Clerk's Stamp:

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| COURT FILE NUMBER | 2301-04941 |
| COURT | COURT OF KING'S BENCH OF ALBERTA IN BANKRUPTCY AND INSOLVENCY<br><br>IN THE MATTER OF THE RECEIVERSHIP OF 1975847 ALBERTA LTD. |
| JUDICIAL CENTRE | CALGARY |
| PLAINTIFF | BANK OF MONTREAL |
| DEFENDANTS | WESTMOUNT PROJECTS INC., 2218923 ALBERTA LTD., 1975847 ALBERTA LTD., ANDERSON & ASSOCIATES FINANCIAL CORP., IRONCLAD PROJECTS LTD., GORDAN D. ANDERSON, AND DENI MARIO DANIEL ECHINO |
| DOCUMENT | **ORDER – AUCTION SALE PROCESS – 1975847 ALBERTA LTD** |
| ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT | Dentons Canada LLP<br>Bankers Court<br>15th Floor, 850 - 2nd Street S.W.<br>Calgary, Alberta T2P 0R8<br>Attn: John Regush<br>Ph. (403) 268-7086 Fx. (403) 268-3100<br>File No.: 569588-14 |

JUDICIAL CENTRE OF CALGARY
FILED DIGITALLY
2301 04941
Nov 16, 2026
9:52 AM
CLERK OF THE COURT

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| DATE ON WHICH ORDER WAS PRONOUNCED | November 13, 2026 |
| LOCATION WHERE ORDER WAS PRONOUNCED | Calgary, Alberta |
| NAME OF JUSTICE WHO MADE THIS ORDER | The Honourable Justice Mah |

**UPON THE APPLICATION** by Deloitte Restructuring Inc., in its capacity as the Court-appointed receiver and manager (the "**Receiver**") of the undertakings, property and assets of 1975847 Alberta Ltd. ("**197**" or the "**Debtor**") for an order approving the conduct, activities, fees, and disbursements of the Receiver and the fees and disbursements of the Receiver's legal counsel and approving the auction marketing proposal as set out in Appendix "C" to the Third Report of the Receiver dated November 2, 2026 (the "**Third Report**");

**AND UPON HAVING READ** or heard reference to the Receivership Order – 1975847 Alberta Ltd. pronounced on May 15, 2023 and filed May 24, 2023 (the "**Receivership Order**"), the Third Report, the Sale Process Order granted on August 4, 2023 (the "**Sale Process Order**") and the Affidavit of Service of Izzy Kowalcze sworn November 12, 2026, filed November 13, 2026 (the "**Affidavit of Service**") and the Supplemental Affidavit of Izzy Kowalcze sworn November 13, 2026; **AND UPON**

**HEARING** the submissions of counsel for the Receiver, no one appearing for any other person on the service list, although properly served as appears from the Affidavit of Service, filed;

**IT IS HEREBY ORDERED AND DECLARED THAT:**

**SERVICE**

1. Service of notice of this application and supporting materials is hereby declared to be good and sufficient, no other person is required to have been served with notice of this application and time for service of this application is abridged to that actually given.

**APPROVAL OF ACTIVITIES AND ACCOUNTS**

2. The Receiver's accounts for fees and disbursements, as set out in the Third Report are hereby approved without the necessity of a formal passing of its accounts.

3. The accounts of the Receiver's legal counsel Dentons Canada LLP for their fees and disbursements, as set out in the Third Report, are hereby approved without the necessity of a formal assessment of their accounts.

4. The Receiver's activities as set out in the Third Report and the Interim Statement of Receipts and Disbursements, as attached to the Third Report, are hereby ratified and approved.

**APPROVAL OF AUCTION SALE PROCESS**

5. The auction marketing proposal prepared by LFC Group of Companies (the "**Auctioneer**"), substantially in the form attached as Appendix "C" to the Third Report (the "**Auction Sale Process**"), with such further minor modifications as may be approved by the Receiver, is hereby approved for the further marketing of the real property of 197 over which the Receiver is appointed, including the lands legally described as:

    PLAN 0113682
    BLOCK 2
    LOT 5
    EXCEPTING THEREOUT ALL MINES AND MINERALS
    (the "**197 Property**").

6. The engagement of the Auctioneer by the Receiver on the terms set out in the Auction Sale Process, with such minor amendments as the Receiver may deem necessary, is hereby approved, and the Receiver is authorized, empowered and directed to take all steps and actions in respect of, and to comply with all of its obligations pursuant to, such engagement.

7. The Receiver is hereby authorized and directed to take all steps and actions reasonably necessary to implement, conduct and carry out the Auction Sale Process including, without limitation, setting a reserve price for the 197 Property and seeking Court-approval and vesting orders in respect of any acceptable bid received through the Auction Sale Process.

**MISCELLANEOUS MATTERS**

8. The Receiver and any other interested party shall be at liberty to apply for further advice, assistance and direction as may be necessary in order to give full force and effect to the terms of this Order and to assist and aid the parties with the Auction Sale Process.

9. Service of this Order shall be deemed good and sufficient by:

   (a) serving the same on:

      (i) the persons listed on the service list created in these proceedings;

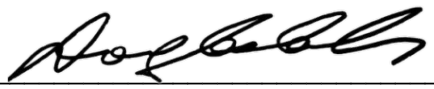
      (ii) any other person served with notice of the application for this Order; and

      (iii) any other parties attending or represented at the application for this Order;

   (b) posting a copy of this Order on the Receiver's website at: https://www.insolvencies.deloitte.ca/en-ca/Pages/Westmount-Group-of-Companies.aspx?searchpage=Search-Insolvencies.aspx

   and service on any other person is hereby dispensed with.

10. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier. Service is deemed to be effected the next business day following transmission or delivery of this Order.



Justice of the Court of King's Bench of Alberta