

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE

In re:

VWS Holdco, Inc., et al.,

Debtors.¹

Chapter 11

Case No. 25-10979 (JKS)

(Jointly Administered)

Re: D.I. 67

**ORDER (A) AUTHORIZING AND APPROVING BIDDING PROCEDURES
IN CONNECTION WITH THE SALE OF THE DEBTORS' ASSETS, (B) APPROVING
PROCESS FOR DESIGNATION OF STALKING HORSE BIDDER
AND PROVISION OF BID PROTECTIONS, (C) SCHEDULING THE
AUCTION AND SALE HEARING, (D) APPROVING THE FORM
AND MANNER OF NOTICE THEREOF, AND (E) GRANTING RELATED RELIEF**

Upon the motion (the "Motion")² filed by the above-captioned debtors and debtors in possession (the "Debtors") for entry of an order (this "Order") pursuant to sections 105(a), 363 and 365 of title 11 of the United States Code (the "Bankruptcy Code"), Rules 2002, 6004, 6006, 6007, 9007, 9008, and 9014 of the Federal Rules of Bankruptcy Procedure (the "Bankruptcy Rules"), and Rule 6004-1 of the Local Rules of Bankruptcy Practice and Procedure of the United States Bankruptcy Court for the District of Delaware (the "Local Rules"), (i) authorizing and approving sale and bidding procedures (the "Bidding Procedures") attached hereto as **Exhibit 1**, pursuant to which the Debtors will solicit and select the highest or otherwise best offer for the sale (the "Sale" or "Sale Transaction") of all or substantially all of the Debtors' Assets; (ii) authorizing the Debtors to select a stalking horse bidder and provide bid protections; (iii) authorizing and approving procedures for the assumption and assignment of executory contracts and unexpired leases in

¹ The Debtors in these Chapter 11 Cases, along with the last four digits of each Debtor's federal tax identification numbers are as follows: VWS Holdco, Inc. (5412) and Shoosmith Bros., Inc. (6914). The Debtors' mailing address is P.O. Box 2770, Chesterfield, VA 23832.

² Capitalized terms used but not otherwise defined in this Order shall have the meanings given to them in the Motion or Bidding Procedures, as applicable.



connection with the Sale, including notice of proposed cure amounts; (iv) scheduling an auction (the “Auction”), if necessary, and a hearing to approve the Sale (the “Sale Hearing”); (v) approving the form and manner of (1) notice of the Auction and Sale Hearing (the “Sale Notice”) attached hereto as **Exhibit 2**, (2) notice of the Assumption Procedures (the “Assumption Notice”) attached hereto as **Exhibit 3**, and (3) notice of Successful Bidder and Back-Up Bidder (the “Notice of Successful Bidder”) attached hereto **Exhibit 4**; (vi) establishing dates and deadlines in connection with the Sale, including the Bid Deadline (as defined in the Bidding Procedures), and the dates of the Auction; and (vii) granting related relief, all as further described in the Motion; and upon consideration of the First Day Declaration and the *Declaration Of Charles Boguslaski In Support Of Proposed Order (A) Authorizing And Approving Bidding Procedures In Connection With The Sale Of The Debtors’ Assets, (B) Approving Process For Designation Of Stalking Horse Bidder And Provision Of Bid Protections, (C) Scheduling The Auction And Sale Hearing, (D) Approving The Form And Manner Of Notice Thereof, And (E) Granting Related Relief* [Docket No. 133] and the record of these chapter 11 cases; and this Court having found that (a) this Court has jurisdiction over the Debtors, their estates, property of their estates and to consider the Motion and the relief requested therein under 28 U.S.C. §§ 157 and 1334 and the *Amended Standing Order of Reference from the United States District Court for the District of Delaware*, dated February 29, 2012, (b) this Court may enter a final order consistent with Article III of the United States Constitution, (c) this is a core proceeding under 28 U.S.C. § 157(b), (d) venue of this proceeding and the Motion in this District is proper under 28 U.S.C. §§ 1408 and 1409, and (e) the Debtors’ notice of the Motion and opportunity for a hearing were adequate and appropriate under the circumstances and no other or further notice need be provided; and this Court having reviewed the Motion; and having determined that the legal and factual bases set forth in the Motion and the First Day Declaration,

establish just cause for the relief granted in this Order; and this Court having found and determined that the relief sought in the Motion is in the best interests of the Debtors' estates, their creditors, and other parties in interest; and after due deliberation and sufficient cause appearing therefor,

IT IS HEREBY FOUND AND DETERMINED THAT:

A. The Debtors have articulated good and sufficient reasons for, and the best interests of their estates and stakeholders will be served by, the Court scheduling or fixing dates pursuant to this this Order for, among other things, the (i) Bid Deadline; (ii) Sale Objection Deadline; (iii) Auction; and (iv) Sale Hearing, each as defined below.

B. The Bidding Procedures are fair, reasonable, and appropriate and represent the best available method for maximizing value for the benefit of the Debtors' estates.

C. The Bidding Procedures were developed in good faith, and without collusion. The Bidding Procedures balance the Debtors' interests in consummating a Sale expeditiously while maximizing the purchase price for the Assets for the benefit of the Debtors' estates, their creditors, and other parties in interest.

D. The Sale Notice, Assumption Notice, and Notice of Successful Bidder are reasonably calculated to provide the Sale Notice Parties, the Counterparties, and other interested parties with proper notice of the (i) Bidding Procedures; (ii) Auction; (iii) Sale Hearing; and (iv) Sale.

E. The Assumption Procedures are fair, reasonable, and appropriate and represent the best available method for maximizing value for the benefit of the Debtors' estates.

F. The Assumption Notice is reasonably calculated to provide the Counterparties and other interested parties with proper notice of the Assumption Notice Procedures (including the Contract Objection Deadline and Subsequently Designated Assigned Contracts Deadline).

G. The Motion, the Bidding Procedures, and the Assumption Procedures comply with all applicable provisions of the Bankruptcy Code, the Bankruptcy Rules, and the Local Rules.

H. Due, sufficient, and adequate notice of the relief granted herein has been given to all parties in interest.

NOW, THEREFORE, IT IS ORDERED, ADJUDGED, AND DECREED THAT:

1. The Motion is granted to the extent set forth in this Order.
2. The Bidding Procedures, which are attached hereto as **Exhibit 1** and incorporated herein by reference, are hereby approved in all respects and shall govern all Bidders and Bids, including those that may be submitted by Qualified Bidders at the Auction.
3. Bidders seeking to submit Bids for the Assets must do so in accordance with the terms of the Bidding Procedures and this Order.
4. Following entry of this Order, the Debtors shall be authorized, in consultation with the Consultation Parties, but not directed to select a Bidder to act as a stalking horse bidder (a "Stalking Horse Bidder").
5. Absent further order of the Court, any Stalking Horse Agreement shall limit the proposed Bid Protections, if any, to: (a) a break-up fee of no more than 3.0% of the total cash consideration payable under such Stalking Horse Agreement and (b) an expense reimbursement for the Stalking Horse Bidder's reasonable and actual out-of-pocket costs not to exceed \$150,000; *provided, however*, that no Bid Protections in any amount are being approved herein and any such approval shall be subject to further order of this Court as set forth herein.
6. Notwithstanding anything in the Bidding Procedures or this Order to the contrary, to the extent the Debtors, in consultation with Consultation Parties, determine to offer Bid Protections to any Stalking Horse Bidder, the Debtors shall disclose such Bid Protections in the

corresponding notice designating any Stalking Horse Bidder (the “Stalking Horse Notice”) to be filed pursuant to the Bidding Procedures at any time after entry of this Order but **no later than July 25, 2025 at 5:00 p.m. (prevailing Eastern Time)**. The Stalking Horse Notice, if filed, shall also include a copy of the Stalking Horse Bidder’s Stalking Horse Agreement. An appropriate declaration in support of the proposed Bid Protections (the “Bid Protections Declaration”) and a proposed form of order approving of the Bid Protections (the “Bid Protections Order”) shall be attached to the Stalking Horse Notice. Any objection to (i) the Bid Protections set forth in the Stalking Horse Notice and Bid Protections Declaration or (ii) the form of the Bid Protections Order (a “Bid Protections Objection”), shall be filed **no later than five (5) calendar days after the filing of the Stalking Horse Notice**. The Stalking Horse Notice and Bid Protections Declaration shall set forth the reasons the Debtors believe the Bid Protections satisfy the requirements of section 503(b) of the Bankruptcy Code. For the avoidance of doubt, nothing in this Order is shifting the Debtors’ burden of proof that the Bid Protections are actually necessary to preserve the value of the estates pursuant to section 503(b) of the Bankruptcy Code. Nothing in this Order authorizes the Debtors to propose or award any Bid Protections related to a credit bid nor may they designate more than one Stalking Horse Bidder for the Assets. If a timely Bid Protections Objection is filed, the Debtors will schedule a hearing in consultation with any objecting parties, the Consultation Parties, and the Court. Absent any timely Bid Protections Objection, the Court may enter the Bid Protections Order without further hearing.

7. Any Bid Protections incurred by the Debtors pursuant to this Order and the Bidding Procedures will be payable to the applicable Stalking Horse Bidder, in the event the Stalking Horse Bidder is not a Successful Bidder, from the proceeds of the cash portion of the Purchase Price of the applicable Successful Bid upon Closing.

8. The deadline for all Potential Bidders to submit a Qualified Bid is **July 28, 2025, at 5:00 p.m. (prevailing Eastern Time)** (the “Bid Deadline”), as set forth in the Bidding Procedures.

9. On or before **July 31, 2025, at 12:00 p.m. (prevailing Eastern Time)**, the Debtors shall file a notice on the Court’s docket (an “Auction Notice”) providing (i) notice of the location of the Auction; and (ii) notice of whether the Debtors believe, in the exercise of their business judgment and after consultation with the Consultation Parties, that the Auction should be held in two or more parts over multiple days so as to maximize value for the Debtors’ estates.

10. The Debtors shall file a proposed form of Sale Order on or before **August 8, 2025**.

11. As set forth in the Bidding Procedures, if at least two Qualified Bids (inclusive of any Stalking Horse Bid) are received by the Bid Deadline, the Debtors will hold the Auction beginning on **August 4, 2025, at 10:00 a.m. (prevailing Eastern Time)** in accordance with the Bidding Procedures at the location designated by the Debtors in the Auction Notice.

12. The Assumption Notice substantially in the form attached to this Order as **Exhibit 3** is approved in all respects. No other or further notice of the Assumption Procedures, or relevant objection or other deadlines is required.

13. The following Assumption Procedures are hereby approved:

- a. **Contract Assumption Notice.** On or prior to **July 7, 2025**, the Debtors shall file with the Court and serve a notice of contract assumption (the “Assumption Notice”), in substantially the form attached hereto as **Exhibit 3**, via overnight delivery on all counterparties to all potential Assigned Contracts (each, a “Counterparty” and, collectively, the “Counterparties”). The Assumption Notice shall include, without limitation, a list of Assigned Contracts (the “Assigned Contract List”) that may be assumed and assigned in connection with the Sale and the Cure Payment, if any, that the Debtors believe is required to be paid to the applicable Counterparty under Bankruptcy Code sections 365(b)(1)(A) and (B) for each of the Assigned Contracts. If no Cure Payment is listed on the Assigned Contracts List for a particular Assigned Contract, the Debtors’ asserted Cure Payment for such Assigned Contract shall be deemed to be \$0.00. The Assigned Contracts List shall identify each of the potential

Assigned Contracts by the name or appropriate description and date of such potential Assigned Contract (if available), the Counterparties and the address of such Counterparties for notice purposes. Service of an Assumption Notice does not constitute an admission that such contract is an executory contract or unexpired lease or that such stated Cure Payment constitutes a claim against the Debtors or a right against the Successful Bidder (all rights with respect thereto being expressly reserved). Further, the inclusion of a contract or lease on the Assumption Notice is not a guarantee that such contract will ultimately be assumed and assigned.

