Property or any part or parts of the Property out of the ordinary course of business, including running a sales solicitation process without the approval of this Court, in respect of any one

transaction not exceeding \$500,000 or \$1,000,000 in the aggregate and with the approval of this Court in respect of any other transaction; and

- (v) 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 Property;
 - (c) to report to, meet with and discuss with such affected persons as the Monitor deems appropriate on all matters relating to the Business and the Property, and to share information, subject to such terms as to confidentiality as the Monitor deems advisable;
 - (d) oversee and direct the preparation and dissemination of financial and other information of the Debtor Companies and Affiliate Entities in these proceedings, including cash flow statements; and
 - (e) perform such other duties or take any steps reasonably incidental to the exercise of these powers and in each case where the Monitor takes any such actions or steps, it shall be exclusively authorized and empowered to do so, to the exclusion of all other persons, including the Debtor Companies and the Affiliate Entities, and without interference from any other person.
44. The Monitor is not and shall not, for any purposes, be deemed to be a principal, director, officer, or employee of the Debtor Companies.
45. Nothing in this Order shall constitute or be deemed to constitute the Monitor as receiver, assignee, liquidator, administrator, receiver-manager, agent of the creditors or legal representative of any of the Debtor Companies or Affiliate Entities within the meaning of any relevant legislation, regulation, common law, or rule of law or equity. For greater clarity, any distribution to creditors of any of the Debtor Companies or Affiliate Entities administered by the Monitor on behalf of any of the Debtor Companies or Affiliate Entities will be deemed to have been made by Debtor Companies or Affiliate Entities, themselves.
46. The Monitor is not and shall not for the purposes of the *Income Tax Act* (Canada) (“ITA”) be deemed to be a legal representative or person to whom s. 150(3) of that Act applies.
47. The Monitor is not, and shall not be deemed, to be the owner of the Property for any purpose and nothing in this Order shall require the Monitor to occupy or to take control, care, charge, possession or management (separately and/or collectively, “**Possession**”) of any of the Property that might be environmentally contaminated, might be a pollutant or a contaminant, or might be cause or contribute to a spill, discharge, release or deposit of a substance contrary to any federal, provincial or other law respecting the protection, conservation, enhancement, remediation or rehabilitation of

the environment or relating to the disposal of waste or other contamination including, without limitation, the Canadian Environmental Protection Act or any other provincial or federal regulations in Canada or internationally (“**Environmental Legislation**”), provided however that nothing herein shall exempt the Monitor from any duty to report or make disclosure imposed by applicable Environmental Legislation. The Monitor shall not, as a result of this Order or anything done in pursuance of the Monitor’s duties and powers under this Order, be deemed to be in Possession of any of the Property within the meaning of any Environmental Legislation.

48. The Monitor shall provide any creditor of the Debtor Companies or Affiliate Entities, including the Interim Lender, with information provided by the Debtor Companies or Affiliate Entities in response to reasonable requests for information made in writing by such creditor addressed to the Monitor. The Monitor shall not have any responsibility or liability with respect to the information disseminated by it pursuant to this paragraph. In the case of information that the Monitor has been advised by the Debtor Companies or Affiliate Entities is confidential, the Monitor shall not provide such information to creditors unless otherwise directed by this Court or on such terms as the Monitor and the Debtor Companies or Affiliate Entities may agree.
49. In addition to the rights and protections afforded the Monitor under the CCAA or as an Officer of this Court, the Monitor shall incur no liability or obligation, in its personal or corporate capacity, as a result of its appointment or the carrying out of the provisions of this Order, save and except for any gross negligence or wilful misconduct on its part. Nothing in this Order shall derogate from the protections afforded the Monitor by the CCAA or any applicable legislation. For greater certainty, the Monitor is not and shall not be deemed to incur liability for any act or omission of the Debtor Companies or Affiliate Entities, including, without limitation, in relation to the payment of and/or accounting for any taxes (including, without limitation, any taxes, duties, fees, premiums, assessment, imposts, levies and other similar charges taxes imposed under the ITA, the *Excise Tax Act*, RSC 1985. C E-15, or any similar legislation and owing to the Receiver General, the Canada Revenue Agency or any governmental authority in a jurisdiction outside of Canada) on revenues earned or any indebtedness or obligations whatsoever or howsoever incurred by the Debtor Companies or Affiliate Entities.
50. The enhancement of the Monitor’s powers as set forth in this Order, the exercise by the Monitor of any of its powers, the performance by the Monitor of any of its duties, or the employment by the Monitor of any person in connection with its appointment and the performance of its powers and duties shall not constitute the Monitor as an employer, successor employer, or related employer of the employees of the Debtor Companies of Affiliate Entities or any employee caused to be hired by the Debtor Companies or Affiliate Entities by the Monitor within the meaning of any provincial, federal or municipal legislation, other relevant legislation, regulation, common law, or rule of law or

