



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
AND IN THE MATTER OF A PLAN OF COMPROMISE OR ARRANGEMENT OF COAST AUTOMOTIVE GROUP INC., COAST NORTH VANCOUVER AUTO SALES INC., COAST AUTO DRAYTON INC., AND 2461765 ALBERTA LTD.

APPLICANT 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., AND 2461765 ALBERTA LTD.

DOCUMENT **ORDER (TERMINATION OF CCAA PROCEEDINGS AND ANCILLARY RELIEF)**

ADDRESS FOR SERVICE AND CONTACT INFORMATION OF PARTY FILING THIS DOCUMENT BLAKE CASSELS & GRAYDON LLP
3500, 855 2nd Street SW
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DATE ON WHICH ORDER WAS PRONOUNCED: May 11, 2026

LOCATION WHERE ORDER WAS PRONOUNCED: Edmonton Law Courts

NAME OF JUSTICE WHO MADE THIS ORDER: The Honourable Justice D.R. Mah

UPON the application (the "**Application**") of BDO Canada Limited, in its capacity as court-appointed Monitor (in such capacity and not in its personal or corporate capacity, the "**Monitor**" or "**BDO**") of Coast Automotive Group Inc., Coast North Vancouver Auto Sales Inc. ("**Coast North Van**"), Coast Auto Drayton Inc. ("**Coast Drayton Valley**"), and 2461765 Alberta Ltd ("**246**", and collectively, the "**Coast Auto Group**");

AND UPON the cross-application (the “**Cross-Application**”) of the Coast Auto Group, Sundeep Cheema, Deepak Parmar, Harjot Randhawa (“**Randhawa**”), and Deerfoot Atria Partners Ltd. sent for filing on December 8, 2025;

AND UPON having read the Application, the initial order granted by the Honourable Justice M.E. Burns on July 16, 2025 (the “**Initial Order**”), as amended and restated by the order of the Honourable Justice M.H. Bourque granted on July 25, 2025 (the “**ARIO**”), the pre-filing report of the Monitor dated July 8, 2025 (the “**Pre-Filing Report**”), the first report of the Monitor dated July 21, 2025 (the “**First Report**”), the second report of the Monitor dated October 8, 2025 (the “**Second Report**”), the third report of the Monitor dated December 2, 2025 (the “**Third Report**”), the supplement to the Third Report dated January 28, 2026 (the “**First Supplement**”), the second supplement to the Third Report dated February 13, 2026 (the “**Second Supplement**”), the fourth report of the Monitor dated March 16, 2026 (the “**Fourth Report**”), the fifth report of the Monitor dated April 13, 2026 (the “**Fifth Report**”), the Affidavit of Clark Lonergan sworn December 2, 2025 (the “**Fee Affidavit**”), and the affidavit of service;

AND UPON having read the Affidavit of Shehryar Syed, sworn July 9, 2025, the Affidavit of Joe Randhawa, sworn December 8, 2025, the Affidavit of Jessal Parmar, sworn December 8, 2025, the Monitor’s Response to Written Interrogatories filed January 16, 2026, the Transcript of Questioning of Paul Clark Lonergan held on January 22, 2026 (the “**Lonergan Questioning**”), the Responses to Undertakings given at the Lonergan Questioning, the Transcripts of Questioning of Randhawa held on January 22 and 23, 2026, and the written submissions of the Monitor, the Bank of Montreal, and the Cross-Applicants;

AND UPON hearing counsel for the Monitor, counsel for the Bank of Montreal, counsel for the Cross-Applicants and any other interested parties who may be present;

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 the application is properly returnable today.

STAY PERIOD

2. The Stay Period (as ordered and defined in paragraph 13 of the ARIO) shall terminate on the earlier of August 1, 2026 or the filing of the CCAA Termination Certificate (as defined herein).

TERMINATION OF CCAA PROCEEDINGS

3. Upon filing of an executed certificate in substantially the form attached hereto as **Schedule “A”** (the **“CCAA Termination Certificate”**), certifying that, to the knowledge of the Monitor, all matters to be attended to in connection with these CCAA proceedings (Court File No. 2503 – 13640) of the Coast Auto Group (the **“CCAA Proceedings”**) have been completed to the satisfaction of the Monitor, save and except as provided in this Order (collectively, the **“Residual CCAA Matters”**), these CCAA Proceedings shall be automatically terminated without any further Order, act or formality (the **“CCAA Termination Time”**), provided that nothing herein impacts the validity of any Orders made in these CCAA Proceedings or any actions or steps taken by any person pursuant to or as authorized by any Orders of the Court made in these CCAA Proceedings.

TERMINATION OF COURT-ORDERED CHARGE

4. Upon the Monitor filing the CCAA Termination Certificate:
 - a) the Administration Charge, as defined in and created pursuant to the Initial Order, as amended and restated by the ARIO, will be fully discharged and extinguished;
 - b) the Interim Lender’s Charge, as defined in and created pursuant to the Initial Order, as amended and restated by the ARIO, will be fully discharged and extinguished;
 - c) the Sales Agent Charge, as defined in and created pursuant to the ARIO will be fully discharged and extinguished;
 - d) the D&O Charge, as defined in and created pursuant to the ARIO will be fully discharged and extinguished; and
 - e) the KERP Charge, as defined in and created pursuant to the ARIO will be fully discharged and extinguished.