- b. Contract Objections.** Objections, if any, to the Assumption Notice or any proposed assumption and assignment of a contract or lease, including objections to Cure Payments (each, as defined above, a “Contract Objection”), must (i) be in writing, (ii) comply with the applicable provisions of the Bankruptcy Rules, and the Local Rules, (iii) state with specificity the nature of the objection and, if the objection pertains to the proposed Cure Payment, the correct cure amount alleged by the objecting counterparty, together with any applicable and appropriate documentation in support thereof, and (iv) be filed with the Court and served by the Objection Notice Parties no later than **July 21, 2025, at 4:30 p.m. (prevailing Eastern Time)**, except as otherwise set forth below with respect to Subsequently Designated Assigned Contracts. If a Contract Objection is timely filed by the Contract Objection Deadline and cannot be resolved, to the extent such Contract Objection relates to a Assigned Contract under the Sale Transaction contemplated by these Bid Procedures, a hearing will be held (i) at the Sale Hearing or (ii) on such other date subsequent to the Sale Hearing but before the Closing Date, as the Debtors determine, in their discretion and in consultation with the Successful Bidder and the Consultation Parties (subject to the Court’s calendar) (the “Contract Hearing”) before the Bankruptcy Court to consider the objection. If such Contract Objection has not been resolved prior to the closing of the Sale (whether by an order of the Court or by agreement with the Counterparty), the Successful Bidder may (a) treat such Counterparty’s contract or lease as part of assets excluded from the Sale Transaction or (b) temporarily treat the Counterparty’s contract or lease as part of assets excluded from the Sale Transaction (a “Designated Agreement”), proceed to the closing of the Sale with respect to all other Assets, and determine whether to treat the Designated Agreement as an Assigned Contract, or part of assets excluded from the Sale Transaction within ten (10) business days after resolution of such objection (whether by order of the Court or by agreement of the applicable Successful Bidder, the Counterparty, and the Debtors).
- c. Changes to Assigned Contract List and Cure Payments.** At the election of the Successful Bidder, up until two (2) business days prior to the closing of any Sale, the Debtors may file and serve supplements or amendments to the Assigned Contracts List (each, a “Supplemental Assumption Notice”) to (i) add previously omitted Assigned Contracts to the Assigned Contracts List as contracts that may be assumed and assigned to a Successful Bidder in accordance with the definitive agreement for the Sale by filing a supplement to the Assigned Contracts List or (ii) increase the Cure Payment for any Assigned Contract (together, “Subsequently Designated Assigned Contracts”). Contract Objections with respect to

Subsequently Designated Assigned Contracts shall be filed no later than ten (10) days from service of a Supplemental Assumption Notice identifying the Subsequently Designated Assigned Contracts and served on the Objection Notice Parties (the “Subsequently Designated Assigned Contracts Deadline”). Such objections must (a) be in writing, (b) comply with the applicable provisions of the Bankruptcy Rules, and the Local Rules, (c) state, with specificity, the legal and factual bases thereof, and (d) be filed with the Court and served so as to be actually received by the Objection Notice Parties. Any party or entity who fails to timely and properly make an objection with respect to the Subsequently Designated Assigned Contracts on or before the Subsequently Designated Assigned Contracts Deadline shall be forever barred from asserting any objection with respect to the Subsequently Designated Assigned Contracts.

- d. **Removal of Contracts from Assigned Contract List.** Up until two (2) business days prior to Closing, the Debtors are authorized, but not directed, if the Purchaser so requests, to remove an Assigned Contract from the Assigned Contract List that a successful bidder proposes be assumed and assigned in connection with the Sale.
- e. **Assigned Contracts.** At the Sale Hearing, the Debtors will seek Court approval of the assumption and assignment to the Successful Bidder of the Assigned Contracts, subject to the dispute resolution procedures set forth in paragraph (b) hereof; *provided that*, in the event the Successful Bidder is not the Stalking Horse Bidder, objections to adequate assurance of future performance of the Assigned Contracts by such Successful Bidder shall be heard at a subsequent hearing, as set forth in paragraph (b) hereof. The inclusion of an Assigned Contract on an Assumption Notice will not (a) obligate the Debtors to assume any Assigned Contract listed thereon nor the Successful Bidder to take assignment of such Assigned Contract or (b) constitute any admission or agreement of the Debtors that such Assigned Contract is an executory contract.
- f. **Back-Up Bidder Adequate Assurance Objections.** In the event that a Successful Bidder does not consummate the Sale and a Back-Up Bidder (other than the Stalking Horse Bidder) has been previously identified, the Debtors shall file with the Court a Notice of Intent to Proceed with Back-Up Bid, together with a copy of the Back-Up Bidder’s proposed purchase agreement and financial and other information regarding adequate assurance of future performance of the Assigned Contracts by the Back-Up Bidder (including the name of the Back-Up Bidder and description of its business), and serve the Notice of Intent to Proceed with Back-Up Bid on the Counterparties by overnight delivery, and the Counterparties shall have seven (7) days to file and serve on the Objection Notice Parties a Contract Objection solely on the basis of adequate assurance of future performance by the Back-Up Bidder. If any objections are filed, the Debtors shall schedule a hearing, which may be expedited, upon reasonable notice under the circumstances (which shall be no less than ten (10) days after the Notice of Intent to Proceed with Back-Up Bid is filed), with respect to such Contract Objections.

- g. **Contract Assumption at Closing.** No Assigned Contract shall be deemed assumed and assigned pursuant to section 365 of the Bankruptcy Code until the later of (i) the date the Court has entered an order authorizing the assumption and assignment of such Assigned Contracts or (ii) the date the Sale has closed.

14. Any party failing to timely and properly file an objection to the Cure Payment or the proposed assumption and assignment of an Assigned Contract listed on the Contract Assumption Notice is deemed to have consented to (a) such Cure Payment, (b) the assumption and assignment of such Assigned Contract, (c) the related relief requested in the Motion, and (d) the Sale. Such party shall be forever barred and estopped from objecting to the Cure Payments, the assumption and assignment of the Assigned Contract, adequate assurance of future performance, the relief requested in the Motion, whether applicable law excuses such Counterparty from accepting performance by, or rendering performance to, the Successful Bidder for purposes of section 365(c)(1) of the Bankruptcy Code, and from asserting any additional cure or other amounts against the Debtors and the Successful Bidder, as applicable, with respect to such party's Assigned Contract.

15. As soon as practicable after the Auction and in no event later **August 5, 2025 (or one day after conclusion of the Auction)**, the Debtors shall file with the Court the notice, substantially in the form attached hereto as **Exhibit 4** (the "Notice of Successful Bidder"), identifying any Successful Bidder and Back-Up Bidder, together with a copy of the Successful Bidder's proposed purchase agreement and financial and other information regarding adequate assurance of future performance of the Assigned Contracts, and serve the Notice of Successful Bidder on the Counterparties by email (where available) or overnight delivery, and the Counterparties shall file any Contract Objections solely on the basis of adequate assurance of future performance by the Successful Bidder other than the Stalking Horse Bidder (each, an

“Adequate Assurance Objection”) not later than **August 12, 2025, at 4:30 p.m. (prevailing Eastern Time)**).

16. Any Secured Party shall be entitled to credit bid some or all of its claims pursuant to section 363(k) of the Bankruptcy Code, subject to inclusion of a cash amount in its bid that is sufficient to satisfy any Bid Protections, DIP Obligations, or other obligations that the Debtors deem appropriate.

17. Following the conclusion of the Auction, the Sale Hearing may be adjourned or rescheduled without notice by an announcement of the adjourned date at the Sale Hearing or by filing a notice on the Court’s docket. At the Sale Hearing, the Debtors shall present the Successful Bid to the Court for approval.

18. The Sale Notice substantially in the form attached to this Order as **Exhibit 2** is approved in all respects. Other than with respect to the Notice of Successful Bidder, no other or further notice of the Bidding Procedures, the Sale Hearing, relevant objection or other deadlines, or the Sale is required.

19. To be considered, any objection to the Sale must: (a) comply with the Bankruptcy Rules and the Local Rules; (b) be made in writing and filed with the Court; and (c) be filed on or before **August 12, 2025, at 4:30 p.m. (prevailing Eastern Time)** (the “Sale Objection Deadline”).

20. The failure of any objecting person or entity to timely file an objection prior to the Sale Objection Deadline shall be a bar to the assertion at the Sale Hearing or thereafter of any objection to the relief requested by the Debtors, or the consummation and performance of the Sale of the Assets to the Successful Bidder, including the transfer of the Assets free and clear of all Interests (with the same to attach to the cash proceeds of the Sale to the same extent and with the same order of priority, validity, force, and effect which they previously had against the Assets,

subject to the rights and defenses of the Debtors and the Debtors' estate with respect thereto), and the Debtors' assumption and assignment or transfer of the Assigned Contracts to the Successful Bidder.

21. No Qualified Bidder or any other person or entity, other than a Stalking Horse Bidder, if any, shall be entitled to any expense reimbursement, break-up fee, termination, or other similar fee or payment in connection with the Sale.

22. Notwithstanding the possible applicability of Bankruptcy Rules 6004(h) or 6006(d), the terms and conditions of this Order shall be immediately effective and enforceable upon its entry.

23. The Debtors are authorized to execute and deliver such documents, and to take and perform all actions necessary to implement and effectuate the relief granted in this Order.

24. All persons and entities that participate in the Sale Process and/or the Auction shall be deemed to have knowingly and voluntarily submitted to the exclusive jurisdiction of this Court with respect to all matters related to the Bidding Procedures, the Sale Process, and the Auction.

25. Nothing contained in this Order, the Bidding Procedures or any notice approved by this Order shall prejudice the rights or remedies available to the Commonwealth of Virginia under applicable state or federal law, including, without limitation, the right to object to the approval of any sale on any available basis, including as such relates to successor liability, environmental obligations, licensing, permitting, proof of financial assurance or related obligations.

26. To the extent of any inconsistencies between the Bidding Procedures and this Order, this Order shall govern.

27. The Court shall retain jurisdiction over any matter or dispute arising from or relating to the Bidding Procedures.

Dated: July 1st, 2025
Wilmington, Delaware


J. KATE STICKLES
UNITED STATES BANKRUPTCY JUDGE

Exhibit 1

Bidding Procedures

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

VWS Holdco, Inc., et al.,

Debtors.¹

Chapter 11

Case No. 25-10979 (JKS)

(Jointly Administered)

**BIDDING PROCEDURES IN CONNECTION
WITH THE SALE OF THE DEBTORS' ASSETS**

On June 1, 2025, the above-captioned debtors and debtors in possession (collectively, the “Debtors”) filed voluntary petitions for relief under chapter 11 of title 11 of the United States Code, 11 U.S.C. §§ 101–1532 (the “Bankruptcy Code”), in the United States Bankruptcy Court for the District of Delaware (the “Bankruptcy Court”).

On June [●], 2025, the Debtors filed the *Debtors’ Motion for Entry of (I) an Order (A) Authorizing and Approving Bidding Procedures in Connection with the Sale of the Debtors’ Assets, (B) Approving Certain Bid Protections in Connection with the Debtors’ Entry Into a Potential Stalking Horse Agreement, (C) Scheduling the Auction and Sale Hearing, (D) Approving the Form and manner of Notice Thereof, and (E) Granting Related Relief; and (II) An Order (A) Approving the Sale of the Debtors’ Assets Free and Clear of all Encumbrances; and (B) Approving the Assumption and Assignment of Executory Contracts and Unexpired Leases* (the “Motion”).² On [●], 2025, the Bankruptcy Court entered an order [D.I. [●]] (the “Bidding Procedures Order”) approving these bidding procedures (the “Bidding Procedures”). The Bidding Procedures set forth the process by which the Debtors will solicit and evaluate higher or otherwise better Bids (as defined below) for the acquisition of the Debtors’ Assets (as defined below).