equity governing employment, pensions, or labour standards for any purpose whatsoever or expose the Monitor to any liability to any individual arising from or relating to their employment or previous employment. Nothing in this Order shall, in and of itself, cause the Monitor to be liable for any employee-related liabilities or duties, including, without limitations, wages, severance pay, termination pay, vacation pay and pension or benefit amounts.

51. The Monitor, counsel to the Monitor in Canada and the United States (collectively, "**Monitor's Counsel**"), the Monitor's Assistants and Representative Counsel shall each be paid their reasonable fees and disbursements (including any pre-filing fees and disbursements related to these CCAA proceedings), in each case at their standard rates and charges, by the Debtor Companies and Affiliate Entities as part of the costs of these proceedings. The Debtor Companies and Affiliate Entities are hereby authorized and directed to pay the accounts of the Monitor, Monitor's Counsel, and Representative Counsel on a bi-weekly basis unless otherwise agreed by the parties and the Monitor, on behalf of the Debtor Companies and Affiliate Entities, are hereby authorized to pay the Monitor, Monitor's Counsel and Representative Counsel's retainers, to be held by them as security for payment of their respective fees and disbursements outstanding from time to time.
52. The Monitor, Monitor's Counsel, and Representative Counsel shall pass their accounts from time to time.
53. The Monitor, Monitor's Counsel and Assistants, and Representative Counsel, as security for the professional fees and disbursements incurred both before and after the granting of this Order, shall be entitled to the benefits of and are hereby granted a charge (the "**Administration Charge**") on the Property, which charge shall not exceed an aggregate amount of \$500,000 as security for their professional fees and disbursements incurred at the normal rates and charges of the Monitor and such counsel, both before and after the making of this Order in respect of these proceedings. The Administration Charge shall have the priority set out in paragraphs 61 and 63 hereof.
54. Section 10(2)(b) of the CCAA is hereby waived and the report containing the prescribed representations of the Debtor Companies and Affiliate Entities regarding the preparation of the cash flow statement is hereby dispensed with.

INTERIM FINANCING

55. The Monitor, on behalf of the Debtor Companies and the Affiliate Entities is hereby authorized and empowered to obtain and borrow under a credit facility from Pillar Capital Corp. (the "**Interim Lender**") in order to finance the Debtor Companies' and Affiliate Entities' working capital

requirement and other general corporate purposes and capital expenditures, provided that the initial principal amount of the credit facility not exceed \$2,000,000 unless permitted by further order of this Court.

