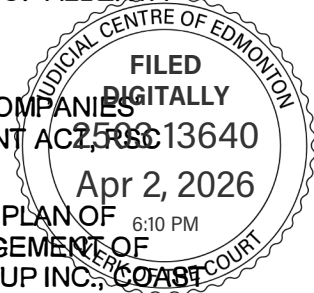


CERTIFIED *Wayne Legue*
by the Court Clerk as a true copy of
the document digitally filed on Apr
3, 2026

Clerk's Stamp

COURT FILE NUMBER 2503-13640
COURT COURT OF KING'S BENCH OF ALBERTA
JUDICIAL CENTRE EDMONTON
MATTER IN THE MATTER OF THE COMPANIES
CREDITORS ARRANGEMENT ACT, RSC 1985, c. C-36, as amended
2503-13640
AND IN THE MATTER OF A PLAN OF
COMPROMISE OR ARRANGEMENT OF
COAST AUTOMOTIVE GROUP INC.,
NORTH VANCOUVER AUTO SALES INC.,
COAST AUTO DRAYTON INC., AND 2461765
ALBERTA LTD.



APPLICANT COAST AUTOMOTIVE GROUP INC., COAST
NORTH VANCOUVER AUTO SALES INC.,
COAST AUTO DRAYTON INC., 2461765
ALBERTA LTD., SUNDEEP CHEEMA, and
DEEPAK PARMAR

APPLICANT BANK OF MONTREAL

DOCUMENT ORDER (Dismissal of Application and Granting
of Security for Costs)

ADDRESS FOR SERVICE AND
CONTACT INFORMATION OF PARTY
FILING THIS DOCUMENT MILLER THOMSON LLP
525-8th Avenue, SW, 43rd Floor
Calgary, Alberta T2P 1G1

Attention: James W. Reid / Bryan Hosking
Telephone: (403) 298-2418 / (780) 429-9773
Email: jwreid@millerthomson.com /
bhosking@millerthomson.com

DATE ON WHICH ORDER WAS PRONOUNCED: March 10, 2026

LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton Law Courts

NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Justice L.K. Harris

UPON the application (the "Application") of Coast Automotive Group Inc., Coast North
Vancouver Auto Sales Inc., Coast Auto Drayton Inc., 2461765 Alberta Ltd. (collectively, the

“Coast Auto Group”), Sundeep Cheema, and Deepak Parmar, for an order (i) seeking to compel the oral examination of Paul Clark Lonergan (**“Mr. Lonergan”**), a corporate representative of the Court-appointed Monitor of the Coast Group, BDO Canada Limited (the **“Monitor”**), concerning the contents of the Third Report of the Monitor, filed December 3, 2025, or in the alternative, compelling the Monitor to provide answers to certain questions by way of Affidavit; (ii) Ordering Mr. Lonergan to re-attend for cross-examination concerning the Fee Affidavit sworn December 2, 2025 (the **“Second Fee Affidavit”**); and (iii) ordering that the December 9, 2025 scheduling Order of Justice Harris which implemented a litigation timetable be varied such that the filing of briefs and full day hearing be adjourned *sine die*;

AND UPON the application (the **“Security for Costs Application”**) of the Bank of Montreal (**“BMO”**) seeking a declaration that Sundeep Cheema, Deepak Parmar, Harjot Randhawa and Deerfoot Atria Partners Ltd. (the **“Non-CCAA Cross-Applicants”**) post security for costs pursuant to Rule 4.22 of the *Rules of Court*, Alta Reg 124/2010 in the amount of \$200,000.00;

AND UPON having read the Application, the Security for Costs Application, the initial order granted by the Honourable Justice M.E. Burns on July 16, 2025, as amended and restated by the order of the Honourable Justice M.H. Bourque granted on July 25, 2025, the SISF Approval Order granted by the Honourable Justice M.H. Bourque granted on July 25, 2025; the Sale Approval and Vesting Orders granted October 16, 2025 by the Honourable Justice D.R. Mah, the application of the Monitor filed December 3, 2025 (the **“Monitor’s Application”**), the cross-application of the Coast Auto Group and the Non-CCAA Cross-Applicants sent for filing on December 8, 2025 (the **“Cross-Application”**), the reports and supplemental reports filed by the Monitor in the within Action, the Second Fee Affidavit, the Monitor’s Responses to the Written Interrogatories issued by the Coast Auto Group and the Non-CCAA Applicants (the **“Written Interrogatories”**), and the Responses to Undertakings arising from the questioning of Mr. Lonergan which took place January 22, 2026;

AND UPON having read the written arguments submitted by the Coast Auto Group and the Non-CCAA Applicants, the Monitor, and BMO in response to the Application and the Security for Costs Application;

AND UPON hearing counsel for the Coast Auto Group and the Non-CCAA Applicants, counsel for the Monitor, and counsel for BMO;

IT IS HEREBY ORDERED AND DECLARED THAT:

APPLICATION

1. The Application seeking to compel further cross-examination of Mr. Lonergan, or alternatively, further and better responses to the answers to Written Interrogatories provided by the Monitor, is hereby dismissed.

SECURITY FOR COSTS


2. The Non-CCAA Applicants shall post security for costs in the amount of \$100,000.00, to be held either in their counsel's trust account or by the Clerk of the Court, pending further order (the "Security for Costs").
3. The Non-CCAA Applicants shall post the Security for Costs in accordance with paragraph 2 by no later than Tuesday March 24, 2026.
4. Any consequences arising from non-compliance with posting of the Security for Costs as outlined in paragraphs 2 and 3 of the within Order shall be determined by the Justice who hears the Monitor's Application and the Cross-Application.



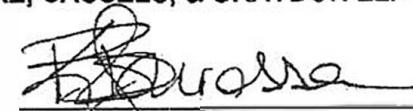
Justice L.K. Harris
J.C.K.B.A

Approved as to content and form:

MILLER THOMSON LLP

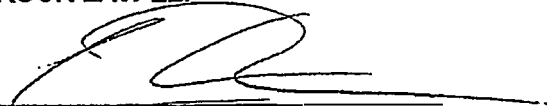
Per:
FOR: 
James W. Reid / Bryan A. Hosking
Counsel for Bank of Montreal

BLAKE, CASSELS, & GRAYDON LLP

Per: 
Kelly Bourassa / Aryo Shalviri
Counsel for BDO Canada Limited
in its capacity as court-appointed
Monitor of Coast Automotive Group
Inc., Coast North Vancouver Auto
Sales Inc., Coast Auto Drayton Inc.,
2461765 Alberta Ltd.

BLUE ROCK LAW LLP

Per:

A handwritten signature in black ink, appearing to be 'SCOTT CHIMUK', written over a horizontal line.

Scott Chimuk / David W. Mann, KC
Counsel for Coast Automotive
Group Inc., Coast North Vancouver
Auto Sales Inc., Coast Auto
Drayton Inc., 2461765 Alberta Ltd.,
Sundeep Cheema, Deepak
Parmar, Harjot Randhawa, and
Deerfoot Atria Partners Ltd.