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*Wayne Lapine*

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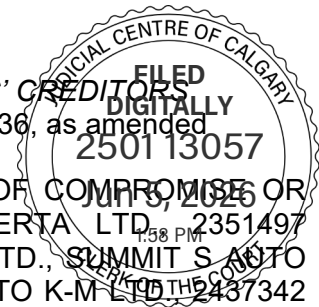
COURT

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 2345137 ALBERTA LTD., 2351497 ALBERTA LTD., 2497902 ALBERTA LTD., SUMMIT S AUTO LTD., SUMMIT V AUTO LTD., MK AUTO K-M LTD., 2437342 ALBERTA LTD., 1972207 ALBERTA LTD., 1175104 B.C. LTD., 1262113 B.C. LTD., 1272986 B.C. LTD., 2412170 ALBERTA LTD. AND 2416326 ALBERTA LTD.

DOCUMENT

**ORDER**

ADDRESS FOR SERVICE  
AND CONTACT  
INFORMATION OF PARTY  
FILING THIS DOCUMENT

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File No.: 0262720.0004

**DATE ON WHICH ORDER WAS PRONOUNCED:**

**May 22, 2026**

**NAME OF JUSTICE WHO MADE THIS ORDER:**

**The Honourable Justice C. D. Simard**

**LOCATION OF HEARING:**

**Calgary Courts Centre**

**UPON** the application of BDO Canada Limited ("**BDO**"), in its capacity as Court-appointed Monitor (in such capacity, the "**Monitor**") of 2345137 Alberta Ltd. ("**Vermilion Chrysler**"), 1262113 B.C. Ltd. ("**Western Sport Products**"), 2497902 Alberta Ltd. ("**Castle Ford**"), 1175104 B.C. Ltd. ("**Cranbrook Mitsubishi**"), 1272986 B.C. Ltd. ("**Sun Valley Nissan**"), Summit V Auto Ltd. ("**Arrow VW**"), 2437342 Alberta Ltd. ("**Squamish Chrysler**", with Vermilion Chrysler, Western Sport Products, Castle Ford, Cranbrook Mitsubishi, Sun Valley Nissan, and Arrow VW, the "**Operating Debtors**"), Summit S Auto Ltd. ("**Real Co**"), MK Auto K-M Ltd. ("**MK Auto**"), 2351497 Alberta Ltd. ("**235 AB**") and 1972207 Alberta Ltd. ("**197 AB**"), 2412170 Alberta Ltd. ("**Westcastle Dealership**") and 2416326 Alberta Ltd. ("**Westcastle Real Co**", and together with Westcastle Dealership, Vermilion Chrysler, Cranbrook Mitsubishi, Sun Valley Nissan, Western

Sport Products, Squamish Chrysler, Castle Ford, Arrow VW, Real Co, MK Auto, and 235 AB, and 197 AB the “**Debtors**”);

**AND UPON** having read the Application filed May 11, 2026, the Monitor’s Seventh Report, dated May 11, 2026 (the “**Seventh Report**”), the Confidential Appendix to the Seventh Report, dated May 11, 2026 (the “**Confidential Appendix**”), the Brief of Law of the Monitor, dated May 13, 2026, and the Reply Brief of Law of the Monitor, dated May 20, 2026;

**AND UPON** reviewing the CCAA Initial Order granted by the Court in these proceedings on August 22, 2025, as amended and restated by the Amended and Restated Initial Order granted by Court on August 27, 2025 (the “**ARIO**”) and the Westcastle GMC CCAA Order granted by the Court in the proceedings on January 7, 2026, as amended and restated by the Amended and Restated Order granted by the Court in these proceedings on January 9, 2026 (the “**Amended and Restated Westcastle GMC CCAA Order**”);

AND UPON having read the Cross-Application of 1292709 Alberta Ltd. o/a The Loan Store (the “**Loan Store**”), filed May 15, 2026 (the “**Cross Application**”), the Affidavit of Martin Hausner, sworn May 14, 2026, the Affidavit of Martin Hausner, sworn January 22, 2026, the Affidavit of Michael John Koch, sworn April 9, 2026, the Affidavit of Michael Koch, sworn January 22, 2026, and the Bench Brief of The Loan Store, dated May 15, 2026;

**AND UPON** having read the Affidavit of Service of Marica Ceko, sworn May 19, 2026;

**AND UPON** having read the Secretarial Affidavit of Kultaz Kaur, sworn May 20, 2026;

**AND UPON** hearing counsel for the Monitor, counsel for the Bank of Montreal, and counsel to all other parties present;

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

**SERVICE AND INTERPRETATION**

1. The time for service of the notice of application for this order (the “**Order**”) is hereby abridged and deemed good and sufficient, if applicable, and this application is properly returnable today.
2. Capitalized terms used in this Order and not otherwise defined herein shall have the meaning ascribed to them under the ARIO.