56. Such credit facility shall be on the terms and subject to the conditions set forth in the term sheet between the Monitor (in accordance with its court-ordered enhanced powers) on behalf of the Debtor Companies and the Affiliate Entities and the Interim Lender dated as of November 13, 2024 (the "**Term Sheet**").
57. The Monitor, on behalf of the Debtor Companies and Affiliate Entities is hereby authorized and empowered to execute and deliver such credit agreements, mortgages, charges, hypothecs, and security documents, guarantees and other definitive documents (collectively, the "**Definitive Documents**"), as are contemplated by the Term Sheet or as may be reasonably required by the Interim Lender pursuant to the terms thereof, and the Monitor on behalf of the Debtor Companies and Affiliate Entities is hereby authorized and directed to pay and perform all of their indebtedness, interest, fees, liabilities, and obligations to the Interim Lender under and pursuant to the Term Sheet and the Definitive Documents as and when the same become due and are to be performed, notwithstanding any other provision of this Order.
58. The Interim Lender shall be entitled to the benefits of and is hereby granted a charge (the "**Interim Lender's Charge**") on the Property to secure all obligations under the Term Sheet and/or Definitive Documents incurred on or after the date of this Order which charges shall not exceed the aggregate amount advanced on or after the date of this Order under the Term Sheet and/or Definitive Documents. The DIP Lender's Charge shall not secure any obligation existing before the date this Order is made. The Interim Lender's Charge shall have the priority set out in paragraphs 61 and 63 hereof.
59. Notwithstanding any other provision of this Order:
 - (a) the Interim Lender may take such steps from time to time as it may deem necessary or appropriate to file, register, record or perfect the Interim Lender's Charge or any of the Definitive Documents;
 - (b) upon the occurrence of an event of default under the Definitive Documents or the Interim Lender's Charge, the Interim Lender, upon **ten** days notice to the Monitor on behalf of the Debtor Companies and Affiliate Entities, may exercise any and all of its rights and remedies against the Debtor Companies, the Affiliate Entities or the Property under or pursuant to the Term Sheet, Definitive Documents, and the Interim Lender's Charge,

including without limitation, to cease making advances to the Monitor on behalf of the Debtor Companies and the Affiliate Entities, and set off and/or consolidate any amounts owing by the Interim Lender to the Debtor Companies and Affiliate Entities against the obligations of the Debtor Companies and Affiliate Entities to the Interim Lender under the Term Sheet, the Definitive Documents or the Interim Lender's Charge, to make demand, accelerate payment, and give other notices, or to apply to this Court for the appointment of a receiver, receiver and manager or interim receiver, or for a bankruptcy order against the any Debtor Company or Affiliate Entity and for the appointment of a trustee in bankruptcy of any Debtor Company or Affiliate Entity; and

- (c) the foregoing rights and remedies of the Interim Lender shall be enforceable against any trustee in bankruptcy, interim receiver, receiver or receiver and manager of the Debtor Companies, Affiliate Entity or the Property.

- 60. The Interim Lender shall be treated as unaffected in any plan of arrangement or compromise filed by the Debtor Companies under the CCAA, or any proposal filed by the Debtor Companies of the Affiliate Entities under the *Bankruptcy and Insolvency Act* of Canada (the "**BIA**"), with respect to any advances made under the Definitive Documents

VALIDITY AND PRIORITY OF CHARGES

- 61. The priorities of the Administration Charge, and the Interim Lender's Charge, as among them, shall be as follows:

First – Administration Charge (to the maximum amount of \$500,000); and

Second – Interim Lender's Charge (to the maximum amount of \$2,000,000, plus the amount of all interest, fees and expenses in respect of the principal amount advanced under the Term Sheet and/or Definitive Documents).

- 62. The filing, registration or perfection of the Administration Charge and the Interim Lender's Charge (collectively, the "**Charges**") shall not be required, and the Charges shall be valid and enforceable for all purposes, including as against any right, title or interest filed, registered, recorded or perfected subsequent to the Charges coming into existence, notwithstanding any such failure to file, register, record or perfect.

- 63. Each of the Charges (all as constituted and defined herein) shall constitute a charge on the Property and subject always to section 34(11) of the CCAA such Charges shall rank in priority to all other security interests, trusts, liens, charges and encumbrances, and claims of secured creditors, statutory or otherwise (collectively, "**Encumbrances**") in favour of any Person.