The Debtors seek to consummate a transaction (a “Sale Transaction”) for the sale of substantially all of the Debtors’ assets located in Chester, Virginia in Chesterfield County, (the “Assets”) under section 363 and, as applicable, section 365, of the Bankruptcy Code to the extent certain criteria are satisfied as set forth in greater detail below. Any Sale Transaction will be subject to the approval of the Court.

A hearing for the approval of any Sale Transaction is currently scheduled for August 20, 2025, at 11:00 a.m. (prevailing Eastern Time) (the “Sale Hearing”).

¹ The Debtors in these Chapter 11 Cases, along with the last four digits of each Debtor’s federal tax identification numbers are as follows: VWS Holdco, Inc. (5412) and Shoosmith Bros., Inc. (6914). The Debtors’ mailing address is P.O. Box 2770, Chesterfield, VA 23832.

² Capitalized terms not otherwise defined herein have the meanings given to such terms in the Motion.

OVERVIEW

The Debtors are offering for sale the Assets, and Qualified Bidders (as defined below) may submit bids for the Assets. Except as otherwise provided in a purchase agreement to be executed by a Successful Bidder (as defined below), the sale of the Assets will be free and clear of all liens, claims and encumbrances to the maximum extent permitted by section 363 of the Bankruptcy Code.

The Sale of the Assets shall be subject to a competitive bidding process as set forth herein and approval by the Bankruptcy Court under sections 105(a), 363, and 365 of title 11 of the United States Code (the “Bankruptcy Code”), rules 2002, 6004, 6006, 9007, 9008, and 9014 of the Federal Rules of Bankruptcy Procedure, and rule 6004-1 of the Local Rules of Bankruptcy Practice and Procedure of the United States Bankruptcy Court for the District of Delaware.

KEY DATES

These Bidding Procedures set forth the terms by which prospective bidders, if any, may qualify for and participate in an Auction, thereby competing to make the highest or otherwise best offer for the Assets. Subject to the Debtors’ rights set forth herein, the following table sets forth key dates and deadlines with respect to the Sale process.

EVENT	PROPOSED DATE
Bidding Procedures Objection Deadline	June 25, 2025, at 4:00 p.m. (ET)
Bidding Procedures Hearing	July 2, 2025 at 11:00 a.m. (ET)
Deadline to File and Serve Assumption Notice	July 7, 2025
Deadline to File and Serve Auction and Sale Notice	July 7, 2025
Contract Objection Deadline	July 21, 2025 at 4:30 p.m. (ET)
Designation of Stalking Horse Bidder and Execution of Stalking Horse Agreement	July 25, 2025
Deadline to File and Serve Stalking Horse Objections	Five (5) days after filing of Stalking Horse Notice
Bid Deadline	July 28, 2025 at 5:00 p.m. (ET)
Deadline to Designate Qualified Bids and File Auction Notice	July 31, 2025 at 12:00 a.m. (ET)
Auction	August 4, 2025 at 10:00 a.m. (ET)
Deadline to File Notice of Successful Bidder and Back-Up Bidder	August 5, 2025
Deadline to File Proposed Sale Order	August 8, 2025
Deadline to Object to Sale	August 12, 2025 at 4:30 p.m. (ET)

EVENT	PROPOSED DATE
Adequate Assurance Objection Deadline	August 12, 2025 at 4:30 p.m. (ET)
Sale Hearing	August 20, 2025 at 11:00 a.m. (ET)

BID PROCEDURES

I. General Sale Transaction Information

a. Assets for Sale

The Debtors are soliciting interest for the consummation of a Sale Transaction with respect to the Assets. All of the Debtors' rights, title, and interest in and to the Assets shall be sold free and clear of any Interests (as defined in the Motion) on an "as is, where is" and "with all faults" basis and without representations, warranties or guarantees, express, implied or statutory, written or oral, of any kind, nature or description, by the Debtors, their affiliates or their respective representatives, except as otherwise provided in the applicable Purchase and Sale Agreement, as defined herein, to the maximum extent permitted by sections 363 and 365 of the Bankruptcy Code, with such Interests to attach to the net proceeds of the Sale Transaction with the same validity and priority as such Interests applied against the respective Assets purchased pursuant to the Bidding Procedures.

The Debtors, in their discretion, exercised in good faith and in consultation with the Consultation Parties³, will have the right to determine the highest or otherwise best value from the potential offers received. Additionally, the Debtors, in consultation with the Consultation Parties, may accept Bids (as defined below) for any portion or subset of the Assets and pursue a Sale Transaction for the Assets on a piecemeal basis.

Further information on the Assts being offered for sale pursuant to these Bidding Procedures is available upon request from the Debtors' advisors, Teneo Securities, LLC (Attn: Charles Boguslaski (charles.boguslaski@teneo.com)) on the terms and conditions set forth below.

³ The "Consultation Parties" are the DIP Secured Parties (as defined in the DIP Order (as defined herein)), the Official Committee of Unsecured Creditors, Chesterfield County and the Virginia Department of Environmental Quality.

b. Access to Diligence Materials

To participate in the bidding process and receive due diligence information, including full access to the Debtors' electronic data room (the "Data Room") and additional non-public information regarding the Debtors (the "Diligence Materials"), parties interested in receiving due diligence information to participate in the bidding process (each, an "Interested Party") must deliver or have previously delivered to the Debtors, if determined to be necessary by the Debtors in their sole discretion, the Preliminary Bid Documents (as defined herein) to the following parties (the "Recipient Parties"):

- (i) proposed counsel to the Debtors, Pashman Stein Walder Hayden, P.C., 824 N. Market Street, Suite 800, Wilmington, Delaware 19801, Attn: John W. Weiss (jweiss@pashmanstein.com) and Richard W. Riley (rriley@pashmanstein.com); and
- (ii) advisors to the Debtors: Teneo Securities, LLC, 280 Park Avenue, 4th Floor, New York, NY 10017, Attn: Charles Boguslaski (charles.boguslaski@teneo.com).

The "Preliminary Bid Documents" that must be submitted to the Recipient Parties include: (a) an executed confidentiality agreement using the Debtors' form, as may be amended, on terms acceptable to the Debtors, to the extent not already executed (a "Confidentiality Agreement") and (b) if requested by the Debtors, a statement and/or other factual support demonstrating to the Debtors' satisfaction in the exercise of their reasonable business judgment that the Interested Party has a *bona fide* interest in purchasing all or any portion of the Assets. Any Interested Party who, in the Debtors' determination, qualifies for access to the Diligence Materials shall be deemed a "Potential Bidder."

The Debtors, with the assistance of their advisors, will coordinate all reasonable requests from any Potential Bidder, including such due diligence access or additional information as the Debtors deem appropriate, which may include, without limitation, the right to withhold, restrict, or to delay providing any Diligence Materials to a Potential Bidder that the Debtors, in their reasonable discretion, determine, among other things, has not established, or who has raised doubt, that such Potential Bidder intends in good faith or has the capacity to consummate a sale transaction for all or a subset of the Debtors' Assets, are business-sensitive, may risk unduly placing the Debtors at a competitive disadvantage, or are otherwise inappropriate for disclosure to such Potential Bidder at such time. No due diligence will continue after the Bid Deadline.

The Potential Bidder shall return or destroy any non-public information the Debtors or their advisors provided to the Potential Bidder in accordance with the terms of the confidentiality agreement executed by the Debtors and the Potential Bidder.

c. Due Diligence from Potential Bidders

Each Interested Party, Potential Bidder, and Qualified Bidder (as defined herein) (each, a "Bidder" and, collectively, the "Bidders") shall comply with all requests for additional information and due diligence access by the Debtors or their advisors regarding such Bidder and its contemplated Sale Transaction. Failure by a Potential Bidder to comply with requests for additional information and due diligence access will be a basis for the Debtors to determine that the Potential Bidder is not a Qualified Bidder. Failure by a Qualified Bidder to comply with such requests for additional

information and due diligence access will be a basis for the Debtors to determine that a bid made by a Qualified Bidder is not a Qualified Bid.

d. No Communications Among Bidders Without Debtors' Written Consent

Communications between and amongst Potential Bidders and/or Qualified Bidders regarding or related to the Assets, Bids, or the Auction are prohibited, unless the Debtors have authorized such communications in writing, after consultation with the Consultation Parties. The Debtors reserve the right, in their reasonable business judgment, and upon consultation with the Consultation Parties, to disqualify any Potential Bidders and/or Qualified Bidders that have communications between and amongst themselves regarding or related to the Assets, Bids, or the Auction without the prior written consent of the Debtors.

For the avoidance of doubt, there will be no prohibition on Potential Bidders and Qualified Bidders pairing their Bids; *provided however*, that to the extent any Potential Bidders and/or Qualified Bidders seeks to do so, the Debtors, with the assistance of their advisors and after consultation with the Consultation Parties, shall facilitate the communications between such Potential Bidders or Qualified Bidders regarding the potential joining of Bids. The Debtors, in consultation with the Consultation Parties, will be authorized to approve joint Bids in their reasonable discretion on a case-by-case basis.

II. Auction Qualification Process

a. Stalking Horse Bidder

The Debtors may, but are not required, pursuant to these Bid Procedures, after consultation with the Consultation Parties, in an exercise of their reasonable business judgment (i) designate a Qualified Bidder that submits a Qualified Bid for all or any portion of the Assets a stalking horse bidder (the “Stalking Horse Bidder”), whose Qualified Bid shall serve as a stalking horse bid (“Stalking Horse Bid”), and (ii) execute, subject to higher or otherwise better offers, one or more purchase agreements memorializing the proposed transaction set forth in the Stalking Horse Bid (a “Stalking Horse Agreement”), which may include: (x) a break-up fee of no more than 3.0% of the total cash consideration payable under such Stalking Horse Agreement (the “Break-Up Fee”) plus (y) an expense reimbursement for the Stalking Horse Bidder’s reasonable and actual out-of-pocket costs not to exceed \$150,000 (the “Expense Reimbursement” and, together with the Break-Up Fee, the “Bid Protections”).

To the extent the Debtors, in consultation with Consultation Parties, determine to offer Bid Protections to any Stalking Horse Bidder, the Debtors shall disclose such Bid Protections in the corresponding notice designating any Stalking Horse Bidder (the “Stalking Horse Notice”) to be filed pursuant to the Bidding Procedures at any time after entry of this Order but **no later than July 25, 2025**. The Stalking Horse Notice, if filed, shall also include a copy of the Stalking Horse Bidder’s Stalking Horse Agreement. An appropriate declaration in support of the proposed Bid Protections (the “Bid Protections Declaration”) and a proposed form of order approving of the Bid Protections (the “Bid Protections Order”) shall be attached to the Stalking Horse Notice. Any objection to (i) the Bid Protections set forth in the Stalking Horse Notice and Bid Protections Declaration or (ii) the form of the Bid Protections Order (a “Bid Protections Objection”), shall be filed

no later than five (5) calendar days after the filing of the Stalking Horse Notice. If no objection to the Stalking Horse Notice is filed with the Court and served on the Debtors by the Stalking Horse objection deadline, the Debtors may submit the under certification of counsel approving the designation of the Stalking Horse Bidder and Stalking Horse Agreement as a stalking horse without the need for further hearing.

b. Form of Purchase and Sale Agreement and Sale Approval Order

A Potential Bidder must submit (a) a proposed asset purchase agreement (a “Purchase and Sale Agreement”), similar in form and substance, as modified, to the purchase and sale agreement to be furnished by the Debtors in the Data Room (the “Form PSA”) or the Stalking Horse Agreement, as applicable, accompanied by a comparison of the Purchase and Sale Agreement to the Form PSA or the Stalking Horse Agreement, as applicable, and (b) a proposed Sale Approval Order, similar in form and substance, as modified, to the Sale Approval Order to be furnished by the Debtors in the Data Room (the “Form Sale Approval Order”), accompanied by a comparison of the Sale Approval Order to the Form Sale Approval Order.

c. Designation as Qualified Bidder

A “Qualified Bidder” is a party, that satisfies the Bid Conditions defined and as described below and otherwise satisfies the requirements of the Bid Procedures Order and the Bid Procedures set forth herein, and submits a *bona fide* offer for the Assets and is determined by the Consultation Parties to be able to consummate a Sale Transaction if selected as a Successful Bidder (as defined herein), subject to the Debtors’ right, in the exercise of their reasonable business judgment, to waive any such requirements or any part thereof in consultation with the Consultation Parties.