### **EXTENSION OF STAY PERIOD**

3. The Stay Period, as ordered and defined in paragraph 13 of the ARIO, is hereby extended from May 29, 2026, up to and including July 24, 2026.

### **RETURN OF WESTCASTLE GMC VEHICLES**

4. The Monitor's Application for a declaration under section 95 of the BIA for the transfer of the Westcastle GMC Vehicles set out in Schedule "A" to the within Order (the "**Westcastle GMC Vehicles**") is adjourned sine die.
5. The Monitor's application to sell the Westcastle GMC Vehicles is adjourned sine die.

### **THE LOAN STORE CROSS- APPLICATION**

6. The Cross-Application is adjourned sine die. The Monitor and the Loan Store shall reappear before this Court on June 5, 2026 at 8:30 a.m. to set a litigation plan establishing timelines for the following matters to be advanced by the Loan Store: (i) an application by the Loan Store to declare its loan and security valid; (ii) an application to declare the Settlement Agreement between the Loan Store and Westcasle Dealership and Westcastle Real Co valid and enforceable; and (iii) the Monitor's application to have the transfer of the Westcastle GMC Vehicles to The Loan Store declared a fraudulent preference pursuant to section 95 of the BIA.

### **INCREASE TO WESTCASTLE GMC ADMINISTRATION CHARGE**

7. The Westcastle GMC Administration Charge as defined in the Amended and Restated Westcastle GMC CCAA Order is hereby increased to \$500,000 less any payments made on account of the fees of the Monitor and its counsel for activities concerning the administration of Westcastle Dealership and or the administration of Westcastle Real Co.

### **DECREASE TO WESTCASTLE BORROWING CHARGE**

8. The Westcastle Borrowing Charge as defined in the Amended and Restated Westcastle GMC CCAA Order is hereby decreased from \$150,000 to \$50,000.

## **LIQUIDATION AND WINDDOWN OF CRANBROOK MITSUBISHI, SQUAMISH CHRYSLER AND SUN VALLEY NISSAN**

9. The Monitor is authorized to liquidate any and all Property of each of Cranbrook Mitsubishi, Squamish Chrysler and Sun Valley Nissan and is authorized to complete a wind-down of each of Cranbrook Mitsubishi, Squamish Chrysler and Sun Valley Nissan.

## **WAGE EARNER PROTECTION PROGRAM ACT**

10. Pursuant to subsection 5(5) of the *Wage Earner Protection Program Act*, SC 2005, c 47, s 1 (“**WEPPA**”) Summit V Auto Ltd. o/a Arrow Motors VW, 1175104 B.C. Ltd. o/a Cranbrook Mitsubishi, 2345137 Alberta Ltd. o/a Vermilion Chrysler, and 2497902 Alberta Ltd. o/a Castle Ford are former employers all of whose employees in Canada have been terminated other than any retained to wind down its business operation and meet the criteria prescribed by section 3.2 of the *Wage Earner Protection Program Regulations*, SOR/2008-222.

## **MONITOR’S ACTIVITIES AND PROFESSIONAL FEES**

11. The Monitor’s actions, activities, and conduct as disclosed and reported in the Seventh Report are hereby ratified and approved.
12. The Monitor’s accounts for its fees and disbursements, as set out in the Seventh Report, are hereby approved without the necessity of a formal passing or assessment of its accounts.
13. The accounts of the Monitor’s legal counsel, Miller Thomson LLP, for its fees and disbursements, as set out in the Seventh Report, are hereby approved without the necessity of a formal passing or assessment of its accounts.
14. The approvals granted pursuant to paragraphs 11 and 12 of this Order are without prejudice to all parties’ rights regarding: (i) the Monitor’s actions, activities and conduct concerning the Loan Store; and (ii) who should be responsible for the Monitor’s fees and disbursements concerning the Monitor’s activities regarding the Loan Store.

## **RETURN OF DODGE RAM**

15. The transfer of the 2024 Dodge Ram, VIN 1C6SRFVT4RN133355 (the “**Dodge Ram**”) from Squamish Chrysler to 1526782 BC Ltd and/or Adam Mounzer, is a transfer under

value under sections 36.1 of the *Companies' Creditors Arrangements Act*, RSC 1985, c C-36 and section 96 of the *Bankruptcy and Insolvency Act*, RSC 1985, c B-3, and is declared to be void and is hereby set aside.

16. The Monitor is authorized to take custody of the Dodge Ram and make any registrations with the Insurance Corporation of British Columbia ("ICBC"), or any other similar entity registering the Dodge Ram in the name of Squamish Chrysler as owner.
17. 1526782 BC Ltd and/or Adam Mounzer is hereby ordered and directed to cooperate with the Monitor in permitting the Monitor to take custody of the Dodge Ram.
18. ICBC is directed to assist the Monitor and shall do any and all things necessary to complete the registration of the Dodge Ram in the name of Squamish Chrysler.

