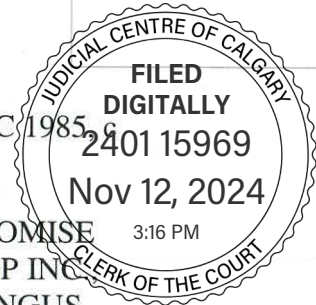


COURT FILE NUMBER 2401-  
COURT COURT OF KING'S BENCH OF ALBERTA  
JUDICIAL CENTRE CALGARY

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 – 7<sup>th</sup> 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 12<sup>th</sup>  
day of November 2024

  
\_\_\_\_\_  
Commissioner for Oaths in and for Alberta

  
\_\_\_\_\_  
**KIM PICARD**

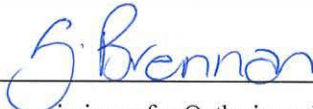
**Sally Ann Brennan**  
A Commissioner for Oaths  
in and for Alberta  
My Commission expires September 18, 2026

This is Exhibit "A"

Referred to in the Affidavit of

KIM PICARD

Sworn before me this 12<sup>th</sup> 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

**Certificate No:** 8307

**Fee:**

**Your File:**

**Assessed Owners**

ANGUS MANOR PARK A2A CAPT  
 ANGUS MANOR PARK A2A GP IN  
  
 2030 BRISTOL CIRCLE  
 SUITE 210

OAKVILLE ON L6H 0H2

**Municipal Address**

8512 6TH LINE

**Property Roll Number**

4321-010-008-04500-0000

**Property Description**

CON 5 E PT LOT 28 & 29

**Utility Account Number**

**Utility Account Balance**

\$0.00

**Statement of Current Year Taxes**

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

**Statement of Tax Arrears**

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

<b>Code</b>	<b>Description</b>	<b>Amount</b>	<b>Expiry</b>
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**Current Year Installment Breakdown**

<b>Interim</b>	<b>Final</b>
03/27/2024 \$1,662.98	09/27/2024 \$1,859.46
06/27/2024 \$1,661.00	11/27/2024 \$1,858.00
<b>Total \$3,323.98</b>	<b>Total \$3,717.46</b>

**Prior Year Taxes**

December 31, 2023	\$6647.95
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**Total Current Year Taxes Levied:** \$7,041.44

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

1. All arrears of taxes returned to this office are due and owing against the above lands.
2. 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.
3. That the current taxes shown reflect only those levied to date for the property described.

**Qualifications**

Certified as at: 11/11/2024

*J Hamer*

Tax Collector

1. 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.
2. 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.
3. The total taxes shown may include additions to the Tax Collector's roll authorized by provincial legislation.
4. The information on this certificate is based on cheques tendered being honoured by the institution upon which they are drawn.
5. The tax Bill is sent to the assessed owner at time of production.
6. A COPY OF THIS CERTIFICATE SHOULD BE GIVEN TO THE NEW OWNERS. THE MUNICIPALITY DOES NOT REBILL.