The Debtors, after consultation with the Consultation Parties, shall determine and notify any Potential Bidder as to whether such Potential Bidder is a Qualified Bidder no later than **July 31, 2025, at 12:00 p.m. (prevailing Eastern Time)**.

d. Right to Credit Bid

At the Auction, if any, a Qualified Bidder who has a valid lien on any Assets (a “Secured Party”) shall be permitted to submit a credit bid for all or a portion of the assets subject to such lien, up to the amount of such Secured Party’s claims (a “Credit Bid”), to the extent permitted under section 363(k) of the Bankruptcy Code; *provided, however, provided* that a Qualified Credit Bid shall only be permitted to the extent of the collateral by which the DIP Lender’s claim is secured; *provided* further that any Secured Party that intends to participate in the Auction with a Bid that includes a Credit Bid shall, as a condition to such participation, (i) notify the Debtors at least five (5) calendar days prior to the Bid Deadline that it intends to submit a Credit Bid, (ii) provide all documentation requested by the Debtors to establish the lien, claims, and encumbered assets that will be the subject of the Secured Party’s potential Credit Bid, (iii) include in its Credit Bid an amount of cash consideration sufficient for the Debtors to pay from the cash proceeds of such transaction any Bid Protections, DIP Obligations (as defined below) or other obligations that the Debtors deem appropriate.

To the extent that any Secured Party who is a Consultation Party submits a Credit Bid for all or any portion of the Assets, such Secured Party's respective rights as a Consultation Party and any consent rights provided for herein shall be terminated as of such time solely with respect to bids related to the same Assets as that for which the Secured Party submitted a Credit Bid, and the Debtors shall establish reasonable procedures to prevent such Secured Party or its representatives from thereafter being privy to confidential information concerning the bids of other Bidders for such Assets for so long as such Secured Party remains a Bidder; *provided, however*, that (i) any Secured Party who submits a Credit Bid and later withdraws such bid shall immediately resume being treated as a Consultation Party and shall regain any consent rights provided for herein, as applicable for purposes of these Bid Procedures and (ii) any Secured Party who does not submit a Credit Bid shall at all times be a Consultation Party for purposes of these Bid Procedures.

III. Bidding Procedures

The Debtors and their advisors shall, after consultation with the Consultation Parties: (i) determine whether a Potential Bidder is a Qualified Bidder; (ii) coordinate the efforts of Bidders in conducting their due diligence investigations, as permitted by the provisions hereof; (iii) receive offers from Qualified Bidders; and (iv) negotiate any offers made to purchase all or any portion of the Assets. The Debtors, in consultation with the Consultation Parties, shall have the right to adopt such other rules for the bidding process that are not inconsistent with the Bid Procedures Order or these Bid Procedures that will better promote the goals of such process.

a. Bid Deadline

The Bid Deadline is July 28, 2025, at 5:00 p.m. (prevailing Eastern Time) or such later date as may be agreed to by the Debtors, in the exercise of the Debtors' reasonable business judgment after consultation with the Consultation Parties. On or before the Bid Deadline, a Qualified Bidder that desires to make a proposal, solicitation, or offer for a Sale Transaction (each, a "Bid") shall deliver written and electronic copies of its Bid to the Recipient Parties. The Debtors shall promptly (and in no event later than twenty-four (24) hours after the Debtors' receipt thereof) provide copies of all Bids to counsel for the Consultation Parties.

Subject to consultation with the Consultation Parties or as provided above, a Bid received after the Bid Deadline shall not constitute a Qualified Bid.

b. Qualified Bids

To be eligible to participate in the Auction and to be eligible for consideration as a Qualified Bidder, a Potential Bidder must deliver a Bid, so as to be received by the Recipient Parties on or before the Bid Deadline, that meets the following requirements (collectively, the "Bid Conditions"):

- (i) Purpose and Identity of Assets to be Purchased. Each Bidder must state that the Bid includes an offer by the Bidder to effectuate a Sale Transaction and identify with specificity which Assets are included in the Bid. Each Bid must state whether the Bidder is offering to purchase all or substantially all of the Assets, any portion of the Assets, and any combination of the Assets. The Debtors may, in consultation

with the Consultation Parties, waive or modify the application of the Qualified Bid conditions in respect of Bids for a portion of the Assets. With respect to any Bid for less than all or substantially all of the Debtors' Assets, the Debtors reserve the right to request an allocation of the purchase price among the Assets the Bidder seeks to acquire and the assumed liabilities the Bidder agrees to assume. For the avoidance of doubt, any Sale Transaction must result in an assumption of all of the Debtors' liabilities.

- (ii) Good Faith Deposit. Each Bid must be accompanied by a cash deposit (the "Good Faith Deposit") in the form of a wire transfer, certified check, or cash payable to the order of counsel pursuant to instructions to be provided by the Debtors equal to 10% of the Bidder's proposed Purchase Price (as defined herein), which will be held in a non-interest-bearing escrow or trust account. To the extent a Qualified Bid is modified before, during, or after the Auction in any manner that increases the Purchase Price contemplated by such Qualified Bid, the Debtors reserve the right to require, after consultation with the Consultation Parties, that such Qualified Bidder increase its Good Faith Deposit so that it equals 10% of the increased cash component of the Purchase Price.
- (iii) Purchase Price. Each Bid must clearly set forth the purchase price (the "Purchase Price") and which liabilities, if any, of the Debtors the Bidder is agreeing to assume (the "Assumed Liabilities"). The Purchase Price must provide for (i) an aggregate amount of cash sufficient to pay all DIP Obligations (as defined in the DIP Order⁴) outstanding at the closing in full, and (ii) the payment of all cure amounts and all other amounts required to effect the assumption and assignment of all applicable executory contracts and unexpired leases pursuant to section 365 of the Bankruptcy Code. The Purchase Price associated with each Bid may include only cash and/or other consideration acceptable to the Debtors after consultation with the Consultation Parties. If a Stalking Horse Bidder has been selected for all or any portion of the Assets, the cash offer of any other Qualified Bid with respect to all or any portion of the Assets must be no less than an amount equal to or in excess of the sum of: (i) the Stalking Horse Bid; (ii) the Expense Reimbursement; (iii) the Break-Up Fee; and (iv) the Minimum Increment (as defined herein) (a "Topping Bid").
- (iv) Binding and Irrevocable. Each Bid must include a signed writing stating that it is binding and irrevocable until the selection of the Successful Bidder, provided that if such Bidder is selected as the Successful Bidder or the Back-Up Bidder, its offer

⁴ *Interim Order Pursuant to Sections 105, 361, 362, 363, 364, 503, 506, 507 and 552 of the Bankruptcy Code and Rules 2002, 4001, 6004 and 9014 of the Federal Rules of Bankruptcy Procedure (I) Authorizing the Debtors to (A) Use Cash Collateral, (B) Obtain Senior Secured Superpriority Postpetition Financing and Granting Liens and Superpriority Administrative Claims, and (C) Provide Adequate Protection, (II) Modifying the Automatic Stay, (III) Scheduling a Final Hearing, and (IV) Granting Related Relief* entered June 4, 2025 [D.I. 42] (as supplanted by any final order, the "DIP Order"). Nothing in these Bid Procedures shall be deemed or constitute a modification of the Milestone (as defined in the DIP Order) which can only be modified by agreement of the DIP Lenders and DIP Agent, which consent and agreement has not been given.

shall remain irrevocable until the closing of the Sale with the Successful Bidder or, as applicable, the Back-Up Bidder (the “Closing”).

- (v) Contemplated Transaction Documents. Each Bid must include an executed Purchase and Sale Agreement marked against the Form APA or the Stalking Horse Agreement, as applicable pursuant to which the Qualified Bidder proposes to effectuate the contemplated Sale Transaction including: (i) a redlined copy of the Purchase and Sale Agreement marked to show all changes requested by the Qualified Bidder against the Form PSA or the Stalking Horse Agreement, as applicable; (ii) specification of the proposed Purchase Price allocated, if applicable; and (iii) any changes to any exhibits or schedules to the Purchase and Sale Agreement (collectively, the “Contemplated Transaction Documents”). The terms and conditions of the Contemplated Transaction Documents must be, in the aggregate, not materially more burdensome to the Debtors than the provisions contained in any applicable Stalking Horse Agreement. A Bid must identify with particularity each and every condition to Closing and designate all executory contracts and unexpired leases the Bidder expects the Debtors to assume and assign to the Bidder (the “Assigned Contracts”) pursuant to the Contemplated Transaction Documents. All Bids must provide that all Cure Amounts (as defined herein) will be paid by such Bidder. ***The Contemplated Transaction Documents must include a commitment to close by no later than August 27, 2025.***
- (vi) Contingencies. A Bid may not be conditioned on obtaining financing or any internal approval or on the outcome or completion of due diligence, but may be subject to the accuracy in all material respects at Closing of representations and warranties at or before Closing in the Purchase and Sale Agreement. A Bid must disclose any governmental approvals identified by the Potential Bidder other than as set forth in the Contemplated Transaction Documents that may impact the evaluation of such Bid. No Bid shall contain any escrow arrangements, indemnities, or adjustments to the proposed Purchase Price.
- (vii) No Collusion. Each Bid must include a representation that the Bidder has not engaged in any collusion with respect to its Bid submission (though Potential Bidders are permitted to make joint bids) and that the Bidder will not engage in any collusion with respect to any Bids, the Auction, or the Sale Process.
- (viii) Authorization to Bid and Identity of Bidder. Each Bid must include evidence of authorization and approval from such Potential Bidder’s board of directors (or comparable governing body, or a statement as to why such approval is unnecessary) with respect to the submission, execution, delivery, and closing of the Contemplated Transaction Documents. A Bid must also fully disclose the identity of the entity that is submitting the Bid, including the identity of the ultimate beneficial owners of the Bidder and the identity of any person or entity providing debt or equity financing for the Bid.
- (ix) Financing Sources. Each Bid must include written evidence that demonstrates the Potential Bidder has the necessary financial ability to close the contemplated Sale

Transaction and provide adequate assurance of future performance under all Assigned Contracts. Such information may include, *inter alia*, the following:

1. the Potential Bidder's current financial statements (audited, if they exist);
 2. contact names, telephone numbers, and e-mail addresses for verification of financing sources;
 3. evidence of the Potential Bidder's internal resources and proof of any debt or equity funding commitments that are needed to close the contemplated Sale Transaction (including confirmation that the funding of such commitments is not subject to any contingency);
 4. proof by the Potential Bidder of its financial capacity to close its proposed Sale Transaction, which may include written representations of the Potential Bidder's financial wherewithal or bank statements, investment account statements, financial statements of, or verified financial commitments obtained by, the Potential Bidder (or, if the Potential Bidder is an entity formed for the purpose of acquiring all or any portion of the Assets, the party that will bear liability for a breach), the adequacy of which will be assessed by the Debtors (including in consultation with their advisors); and
 5. any other form of financial disclosure of credit-quality support information acceptable to the Debtors demonstrating that such Potential Bidder has the ability to close the contemplated Sale Transaction.
- (x) Adequate Assurance of Future Performance. Each Bid must demonstrate, in the Debtors' reasonable business judgment, after consultation with the Consultation Parties, that the potential Bidder can provide adequate assurance of future performance to the applicable counterparty under all Assigned Contracts as required by section 365 of the Bankruptcy Code.
- (xi) No Fees Payable to Qualified Bidder. Other than any Stalking Horse Bidder, a Bidder may not request any break-up fee, termination fee, expense reimbursement, or any similar type of payment. Moreover, by submitting a Bid, a Bidder shall be deemed to waive the right to pursue a substantial contribution claim under section 503 of the Bankruptcy Code relating in any way to the submission of its Bid, compliance with the Bid Procedures, or participation in the Sale Process.
- (xii) Payment of the Break-Up Fee and Expense Reimbursement. If a Stalking Horse Bidder has been selected for all or any portion of the Assets that are the subject of a Bid, a Bid must allow for the payment of the Break-Up Fee and Expense Reimbursement to the applicable Stalking Horse Bidder from the first proceeds of the cash portion of the Purchase Price of such Bid upon Closing to the extent the Bid overlaps with the Stalking Horse Bid in regard to the Assets included in such Bid. The applicable Bid Protections will only be earned by the applicable Stalking Horse Bidder if the Successful Bidder has Overbid (as defined herein) the Stalking Horse Bidder on the same Assets included in the applicable Stalking Horse Bid and will

only be payable at the Closing of the applicable Sale Transaction to the Successful Bidder.