64. Except as otherwise expressly provided for herein, or as may be approved by this Court, neither the Debtor Companies nor the Affiliate Entities shall grant any Encumbrances over any Property that rank in priority to, or *pari passu* with, any of the Charges unless the Debtor Companies or Affiliate Entities also obtain the prior written consent of the Monitor and the beneficiaries of Charges, or further order of this Court.
65. The Charges shall not be rendered invalid or unenforceable and the rights and remedies of the chargees entitled to the benefit of the Charges (collectively, the "**Chargees**") and/or the Interim Lender thereunder shall not otherwise be limited or impaired in any way by:
- (a) the pendency of these proceedings and the declarations of insolvency made in this Order;
 - (b) any application(s) for bankruptcy order(s) issued pursuant to BIA, or any bankruptcy order made pursuant to such applications;
 - (c) the filing of any assignments for the general benefit of creditors made pursuant to the BIA;
 - (d) the provisions of any federal or provincial statutes; or
 - (e) any negative covenants, prohibitions or other similar provisions with respect to borrowings, incurring debt or the creation of Encumbrances, contained in any existing loan documents, lease, sublease, offer to lease or other agreement (collectively, an "**Agreement**") that binds the Debtor Companies or Affiliate Entities, and notwithstanding any provision to the contrary in any Agreement:
 - (i) neither the creation of the Charges nor the execution, delivery, perfection, registration or performance of any documents in respect thereof, including the Term Sheet or the Definitive Documents, shall create or be deemed to constitute a new breach by the Debtor Companies of any Agreement to which it is a party;
 - (ii) none of the Chargees shall have any liability to any Person whatsoever as a result of any breach of any Agreement caused by or resulting from the creation of the Charges, the Debtor Companies execution, delivery or performance of the Term Sheet or the Definitive Documents; and
 - (iii) the payments made by the Debtor Companies or Affiliate Entities pursuant to this Order, including pursuant to the Term Sheet or the Definitive Documents, and the granting of the Charges do not and will not constitute preferences, fraudulent conveyances, transfers at undervalue, oppressive conduct or other challengeable or voidable transactions under any applicable law.

ALLOCATION

66. Any interested Person may apply to this Court on notice to any other party likely to be affected for an order to allocate the Charges amongst the various assets comprising the Property.

SERVICE AND NOTICE PROTOCOL

67. The Monitor shall (i) without delay, publish in the *National Post*, the *Globe and Mail* (National Edition), the *Dallas Morning News*, and subject to the Monitor's discretion, *The Straits Times*, *Philippine Daily Inquirer*, *Star Media Group Berhad* and the *South China Morning Post* a notice containing the information prescribed under the CCAA as well as particulars of the Comeback Hearing and the potential expansion of the Interim Lender's Charge to attach to the interest of the Offshore Investors; (ii) within five (5) days after the date of this Order (A) make this Order publicly available in the manner prescribed under the CCAA, (B) send, in the prescribed manner, a notice to every known creditor who has a claim against the Debtor Companies or Affiliate Entities of more than \$1,000 and (C) prepare a list showing the names and addresses of those creditors and the estimated amounts of those claims, and make it publicly available in the prescribed manner, all in accordance with section 23(1)(a) of the CCAA and the regulations made thereunder.
68. The Monitor shall establish a case website in respect of the within proceedings at **alvarezandmarsal.com/A2A** (the "**Monitor's Website**").
69. The Monitor, on its own behalf and on behalf of the Debtor Companies and Affiliate Entities, is at liberty to serve this Order, any other materials and orders in these proceedings, any notices or other correspondence to all investors, by posting notice of these proceedings, the Monitor's Website and contact information for Representative Counsel on the "Concerned A2A Investors" Facebook page at <https://www.facebook.com/groups/265791773886300/>, and where the Monitor deems appropriate, on LinkedIn and Reddit.
70. Any person that wishes to be served with any application and other materials in these proceedings by ordinary mail, courier, or electronic transmission must deliver to the Monitor by way of ordinary mail, courier, or electronic transmission, a request to be added to the service list (the "**Service List**") to be maintained by the Monitor.
71. Where the Monitor takes the steps referenced in paragraphs 67 to 70 hereof in addition to effecting service on the Service List (together, the "**Notice Protocol**"), such notice shall be deemed good and sufficient service thereof for the purposes of any subsequent hearings scheduled in these proceedings.