DISCHARGE OF THE MONITOR

5. No action or other proceedings shall be commenced against the Monitor in any way arising from or related to its capacity or conduct as Monitor, except with prior leave of this Court on notice to the Monitor, and upon such terms as this Court may direct.
6. Upon the Monitor filing the CCAA Termination Certificate, which will be served forthwith on the Service List upon filing, confirming that the Residual CCAA Matters have been

completed (the “**Termination Time**”), BDO shall be discharged as Monitor of the Coast Auto Group, provided however, that notwithstanding its discharge herein: (a) the Monitor shall remain Monitor for the performance of such incidental duties as may be required to complete the administration of the CCAA Proceedings; and (b) the Monitor shall continue to have the benefit of the provisions of all Orders made in these CCAA Proceedings, including all approvals, protections, and stays of proceedings in favour of the Monitor in its capacity as Monitor.

7. Effective as of the Termination Time, in addition to the protections in favour of the Monitor in any Order of this Court in the CCAA Proceedings or the CCAA, the Monitor and Blake, Cassels & Graydon LLP in its capacity as counsel to the Monitor, and each of their respective affiliates and officers, directors, partners, employees and agents (collectively the “**Released Parties**”) are hereby released and discharged from any and all claims that any person may have or be entitled to assert against the Released Parties whether known or unknown, matured or unmatured, foreseen or unforeseen, existing or hereafter arising, based in whole or in part on any act or omission, transaction, dealing or other occurrence existing or taking place on or prior to the Termination Time in any way relating to, arising out of or in respect of the within CCAA Proceedings (collectively, the “**Released Claims**”) and any such Released Claims are hereby released, stayed, extinguished and forever barred and the Released Parties shall have no liability in respect thereof, provided that the Released Claims shall not include any claim or liability arising out of any fraud, gross negligence or wilful misconduct on the part of the Released Parties.
8. No action or other proceedings shall be commenced against any of the Released Parties in any way arising from or related to the within CCAA Proceeding, except with prior leave of this Court on at least seven days’ prior written notice to the applicable Released Party, and provided that any such Order granting leave includes a term granting the applicable Released Party security for its costs and the costs of its counsel in connection with any proposed action or proceeding, such security to be on terms this Court deems just and appropriate.

BOOKS AND RECORDS

9. Following the CCAA Termination Time, the Monitor is authorized and directed to turn over the books and records of the Coast Auto Group to Deepak Parmar.

APPROVAL OF FEES, REPORTS, AND ACTIVITIES

10. The accounts of the Monitor and its legal counsel, Blake, Cassels & Graydon LLP, for their respective fees and disbursements, as set out in the Fee Affidavit are hereby approved without the necessity of a formal passing of its accounts.
11. The requirement of the Monitor and the Monitor's counsel to pass their accounts is hereby waived and dispensed with in respect of the period to the Termination Time, provided that the Monitor and its counsel provides BMO with a written statement of the quantum of such accounts from time to time and BMO does not request in writing that the Monitor or its counsel pass their accounts for such period.
12. The Pre-Filing Report, the First Report, the Second Report, the Third Report, the First Supplement, the Second Supplement, the Fourth Report, the Fifth Report and the actions, conduct, and activities of the Monitor set out therein, are hereby ratified and approved.

DISMISSAL OF CROSS-APPLICATION

13. The Cross-Application is hereby dismissed.

COSTS

14. To the extent the parties cannot agree to costs in the Application or the Cross-Application, they may make written submissions within 30 days of the date of this Order of not more than three single-spaced pages (excluding exhibits and authorities) supported by a draft bill of costs.

SERVICE OF ORDER

15. Service of this Order may be effected by facsimile, electronic mail, personal delivery, courier or regular mail.



Justice of the Court of King's Bench of
Alberta

SCHEDULE "A"

Clerk's Stamp

FORM OF CCAA TERMINATION CERTIFICATE

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
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DOCUMENT CCAA TERMINATION CERTIFICATE

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RECITALS

- A. BDO Canada Limited ("**BDO**"), was appointed as the Monitor of Coast Automotive Group Inc., Coast North Vancouver Auto Sales Inc., Coast Auto Drayton Inc., and 2461765 Alberta Ltd. (collectively, the "**Coast Auto Group**"), in the within proceedings commenced under the *Companies' Creditors Arrangement Act*, R.S.C. 1985, c. C-36, as amended (the "**CCAA**") pursuant to an Initial Order of the Honourable Justice M.E. Burns on July 16, 2025 (as amended and restated).

- B. This CCAA Termination Certificate is the CCAA Termination Certificate referred to in paragraph 3 of the Order of the Honourable Justice D.R. Mah dated May 11, 2026 (the “**CCAA Termination Order**”), a copy of which is attached hereto.
- C. Pursuant to the CCAA Termination Order, upon filing of this CCAA Termination Certificate with the Court, among other things: (i) BDO will be discharged as the Monitor, (ii) the CCAA proceedings shall be automatically terminated, and (iii) the Released Parties will obtain the benefits of the Released Claims, all in accordance with the terms of the CCAA Termination Order.
- D. Capitalized terms used but not defined herein have the meanings ascribed to them in the CCAA Termination Order.

THE MONITOR CERTIFIES that to the knowledge of the Monitor, the Residual CCAA Matters have been completed to the satisfaction of the Monitor.

ACCORDINGLY, the Monitor now considers it appropriate that the CCAA Proceedings be terminated in accordance with the CCAA Termination Order.

DATED at Toronto, Ontario this _____ day of _____, 20__.

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., and 2461765 Alberta Ltd., and not in its personal or corporate capacity.