- (xiii) Non-Reliance. A Bid must include an acknowledgement and representation of the Potential Bidder that it has had an opportunity to conduct any and all due diligence regarding the Assets (as applicable to its Bid) and Assumed Liabilities prior to making its Bid, that it has relied solely upon its own independent review, investigation, and/or inspection of any documents and/or the Assets in making its Bid, and that it did not rely upon any written or oral statements, representations, warranties, or guaranties, express, implied, statutory or otherwise, regarding the Assets, the financial performance of the Assets or, as applicable, the physical condition of the Assets, the Assumed Liabilities, or the completeness of any information provided in connection therewith or the Auction, except as expressly stated in the Contemplated Transaction Documents.
- (xiv) As Is, Where Is. A Bid must include an acknowledgement and representation of the Potential Bidder that it understands that any Sale Transaction shall be on an “as is, where is” basis and without representations or warranties of any kind, nature, or description by the Debtors, their agents, or the estates except to the extent set forth in the Purchase and Sale Agreement of the Successful Bidder.
- (xv) Other Information and Compliance with Diligence Requests. The Bidder submitting the Bid must have complied with reasonable requests for additional information and due diligence access from the Debtors to the satisfaction of the Debtors. Each Bid must contain such other information as may be reasonably requested by the Debtors in consultation with the Consultation Parties.

A bid received from a Potential Bidder shall constitute a “Qualified Bid” if the Debtors believe after consultation with the Consultation Parties, that such Bid would be consummated if selected as the Successful Bid, subject to the right of the Debtors, in the exercise of their reasonable business judgment, to waive any such requirements or any part thereof in consultation with the Consultation Parties. The Debtors shall have the right to reject any and all Bids that it believes, in their reasonable business judgment, after consultation with the Consultation Parties, do not comply with the Bid Procedures. In the event that any Potential Bidder is determined by the Debtors not to be a Qualified Bidder, the Potential Bidder shall be refunded its Good Faith Deposit.

To the extent there is any dispute regarding whether a Bidder is a Qualified Bidder, such dispute may be raised with the Court on an expedited basis prior to the commencement of the Auction. If any Bid is determined not to be a Qualified Bid, the Debtors (i) will refund such Bidder’s Good Faith Deposit on the date that is three (3) business days after the Bid Deadline (or as soon as reasonably practicable thereafter), and (ii) inform the Consultation Parties of such determination (and the reasons therefor) as soon as reasonably practicable.

IV. Auction

After the receipt and review of all Qualified Bids, the Debtors shall make a determination, after consultation with the Consultation Parties, whether to accept the highest or best Qualified Bid for the Assets.

To the extent the Debtors receive Qualified Bids and determine to proceed to Auction, the Debtors, after consultation with the Consultation Parties, shall determine which Qualified Bid represents the then highest or otherwise best Bid for all or any subset of the Assets, as applicable (the “Baseline Bid”). The determination of which Qualified Bid constitutes the Baseline Bid and which Qualified Bid constitute the Successful Bid (as defined herein) shall take into account any factors the Debtors, after consultation with the Consultation Parties, reasonably deem relevant to the value of the Qualified Bid to their estates, including, *inter alia*: (a) the amount and nature of the consideration; (b) the certainty of closing; (c) the net economic effect of any changes to the value to be received by the Debtors’ creditors from the proposed Sale Transaction; (d) the allocation of the Purchase Price between or among Assets; (e) tax consequences of such Qualified Bid; (f) any other quantitative or qualitative criteria available to assess such Bid; and (g) the impact of the proposed Transaction on any actual or potential litigation (collectively, the “Bid Assessment Criteria”). If the Debtors, pursuant to these Bidding Procedures, designate a Stalking Horse Bidder, the Baseline Bid, to the extent not the Stalking Horse Bid, must be not less than the Purchase Price of the Stalking Horse Bid *plus* (ii) the Break-Up Fee *plus* (iii) the Expense Reimbursement *plus* (iv) the Minimum Increment (as defined herein).

No later than Noon (prevailing Eastern Time) two (2) days preceding the Auction, the Debtors shall file a notice on the Court’s docket (an “Auction Notice”) providing (i) notice of the location of the Auction; and (ii) notice of whether the Debtors believe, in the exercise of their business judgment after consultation with the Consultation Parties, that the Auction should be held in two or more parts over multiple days so as to maximize value for the estate.

Unless otherwise designated by the Debtors, after consultation with the Consultation Parties, the Auction shall commence on August 4, 2025 at 10:00 a.m. (prevailing Eastern Time), at a location to be designated in the Auction Notice. In the Debtors’ discretion, the Auction may be held by telephonic or video conference.

The Auction shall be conducted according to the following procedures:

a. Participation in the Auction

Only the Stalking Horse Bidder, Qualified Bidders that have submitted Qualified Bids, and the Consultation Parties (through their counsel) are eligible to participate at the Auction. The Auction will be conducted openly, and all creditors will be permitted to attend the Auction. Only Qualified Bidders will be entitled to make overbids at the Auction. The bidding at the auction may be transcribed or videotaped.

Except as otherwise set forth herein, the Debtors, after consultation with the Consultation Parties, may conduct the Auction in the manner they determine will result in the highest or best offer for the Assets in accordance with the Bid Procedures.

b. The Debtors Shall Conduct the Auction

The Debtors and their professionals shall direct and preside over the Auction. At the start of the Auction, the Debtors shall describe the terms of any Baseline Bid. The Debtors reserve the right to conduct the Auction, after consultation with the Consultation Parties, in the manner designed to maximize value based upon the nature and extent of the Qualified Bids received in accordance with the Bidding Procedures, the Bidding Procedures Order, the Bankruptcy Code, and any other order of the Court entered in connection herewith and disclosed to each Qualified Bidder. The Debtors shall maintain a transcript of all Bids made and announced at the Auction, including the Baseline Bid, all Overbids, and the Successful Bid. Pursuant to Local Rule 6004-1, each Qualified Bidder shall be required to confirm that it has not engaged in any collusion with respect to the Sale Process, the Bid Procedures, the Auction, or the proposed Sale Transaction.

c. Terms of Overbids

An “Overbid” is any bid made at the Auction by a Qualified Bidder subsequent to the Debtors’ announcement of the applicable Baseline Bid that satisfies the following conditions:

(i) Minimum Increment

During the Auction, bidding shall begin with the Baseline Bid. In consultation with the Consultation Parties, the initial Overbid after the Baseline Bid (the “Initial Overbid”) shall be made in an increment announced on the record prior to the start of the Auction (the “Minimum Increment”) *plus*, solely in the event the Baseline Bid is a Stalking Horse Bid, (i) the Break-Up Fee *plus* (ii) the Expense Reimbursement. Any Overbids subsequent to the Initial Overbid shall be made in increments of at least the applicable Minimum Increment; *provided, however*, that any Overbids by the Stalking Horse Bidder shall only be required to be equal to the sum of (x)(1) the Baseline Bid or the then existing highest Bid *plus* (2) the Minimum Increment *less* (y) the sum of the amount of the Bid Protections. After setting the Minimum Increment, such amount may be adjusted in response to bidding activity.

Any Overbid made by a Qualified Bidder must remain open and binding on the Qualified Bidder until and unless the Debtors, after consultation with the Consultation Parties, accept a higher Qualified Bid as an Overbid.

(ii) Consideration of Overbids

The Debtors reserve the right, after consultation with the Consultation Parties, to make one or more adjournments in the Auction to, among other things: facilitate discussions between the Debtors and individual Qualified Bidders; allow individual Qualified Bidders to consider how they wish to proceed; and give Qualified Bidders the opportunity to provide the Debtors with such additional evidence as the Debtors, in the exercise of their business judgment and after consultation with the Consultation Parties, may require, that the Qualified Bidder has sufficient internal resources or has received sufficient non-contingent debt and/or equity funding commitments, to consummate the proposed Sale Transaction at the prevailing Overbid amount. Any Overbid to a Prevailing Highest Bid by any party must, in accordance with these Bid Procedures, provide more value for the Debtors’ estates than any prior bid.

(iii) Evidence of Ability to Close Sale Transactions

To the extent not previously provided on or before the Bid Deadline, a Qualified Bidder submitting an Overbid must submit, as part of its Overbid, evidence reasonably acceptable to the Debtors, after consultation with the Consultation Parties, demonstrating such Qualified Bidder's ability to close the Sale Transaction proposed by such Overbid.

d. Additional Procedures

The Debtors, in their reasonable business judgment and after consultation with the Consultation Parties, may (a) determine which Qualified Bid or Qualified Bids, if any, is the highest or best offer for all or any portion of the Assets, (b) reject at any time before entry of an order of the Court approving a Sale Transaction of all or any portion of the Assets pursuant to a Qualified Bid, any Bid that is (i) inadequate or insufficient; (ii) not in conformity with the requirements of the Bankruptcy Code, the Bid Procedures, or the Bid Procedures Order; or (iii) contrary to the best interest of the Debtors, their estates, and their creditors, (c) modify the Bid Procedures in response to the bidding activity at the Auction.

e. Consent to Jurisdiction as Condition to Bidding

All Qualified Bidders at the Auction shall be deemed to have consented to the core jurisdiction of the Court and to have waived any right to a jury trial in connection with any disputes relating to the Sale process, the Auction, the Bidding Procedures, and the construction and enforcement of each Qualified Bidder's Contemplated Transaction Documents, as applicable.

f. Compliance with the Bankruptcy Code and Non-Bankruptcy Law; Acknowledgment

All Qualified Bidders at the Auction shall be deemed to have agreed to comply in all respects with the Bankruptcy Code and any applicable non-bankruptcy law and all of the terms of the Sale set forth in these Bid Procedures.

g. Closing the Auction

The Auction shall continue until there is only one Qualified Bid for all of the Assets that the Debtors determine, in the exercise of their business judgment and after consultation with the Consultation Parties, is the highest or otherwise best Qualified Bid (such Qualified Bid, the "Successful Bid", and such Qualified Bidder, the "Successful Bidder"), and that further bidding is unlikely to result in a higher or otherwise better Qualified Bid, at which point, the Auction will be closed. The Auction shall not close unless and until all Qualified Bidders have been given a reasonable opportunity to submit an Overbid at the Auction. In selecting the Successful Bid, the Debtors, after consultation with the Consultation Parties, may consider all factors relevant to the sale of the Assets, including the Bid Assessment Criteria.