REGISTRATION ON TITLE

72. The Monitor is hereby expressly empowered and authorized to register a copy of this Order and any other Orders in respect of the lands legally described as:
- (a) PT LT 28 CON 5 ESSA TWP AS IN RO346115 SECONDLY; TOWNSHIP OF ESSA, bearing parcel identification number (“PIN”) 58103-0065 (LT); and
 - (b) PT LT 28 CON 5 ESSA TWP; PT LT 29 CON 5 ESSA BEING PT 2 51R16117; TOWNSHIP OF ESSA, bearing PIN 58103-0059 (LT),
- (collectively, the “**Angus Manor Lands**”)
- each in the registry office for the Land Titles Division of Simcoe (No. 51), against title to any of the Angus Manor Lands, where the Monitor considers it necessary or desirable.
73. The Land Registry Office for the Land Titles Division of Simcoe (No. 51) is hereby directed to accept this Order for registration on title to the Angus Manor Lands.

GENERAL

74. The Monitor and Representative Counsel may from time to time apply to this Court for advice and directions in the discharge of their powers and duties hereunder.
75. Notwithstanding Rule 6.11 of the *Alberta Rules of Court*, unless otherwise ordered by this Court, the Monitor will report to the Court from time to time, which reporting is not required to be in affidavit form and shall be considered by this Court as evidence. The Monitor’s reports shall be filed by the Court Clerk notwithstanding that they do not include an original signature.
76. Nothing in this Order shall prevent the Monitor from acting as an interim receiver, a receiver, a receiver and manager or a trustee in bankruptcy of the Debtor Companies, the Affiliate Entities, the Business or the Property.
77. This Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any foreign jurisdiction, to give effect to this Order and to assist the Monitor on behalf of the Debtor Companies and Affiliate Entities and on its own behalf, and the Monitor’s respective agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such orders and to provide such assistance to the Monitor on behalf of the Debtor Companies and the Affiliate Entities and to the Monitor, as an officer of this Court, as may be necessary or desirable to give effect to this Order, to grant representative status to the Monitor in any foreign proceeding, or

to assist the Monitor on behalf of the Debtor Companies and the Affiliate Entities and on its own behalf, and its respective agents in carrying out the terms of this Order.

78. The Monitor is at liberty and is hereby authorized and empowered to apply to any court, tribunal, regulatory or administrative body, wherever located, for the recognition of this Order and for assistance in carrying out the terms of this Order and that the Monitor is authorized and empowered to act as a representative in respect of the within proceeding for the purpose of having these proceedings recognized in a jurisdiction outside Canada.
79. Subject to local law, rules and regulations:
- (a) The Monitor is hereby authorized and empowered to act as the foreign representative (in such capacity, the **"Foreign Representative"**) in respect of the within proceedings for the purpose of having these proceedings recognized and approved in a jurisdiction outside of Canada.
 - (b) The Foreign Representative is hereby authorized to apply for recognition of these proceedings, as necessary, in any jurisdiction outside of Canada, including in the United States Bankruptcy Court for the Northern District of Texas pursuant to Chapter 15 of Title 11 of the United States Code, 11 U.S.C. §§ 101-1532.
80. Any interested party (including the Debtor Companies and the Monitor) may apply to this Court to vary or amend this Order on not less than seven (7) days' notice to any other party or parties likely to be affected by the order sought or upon such other notice, if any, as this Court may order.
81. This Order and all of its provisions are effective as of 12:01 a.m. Mountain Standard Time on the date of this Order

Justice of the Court of King's Bench of Alberta