#### **APPROVAL OF LISTING PROCESS**

19. The Listing Process as set out in the Seventh Report is approved and the Monitor is authorized to take any and all steps, with the assistance of the realtors set out therein for the marketing and sale of the Vermilion Real Property and Pincher Creek Real Property (as each defined in the Seventh Report).

#### **SEALING CONFIDENTIAL APPENDIX**

20. The Confidential Appendix shall be sealed on the Court file, not form part of the public record, and not be available for public inspection until the termination of these CCAA Proceedings or further order of this Court.
21. The Confidential Appendix shall be sealed and filed in an envelope containing the following statement thereon:

THIS ENVELOPE CONTAINS THE CONFIDENTIAL APPENDIX TO THE SEVENTH REPORT OF THE MONITOR, DATED MAY 11, 2026, WHICH SHALL BE SEALED ON THE COURT RECORD AND IS NOT TO BE PLACED ON THE PUBLIC RECORD OR MADE PUBLICLY ACCESSIBLE UNTIL THE

CONCLUSION OF WITHIN CCAA PROCEEDINGS OR FURTHER ORDER OF THIS COURT.

22. Leave is hereby granted to any person, entity, or party affected by this Order to apply to this Court for a further Order vacating, substituting, modifying, or varying the terms of this Order, with such application to be brought on notice to the Monitor and any other affected party.
23. The Monitor is at liberty to apply for advice and direction as may be necessary to give full force and effect to the terms of this Order.
24. This Honourable Court hereby requests the aid and recognition of any court, tribunal, regulatory or administrative body having jurisdiction in Canada or in any of its provinces or territories or in any foreign jurisdiction, to act in aid of and to be complimentary to this Court in carrying out the terms of this Order, to give effect to this Order and to assist the Monitor and its agents in carrying out the terms of this Order. All courts, tribunals, regulatory and administrative bodies are hereby respectfully requested to make such order and to provide such assistance to the Monitor, as an officer of the Court, as may be necessary or desirable to give effect to this Order or to assist the Monitor and its agents in carrying out the terms of this Order.

**SERVICE**

25. Service of this Order may be effected by facsimile, electronic mail, personal delivery or courier to the service list (the "**Service List**") in the proceedings. Service is deemed to be effected the next business day following transmission or delivery of this Order.
26. This Order shall be posted on the Monitor's website for these proceedings at: <https://www.bdo.ca/services/financial-advisory-services/business-restructuringturnaround-services/current-engagements/summit-automotive-group>.

  
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Justice of the Court of King's Bench of Alberta

**Schedule "A"**

**Schedule A**

	VIN	Last 6 Digits	Year	Make	Model
1	1C6RR7GT7MS571444	571444	2021	Ram	1500 Classic
2	1GCZGHFG6L1137707	137707	2020	Chev	Express Cargo
3	3C4NJDB2MT509364	509364	2021	Jeep	Compass
4	JA4ATVA4XN2611649	611649	2022	Mitsubishi	Eclipse Cross
5	1C6SRFRT2KN888630	888630	2019	Ram	1500
6	1FMJK1MT2MEA10137	A10137	2021	Ford	Expedition Max
7	2HGFC2F57KH027387	27387	2019	Honda	Civic
8	3C4NJDBAN8RT594549	594549	2024	Jeep	Compass
9	3KPF44AC7PE586437	586437	2023	Kia	Forte
10	KNDMB5C11K6454061	454061	2019	Kia	Sedona
11	1C6SRFET4KN729314	729314	2019	Ram	1500
12	3C4PDCA8XKT763993	763993	2019	Dodge	Journey
13	1C4RJEAA6XMC528765	528765	2021	Jeep	Grand Cherokee
14	1C6RR7FT4KS712842	712842	2019	Ram	1500 Classic
15	3KPA25AD1NE453930	453930	2020	Kia	Rio
16	3KPA25AD8NE498878	498878	2022	Kia	Rio
17	5XYPGDA36LG687056	687056	2020	Kia	Sorento
18	JTMABABA0PA009571	9571	2023	Subaru	Solterra
19	2BG4041314U416729	416729	2004	Trailer	—
20	1GTHK23193F137601	137601	2003	GMC	Sierra 2500
21	1FADP3N25G1287178	287178	2003	Ford	Focus
22	1C6RR7LM8JS313198	313198	2018	Ram	1500
23	2CTALBEW6A6310607	610607	2010	GMC	Terrain
24	1C6RR7LG7MS520406	520406	2021	Ram	1500 Classic
25	1C6RR7LM4KS705290	705290	2019	Ram	1500 Classic
26		173013	2026	GMC	Canyon