Only Qualified Bidders, including any Stalking Horse Bidders, if any, shall be entitled to make Bids at the Auction, subject to the terms of the Bid Procedures and other limitations as may reasonably be imposed by the Debtors in consultation with the Consultation Parties. The Qualified Bidders participating at the Auction shall appear, or may appear through a duly authorized representative. Only the Debtors and their respective advisors, any participating Qualified Bidders,

the Consultation Parties and their respective advisors, and any creditor of the Debtors may attend the Auction; provided that any of the Debtors' creditors who are not Qualified Bidders must provide three (3) business days' written notice to counsel to the Debtors of their intent to attend the Auction and their good faith rationale for requesting to attend; *provided* that the Debtors reserve the right, in consultation with the Consultation Parties, to retract their permission at any point during the Auction if such creditor party who is not a Qualified Bidder does not act in good faith and in orderly fashion during the Auction.

Upon the closing of the Auction, the Debtors, after consultation with the Consultation Parties, shall identify the Successful Bidder and the Successful Bid and the Back-Up Bidder and Back-Up Bid as soon as reasonably practicable which highest or best offer will provide the greatest amount of net value to the Debtors, and advise the Qualified Bidders of such determination.

The Qualified Bidder with the second highest or otherwise best Bid at the Auction, as determined by the Debtors, after consultation with the Consultation Parties, and consistent in all material respects with the other terms of these Bid Procedures, shall be required to serve as the back-up bidder (the "Back-Up Bidder"). The identity of the Back-Up Bidder and the amount and material terms of the final Bid of the Back-Up Bidder (the "Back-Up Bid") shall be announced by the Debtors at the conclusion of the Auction at the same time the Debtors announce the Successful Bid. Any Back-Up Bidder shall keep its Back-Up Bid open and irrevocable until the Closing of the Sale Transaction with the Successful Bidder, unless otherwise agreed by the Debtors, in consultation with the Consultation Parties. The Good Faith Deposit of the Back-Up Bidder shall be returned by the Debtors within three (3) days after Closing.

Within one (1) business day after the close of the Auction, the Successful Bidder shall supplement the Successful Bidder's Good Faith Deposit such that the Good Faith Deposit shall be equal to an amount that is ten percent (10%) of the Purchase Price of the Successful Bid.

The Debtors shall not consider any Bids or Overbids submitted after the closing of the Auction and any and all such Bids and Overbids shall be deemed untimely.

As stated above, the Successful Bid of the Successful Bidder and the Back-Up Bid of the Back-Up Bidder, respectively, must be irrevocable until Closing.

For the avoidance of doubt, nothing in the Bidding Procedures, including, without limitation, the auction procedures, prevents the Debtors from exercising their respective fiduciary duties under applicable law (as reasonably determined in good faith by the Debtors in consultation with their outside legal counsel).

If no Qualified Bids other than a Stalking Horse Bid (if applicable) are received by the Bid Deadline, the Debtors may cancel the Auction, and may decide, in the Debtors' reasonable business judgment, in consultation with the Consultation Parties, to designate the Stalking Horse Bid as the Successful Bid, and pursue entry of an order approving a Sale to the Stalking Horse Bidder pursuant to the Stalking Horse Agreement. The Debtors shall promptly file notice of any cancellation of the Auction and designation of the Stalking Horse Bid as the Successful Bid with the Court subject to the applicable provisions of the Bid Procedure.

V. Notice of Acceptance of Successful Bid

Upon determination of the Successful Bid, the Debtors will file a notice attached to the Bidding Procedures Order as **Exhibit 4** (the “Notice of Successful Bidder”) of the Debtors’ intent to effectuate a Sale Transaction for the Assets with the Successful Bidder upon the approval of the Successful Bid by the Court at the Sale Hearing.⁵ The Debtors’ presentation of a particular Successful Bid to the Court for approval does not constitute the Debtors’ acceptance of such Successful Bid. The Debtors will be deemed to have accepted a Successful Bid only when such Successful Bid has been approved by the Court at the Sale Hearing.

VI. Free and Clear of Any and All Interests

Except as otherwise provided in the Purchase and Sale Agreement of the Successful Bidder and subject to the approval of the Court, all of the Debtors’ rights, title, and interest in and to the Assets subject thereto shall be sold free and clear of any Interests to the maximum extent permitted by section 363 of the Bankruptcy Code, with such Interests to attach to the proceeds of the sale of the applicable Assets with the same validity and priority as such Interests were held against the applicable Assets prior to the Sale Transaction.

VII. Sale Hearing

The Sale Hearing will occur on August 20, 2025, at 11:00 a.m. (prevailing Eastern Time) before the Hon. J. Kate Stickles, United States Bankruptcy Court for the District of Delaware, 824 North Market Street, 6th Floor, Courtroom 6, Wilmington, Delaware 19801. Any objections to the Sale Transaction requested at the Sale Hearing must be filed and served so as to be received by the Notice Parties or before ***August 12, 2025, at 4:00 p.m. (prevailing Eastern Time)***.

At the Sale Hearing, the Debtors will seek entry of the Sale Approval Order authorizing and approving a Sale Transaction to the Successful Bidder. The Sale Hearing may be adjourned or rescheduled without notice or with limited and shortened notice to parties other than the Consultation Parties, including by (i) an announcement of such adjournment at the Sale Hearing or at the Auction or (ii) the filing of a notice of adjournment with the Court prior to the commencement of the Sale Hearing.

If any Successful Bidder fails to consummate an approved Sale Transaction in accordance with its applicable Purchase and Sale Agreement or such Purchase and Sale Agreement is terminated, the Debtors, after consultation with the Consultation Parties, shall be authorized, but not required, to deem the applicable Back-Up Bid, as disclosed at the Sale Hearing, as the Successful Bid, and the Debtors, after consultation with the Consultation Parties, shall be

⁵ With respect to any Sale Transaction, a filed Notice of Successful Bidder shall include, as exhibits, (a) a copy of the Purchase and Sale Agreement; (b) a copy of the proposed Sale Approval Order; and (c) identification of the Assigned Contracts with respect to such Sale Transaction; *provided, however*, that a Successful Bidder shall have the right to add or remove Assigned Contracts until the closing of such Sale Transaction and any definitive identification of Assigned Contracts with respect to a Sale Transaction will be made in connection with a notice of closing of such Sale Transaction.

authorized, but not required, to consummate the sale with the Back-Up Bidder submitting the next highest Bid for any Assets without further notice to any interested parties or order of the Court.

VIII. Return of Good Faith Deposit

The Good Faith Deposit of any Successful Bidder (or any Back-Up Bidder that becomes a Successful Bidder) shall be applied to the Purchase Price of such Sale Transaction at Closing. Counsel to the Debtors will hold the Good Faith Deposits of the Successful Bidder and the Back-Up Bidder in a segregated account until the Closing of the Sale Transaction with the Successful Bidder. Good Faith Deposits of all other Qualified Bidders shall be held in a segregated account, and thereafter returned to the respective Bidders following the conclusion of the Auction. If a Successful Bidder (including any Back-Up Bidder that has become the Successful Bidder) fails to consummate an approved Sale Transaction because of a breach or failure to perform on the part of such Successful Bidder, the Debtors shall be entitled to retain such Successful Bidder's Good Faith Deposit as part of the Debtors' damages resulting from such Successful Bidder's breach or failure to perform, without prejudice to the Debtors' rights to seek additional damages from the Court as appropriate. The retention of the Good Faith Deposit is not, and is not intended to be, liquidated damages.

IX. Procedures Related to the Assumption and Assignment of Contracts and Leases

As part of a Sale Transaction, the Debtors may assume and assign certain of their executory contracts and unexpired leases (the "Potential Assumed/Assigned Contracts") to one or more Successful Bidders (*i.e.*, the Assigned Contracts). The procedures governing the Debtors' identification of the Potential Assumed/Assigned Contracts and the non-Debtor counterparties' (the "Counterparties") rights and obligations with respect to objecting to such identification, including to the assumability, assignability, or transferability of such Potential Assumed/Assigned Contracts and/or to the amounts the Debtors believe necessary to cure all monetary defaults under such Potential Assumed/Assigned Contracts pursuant to section 365 of the Bankruptcy Code, are governed by the Bid Procedures Order. **All Counterparties should refer to the Bid Procedures Order, which provides for the following relevant dates and deadlines:**

Date	Event
July 7, 2025	Deadline to File Contract Assumption Notice
July 21, 2025, at 4:30 p.m. (ET)	Contract Objection Deadline
August 12, 2025, at 4:00 p.m. (ET)	Adequate Assurance Objection Deadline

If a Contract Objection is timely filed by the Contract Objection Deadline and cannot be resolved, to the extent such Contract Objection relates to a Assigned Contract under the Sale Transaction contemplated by these Bid Procedures, a hearing will be held (i) at the Sale Hearing or (ii) on such other date subsequent to the Sale Hearing but before the Closing Date, as the Debtors determine, in their discretion and in consultation with the Successful Bidder and the Consultation Parties (subject to the Court's calendar) (the "Contract Hearing") before the Bankruptcy Court to consider the objection. If such Contract Objection has not been resolved before to two (2) days prior the Closing of the Sale (whether by an order of the Court or by agreement with the Counterparty), the Successful Bidder may (a) treat such Counterparty's contract or lease as part of assets excluded from the Sale Transaction or (b) temporarily treat the Counterparty's contract or lease as part of assets excluded from the Sale Transaction (a "Designated Agreement"), proceed

to the closing of the Sale with respect to all other Assets, and determine whether to treat the Designated Agreement as an Assigned Contract, or part of assets excluded from the Sale Transaction within ten (10) business days after resolution of such objection (whether by order of the Court or by agreement of the applicable Successful Bidder, the Counterparty, and the Debtors).

For the avoidance of doubt, if no Contract Objections are filed or received with respect to any Potential Assumed/Assigned Contracts identified on the Assumption Notice, then the Cure Amounts set forth in the Assumption Notice for such Potential Assumed/Assigned Contract will be binding upon the Counterparty to such Potential Assumed/Assigned Contract for all purposes and will constitute a final determination of the Cure Amounts required to be paid by the Debtors in connection with the assumption and assignment of such Potential Assumed/Assigned Contract.

As soon as practicable after the Auction and in no event later than **August 5, 2025**, the Debtors shall file with the Court the Notice of Successful Bidder, substantially in the form attached to the Motion as **Exhibit 4**, identifying any Successful Bidder and Back-Up Bidder, together with a copy of the Successful Bidder's proposed purchase agreement and the process for receiving financial and other information regarding adequate assurance of future performance of the Assigned Contracts, and serve the Notice of Successful Bidder on the Counterparties by overnight delivery, and the Counterparties shall file any Contract Objections solely on the basis of adequate assurance of future performance by the Successful Bidder other than the Stalking Horse Bidder (each, an "Adequate Assurance Objection") not later than **August 12, 2025, at 4:00 p.m. (ET)**.

The inclusion of a contract on the Assumption Notice shall not (a) obligate the Debtors to assume or assign any contracts or leases listed thereon; or (b) constitute any admission or agreement of the Debtors that such contract or lease is an executory contract. Only those contracts and leases that are included on a schedule of assumed and assigned contracts and leases attached to a final asset purchase agreement will be assumed and assigned, and shall be assumed and assigned upon the Assignment Date.

X. Modifications.

The Bidding Procedures may be modified by the Debtors, in their reasonable business judgment and after timely consultation with the Consultation Parties, in any manner that will best promote the goals of the bidding process and is not inconsistent with or otherwise in contravention of the other terms of these Bidding Procedures or the Bidding Procedures Order, including, without limitation, (a) imposing additional terms and conditions with respect to any or all bidders, (b) extending the deadlines set forth herein or the date for the Auction and/or Sale Hearing (which may occur in open court); or (c) amending the Bidding Procedures as they may determine to be in the best interests of the Debtors' estates; *provided that* all such modifications are disclosed to all Potential Bidders (if applicable) or Qualified Bidders (if applicable) on the record prior to or during the Auction; *provided further that* any actions taken by the Debtors under this Section X shall not be deemed to be waivers of any terms, conditions, defaults or events of default set forth in the DIP Loan Agreement (as defined in the DIP Order), the DIP Order, or a Stalking Horse Agreement (if any), by any of the DIP Lenders (as defined in the DIP Order) or the respective parties to the DIP Loan Agreement or Stalking Horse Agreement (if any). The Bankruptcy Court has exclusive jurisdiction with respect to any dispute that may arise with respect to these Bid Procedures.

XI. Notice Parties

As used herein, the “Notice Parties” are:

- a. proposed counsel to the Debtors: Pashman Stein Walder Hayden, P.C., 824 North Market Street, Suite 800, Wilmington, Delaware, 19801, Attn: John W. Weiss (jweiss@pashmanstein.com), Leah M. Eisenberg (leisenberg@pashmanstein.com), Richard W. Riley (rriley@pashmanstein.com), and David E. Sklar (dsklar@pashmanstein.com);
- b. counsel to the Debtors’ prepetition and DIP Lenders: Cole Schotz P.C., 1325 Avenue of the Americas, New York, NY 10019, Attn: Daniel F. X. Geoghan (DGeoghan@coleschotz.com);
- c. the Office of the United States Trustee for the District of Delaware, 844 King Street, Suite 2207, Lockbox 35, Wilmington, Delaware 19801, Attn: Jane M. Leamy (jane.m.leafy@usdoj.gov); and
- d. counsel to the Official Committee of Unsecured Creditors: Greenberg Traurig, LLP, 1000 Louisiana Street, Suite 6700, Houston, TX 77002, Attn: Shari L. Heyen and Greenberg Traurig, LLP, 222 Delaware Avenue, Suite 1600, Wilmington, DE 19801, Attn: Dennis A. Meloro.

Exhibit 2

Sale Notice

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

VWS Holdco, Inc., et al.,

Debtors.¹

Chapter 11

Case No. 25-10979 (JKS)

(Jointly Administered)

NOTICE OF SALE, BIDDING PROCEDURES, AUCTION, AND SALE HEARING

PLEASE TAKE NOTICE that the above-captioned debtors and debtors in possession (collectively, the “Debtors”) each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code in the United States Bankruptcy Court for the District of Delaware (the “Court”) on June 1, 2025 (the “Petition Date”).

PLEASE TAKE FURTHER NOTICE on [●], 2025, the Debtors filed a motion (the “Motion”)² with the Court seeking entry of orders, among other things, (a) authorizing the Debtors to designate a Stalking Horse Bidder and to allow related Bid Protections, (b) approving the Debtors’ bidding procedures (the “Bidding Procedures”) in connection with the sale (the “Sale”) of substantially all of the Debtors’ assets located in Chester, Virginia in Chesterfield County (the “Assets”) and the proposed auction (the “Auction”), (c) approving procedures for the assumption and assignment of executory contracts and unexpired leases in connection with the Sale, including notice of proposed cure amounts (the “Assumption Procedures”), (d) approving the form and manner of notices related to the Sale and Assumption Procedures, and (e) establishing dates and deadlines in connection with the Sale.

PLEASE TAKE FURTHER NOTICE that, on [●], 2025, the Court entered an order [Docket No. [●]] (the “Bidding Procedures Order”) granting certain of the relief sought in the Motion, including, among other things, approving the (a) Debtors’ right to designate a Stalking Horse Bidder and seek further order of the Court awarding Bid Protections to a Stalking Horse Bidder, (b) Bidding Procedures, which establish the key dates and times related to the Sale and the Auction, and (c) Assumption Procedures. All interested bidders should carefully read the Bidding Procedures Order and the Bidding Procedures in their entirety.³

¹ The Debtors in these Chapter 11 Cases, along with the last four digits of each Debtor’s federal tax identification numbers are as follows: VWS Holdco, Inc. (5412) and Shoosmith Bros., Inc. (6914). The Debtors’ mailing address is P.O. Box 2770, Chesterfield, VA 23832.

² Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Bidding Procedures Motion.

³ To the extent of any inconsistencies between the Bidding Procedures and the summary descriptions of the Bidding Procedures in this notice, the terms of the Bidding Procedures shall control in all respects.

CONTACT PERSON FOR PARTIES INTERESTED IN SUBMITTING A BID

The Bidding Procedures set forth the requirements for becoming a Qualified Bidder and submitting a Qualified Bid. Any party interested in making an offer to purchase the Assets must comply strictly with the Bidding Procedures. Only Qualified Bids will be considered by the Debtors, in accordance with the Bidding Procedures.

Any interested bidder should contact, as soon as possible:

- (i) proposed counsel to the Debtors, Pashman Stein Walder Hayden, P.C., 824 N. Market Street, Suite 800, Wilmington, Delaware 19801, Attn: John W. Weiss (jweiss@pashmanstein.com) and Richard W. Riley (rriley@pashmanstein.com); and
- (ii) advisors to the Debtors: Teneo Securities, LLC, 280 Park Avenue, 4th Floor, New York, NY 10017, Attn: Charles Boguslaski (charles.boguslaski@teneo.com).

IMPORTANT DATES AND DEADLINES⁴

1. Bid Deadline. The deadline to submit a Qualified Bid is **July 28, 2025, at 5:00 p.m. (prevailing Eastern Time)**.

2. Auction. If one or more Qualified Bids is received by the Bid Deadline, the Debtors will conduct the Auction with respect to the Debtors' Assets. The Auction will commence on **August 4, at 10:00 a.m. (prevailing Eastern Time)**, at the offices of [●], telephonically, or by video via Zoom, or such later time or other place as the Debtors will timely notify all Qualified Bidders. The Auction will be conducted openly, and all creditors will be permitted to attend the Auction. Only Qualified Bidders will be entitled to make overbids at the Auction. The bidding at the auction may be transcribed or videotaped. **All interested or potentially affected parties should carefully review the Bidding Procedures and the Bidding Procedures Order.**

3. Objection Deadlines. The deadline to file an objection to the potential assumption or assumption and assignment of the Assigned Contracts and Cure Amounts related thereto (a "Contract Objection") (except as otherwise set forth in the Assumption Procedures) is **July 21, 2025, at 4:30 p.m. (prevailing Eastern Time)** (the "Contract Objections Deadline"). The deadline to file an objection to the Sale, including the sale of any Assets free and clear of liens, claims, interests, and encumbrances pursuant to section 363(f) of the Bankruptcy Code (a "Sale Objection") is **August 12, 2025, at 4:30 p.m. (prevailing Eastern Time)** (the "Sale Objection Deadline"). The deadline to file any Contract Objections solely on the basis of adequate assurance of future performance by a Successful Bidder and/or Back-Up Bidder (an "Adequate Assurance Objection") is **August 12, 2025, at 4:00 p.m. prevailing Eastern Time** (the "Adequate Assurance Objections Deadline").

⁴ The following dates and deadlines may be extended by the Debtors or the Court pursuant to the terms of the Bidding Procedures and the Bidding Procedures Order.

4. Sale Hearing. A hearing (the “Sale Hearing”) to consider approval of the proposed Sale **free and clear of all liens, claims, interests and encumbrances** will be held on **August 20, 2025 at 11:00 a.m. (prevailing Eastern Time)** before the Honorable J. Kate Stickles, Bankruptcy Judge, United States Bankruptcy Court for the District of Delaware, at District of Delaware, at 824 Market Street North, 5rd Floor, Court #6, Wilmington, Delaware 19801. The Sale Hearing may be adjourned from time to time without further notice to creditors or other parties in interest other than by announcement of the adjournment in open court or by notice filed on the docket in these Chapter 11 Cases.

FILING OBJECTIONS

Sale Objections, Contract Objections, Auction Objections and Adequate Assurance Objections, if any, must (a) be in writing; (b) state, with specificity, the legal and factual bases thereof; (c) be filed with the Court by no later than the applicable deadlines stated above, as applicable; and (d) served by: (i) proposed counsel to the Debtors, Pashman Stein Walder Hayden, P.C., 824 North Market Street, Suite 800, Wilmington, Delaware, 19801, Attn: John W. Weiss (jweiss@pashmanstein.com), Leah M. Eisenberg (leisenberg@pashmanstein.com), Richard W. Riley (rriley@pashmanstein.com), and David E. Sklar (dsklar@pashmanstein.com); (ii) Cole Schotz P.C., 1325 Avenue of the Americas, New York, NY 10019, Attn: Daniel F. X. Geoghan (DGeoghan@coleschotz.com); (iii) the Office of the United States Trustee for the District of Delaware, 844 King Street, Suite 2207, Lockbox 35, Wilmington, Delaware 19801, Attn: Jane M. Leamy (jane.m.leafy@usdoj.gov); and (iv) counsel to the Official Committee of Unsecured Creditors: Greenberg Traurig, LLP, 1000 Louisiana Street, Suite 6700, Houston, TX 77002, Attn: Shari L. Heyen and Greenberg Traurig, LLP, 222 Delaware Avenue, Suite 1600, Wilmington, DE 19801, Attn: Dennis A. Meloro.

CONSEQUENCES OF FAILING TO TIMELY AND PROPERLY ASSERT AN OBJECTION

Any party who fails to make a timely and proper Sale Objection on or before the Sale and Contract Objections Deadline in accordance with the Bidding Procedures Order and this Notice shall be forever barred from asserting any Sale Objection, including with respect to the transfer of the assets free and clear of all liens, claims, encumbrances and other interests.

Any party who fails to make a timely and proper Contract Objection on or before the Sale and Contract Objections Deadline in accordance with the Bidding Procedures Order and this Notice shall be forever barred from asserting any Contract Objection, including with respect to the transfer of the assets free and clear of all liens, claims, encumbrances and other interests.

Any party who fails to make a timely and proper Adequate Assurance Objection on or before the Auction and Adequate Assurance Objections Deadline in accordance with the Bidding Procedures Order and this Notice shall be forever barred from asserting any Adequate Assurance Objection, including with respect to the transfer of the assets free and clear of all liens, claims, encumbrances and other interests.

NO SUCCESSOR LIABILITY

The Sale will be free and clear of, among other things, any claim arising from any conduct of the Debtors prior to the closing of the Sale, whether known or unknown, whether due or to become due, whether accrued, absolute, contingent or otherwise, so long as such claim arises out of or relates to events occurring prior to the closing of the Sale. Accordingly, as a result of the Sale, the Successful Bidder will not be a successor to any of the Debtors by reason of any theory of law or equity, and the Successful Bidder will have no liability, except as expressly provided in the Successful Bidder's purchase and sale agreement, for any liens, claims, encumbrances and other interests against or in any of the Debtors under any theory of law, including successor liability theories.

Dated: July [●], 2025
Wilmington, Delaware

PASHMAN STEIN WALDER HAYDEN, P.C.

John W. Weiss (No. 4160)
Richard W. Riley (No. 4052)
824 North Market Street, Suite 800
Wilmington, DE 19801
Telephone: (302) 592-6496
Email: jweiss@pashmanstein.com
rriley@pashmanstein.com

-and-

Leah M. Eisenberg (admitted *pro hac vice*)
David E. Sklar (admitted *pro hac vice*)
Court Plaza South, East Wing
21 Main Street, Suite 200
Hackensack, NJ 07601
Telephone: (201) 488-8200
Email: leisenberg@pashmanstein.com
dsklar@pashmanstein.com

Counsel to the Debtors and Debtors in Possession

Exhibit 3

Assumption Notice

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

VWS Holdco, Inc., et al.,

Debtors.¹

Chapter 11

Case No. 25-10979 (JKS)

(Jointly Administered)

**NOTICE OF POTENTIAL ASSUMPTION OF EXECUTORY
CONTRACTS OR UNEXPIRED LEASES AND CURE AMOUNTS**

PLEASE TAKE NOTICE that the above-captioned debtors and debtors in possession (collectively, the “Debtors”) each filed a voluntary petition for relief under chapter 11 of title 11 of the United States Code in the United States Bankruptcy Court for the District of Delaware (the “Court”) on June 1, 2025 (the “Petition Date”).

PLEASE TAKE FURTHER NOTICE that, on [●], 2025, the Debtors filed a motion (the “Motion”)² with the Court seeking entry of orders, among other things, (a) approving the Debtors’ right to designate a Stalking Horse Bidder and to allow related Bid Protections, (b) approving the Debtors’ bidding procedures (the “Bidding Procedures”) in connection with the proposed auction (the “Auction”) for the sale (the “Sale”) of substantially all of the Debtors’ assets located in Chester, Virginia in Chesterfield County (the “Assets”), (c) approving procedures for the assumption and assignment of executory contracts and unexpired leases in connection with the Sale, including notice of proposed cure amounts (the “Assumption Procedures”), (d) approving the form and manner of notices related to the Sale and the Assumption Procedures, and (e) establishing dates and deadlines in connection with the Sale.

PLEASE TAKE FURTHER NOTICE that, on [●], 2025, the Court entered an order [Docket No. [●]] (the “Bidding Procedures Order”) granting certain of the relief sought in the Motion, including, among other things, approving the (a) Debtors’ right to designate a Stalking Horse Bidder and seek further order of the Court awarding Bid Protections to a Stalking Horse Bidder, (b) Bidding Procedures, which establish the key dates and times related to the Sale and the

¹ The Debtors in these Chapter 11 Cases, along with the last four digits of each Debtor’s federal tax identification numbers are as follows: VWS Holdco, Inc. (5412) and Shoosmith Bros., Inc. (6914). The Debtors’ mailing address is P.O. Box 2770, Chesterfield, VA 23832.

² Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Bidding Procedures Motion.

Auction, and (c) Assumption Procedures. All interested bidders should carefully read the Bidding Procedures Order and the Bidding Procedures in their entirety.³

PLEASE TAKE FURTHER NOTICE that the Bidding Procedures Order, among other things, established procedures for (a) the assumption of certain executory contracts and unexpired leases that the Debtors believe they might seek to assume and assign to a Stalking Horse Bidder or another Successful Bidder in connection with a Sale (collectively, the “Assigned Contracts”) and (b) the determination of related Cure Payments (as defined below). The Debtors are parties to numerous Assigned Contracts and, in accordance with the Bidding Procedures Order, hereby file this notice identifying (x) the Assigned Contracts, which may be assumed and assigned to a Stalking Horse Bidder or another Successful Bidder in connection with a Sale, if one occurs and (y) the proposed amounts, if any, the Debtors believe are owed to the counterparty to the Assigned Contract to cure any defaults or arrears existing under the Assigned Contract (the “Cure Payments”), both as set forth on **Exhibit 1** attached hereto. Other than the Cure Payments listed on **Exhibit 1**, the Debtors are not aware of any amounts due and owing under the Assigned Contracts listed therein.

YOU ARE RECEIVING THIS NOTICE BECAUSE YOU HAVE BEEN IDENTIFIED AS A COUNTERPARTY TO A CONTRACT OR LEASE THAT MAY BE ASSUMED AND ASSIGNED AS PART OF THE SALE.

The presence of an Assigned Contract listed on Exhibit 1 attached hereto does not constitute an admission that such Assigned Contract is an executory contract or unexpired lease or that such Assigned Contract will be assumed and assigned as part of the Sale. The Debtors reserve all of their rights, claims and causes of action with respect to the Assigned Contracts listed on Exhibit 1 attached hereto. The assumption and assignment of the contracts and leases on the Assigned Contracts List is not guaranteed and is subject to approval by the Court and the Debtors’ or Successful Bidder’s right to remove from the Assigned Contracts List.

Pursuant to the Assumption Procedures, objections to the proposed assumption and assignment of an Assigned Contract (a “Contract Objection”), including any objection relating to the Cure Payment, must (a) be in writing; (b) comply with the Bankruptcy Rules and Bankruptcy Local Rules; (c) state with specificity the grounds for such objection, including, without limitation, the fully liquidated cure amount and the legal and factual bases for any unliquidated cure amount that the Counterparty believes is required to be paid under Bankruptcy Code sections 365(b)(1)(A) and (B) for the applicable Assigned Contract, along with the specific nature and dates of any alleged defaults, the pecuniary losses, if any, resulting therefrom, and the conditions giving rise thereto; (d) be served : (i) proposed counsel to the Debtors, Pashman Stein Walder Hayden, P.C., 824 North Market Street, Suite 800, Wilmington, Delaware, 19801, Attn: John W. Weiss (jweiss@pashmanstein.com), Leah M. Eisenberg (leisenberg@pashmanstein.com), Richard W. Riley (rriley@pashmanstein.com), and David E. Sklar (dsklar@pashmanstein.com); (ii) Cole Schotz P.C., 1325 Avenue of the Americas, New York, NY 10019, Attn: Daniel F. X. Geoghan (DGeoghan@coleschotz.com); (iii) the Office of the United States Trustee for the District of

³ To the extent of any inconsistencies between the Bidding Procedures and the summary descriptions of the Bidding Procedures in this notice, the terms of the Bidding Procedures shall control in all respects.

Delaware, 844 King Street, Suite 2207, Lockbox 35, Wilmington, Delaware 19801, Attn. Jane M. Leamy (jane.m.leafy@usdoj.gov); and (iv) counsel to the Official Committee of Unsecured Creditors: Greenberg Traurig, LLP, 1000 Louisiana Street, Suite 6700, Houston, TX 77002, Attn: Shari L. Heyen and Greenberg Traurig, LLP, 222 Delaware Avenue, Suite 1600, Wilmington, DE 19801, Attn: Dennis A. Meloro.. (the parties identified in (i) through (iv), collectively, the “Objection Notice Parties”); and (e) be filed with the Clerk of the Court and served by no later than **July 21, 2025, at 4:30 p.m. (prevailing Eastern Time)**.

PLEASE TAKE FURTHER NOTICE that a hearing (the “Sale Hearing”) to consider approval of the proposed Sale free and clear of all liens, claims, interests and encumbrances will be held on **August 20, 2025 at 11:00 a.m. (prevailing Eastern Time)** before the Honorable J. Kate Stickles, Bankruptcy Judge, United States Bankruptcy Court for the District of Delaware, at District of Delaware, at 824 Market Street North, 6th Floor, Courtroom 6, Wilmington, Delaware 19801. The Sale Hearing may be adjourned from time to time without further notice to creditors or other parties in interest other than by announcement of the adjournment in open court or by notice filed on the docket in these Chapter 11 Cases.

If a counterparty to an assigned contract files a Contract Objection in a manner that is consistent with the requirements set forth above, and the parties are unable to consensually resolve the dispute prior to the Sale Hearing, the amount to be paid or reserved with respect to such objection will be determined at the Sale Hearing, such later hearing date that the Debtors determine in their discretion, or such other date determined by the Court and in consultation with the Successful Bidder and the Consultation Parties (subject to the Court’s calendar). All other objections to the proposed assumption or proposed assumption and assignment of the Debtors’ right, title, and interest in, to, and under the Assigned Contracts will be heard at the Sale Hearing.

PLEASE TAKE FURTHER NOTICE that although the Debtors have made a good-faith effort to identify all Assigned Contracts that might be assumed and assigned in connection with a Sale, the Debtors or the Successful Bidder may identify certain other executory contracts that should be assumed and assigned in connection with a Sale. Accordingly, the Debtors have reserved the right up until two (2) business days prior to the closing of any Sale, to (i) add any previously omitted Assigned Contracts to the Assigned Contracts List as contracts that may be assumed and assigned to a Successful Bidder in accordance with the definitive documentation for the Sale, (ii) modify the previously stated Cure Payment associated with any Assigned Contract; and/or (iii) remove any Assigned Contract from the Assigned Contracts List that a Successful Bidder proposes to be assumed and assigned in connection with the Sale.

**CONSEQUENCES OF FAILING TO TIMELY
AND PROPERLY ASSERT AN OBJECTION**

UNLESS YOU FILE AN OBJECTION TO THE CURE AMOUNT AND/OR THE ASSUMPTION OR ASSIGNMENT OF YOUR CONTRACT OR LEASE IN ACCORDANCE WITH THE INSTRUCTIONS AND DEADLINES SET FORTH HEREIN, YOU SHALL BE (A) BARRED FROM OBJECTING TO THE CURE AMOUNT SET FORTH ON EXHIBIT 1, (B) ESTOPPED FROM ASSERTING OR CLAIMING ANY CURE AMOUNT AGAINST THE DEBTOR, A STALKING HORSE BIDDER, OR SUCH OTHER

SUCCESSFUL BIDDER THAT IS GREATER THAN THE CURE AMOUNT SET FORTH ON EXHIBIT 1, AND (C) DEEMED TO HAVE CONSENTED TO THE ASSUMPTION AND/OR ASSIGNMENT OF YOUR CONTRACT OR LEASE.

Dated: July [●], 2025
Wilmington, Delaware

PASHMAN STEIN WALDER HAYDEN, P.C.

John W. Weiss (No. 4160)
Richard W. Riley (No. 4052)
824 North Market Street, Suite 800
Wilmington, DE 19801
Telephone: (302) 592-6496
Email: jweiss@pashmanstein.com
rriley@pashmanstein.com

-and-

Leah M. Eisenberg (admitted *pro hac vice*)
David E. Sklar (admitted *pro hac vice*)
Court Plaza South, East Wing
21 Main Street, Suite 200
Hackensack, NJ 07601
Telephone: (201) 488-8200
Email: leisenberg@pashmanstein.com
dsklar@pashmanstein.com

Counsel to the Debtors and Debtors in Possession

Exhibit 4

Notice of Successful Bidder

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF DELAWARE**

In re:

VWS Holdco, Inc., et al.,

Debtors.¹

Chapter 11

Case No. 25-10979 (JKS)

(Jointly Administered)

**NOTICE OF SUCCESSFUL BIDDER AND BACK-UP BIDDER
WITH RESPECT TO THE AUCTION OF THE DEBTORS' ASSETS**

PLEASE TAKE FURTHER NOTICE that, on [●], 2025, the Court entered an order [Docket No. [●]] (the “Bidding Procedures Order”) granting certain of the relief sought in the Motion, including, among other things, approving the (a) Debtors’ right to designate a Stalking Horse Bidder and seek further order of the Court awarding Bid Protections to a Stalking Horse Bidder, (b) Bidding Procedures, which establish the key dates and times related to the Sale and the Auction, and (c) Assumption Procedures. All interested bidders should carefully read the Bidding Procedures Order and the Bidding Procedures in their entirety.²

PLEASE TAKE FURTHER NOTICE that on **August 4, 2025**, pursuant to the Bidding Procedures Order, the Debtors conducted the Auction with respect to the Assets.

PLEASE TAKE FURTHER NOTICE that, at the conclusion of the Auction, the Debtors selected the following Successful Bidder and Back-Up Bidder with respect to the Assets:

Asset(s)	Successful Bidder	Back-Up Bidder

PLEASE TAKE FURTHER NOTICE that the Sale Hearing to consider approval of (i) the Sale, (ii) transfer of the Assets to the Successful Bidder, **free and clear of all liens, claims, interests, and encumbrances**, in accordance with section 363(f) of the Bankruptcy Code, and (iii) approval of the releases contemplated by the asset purchase agreement, will be held before the Honorable J. Kate Stickles, Bankruptcy Judge, United States Bankruptcy Court for the District of Delaware, at District of Delaware, at 824 Market Street North, 6th Floor, Courtroom 6, Wilmington, Delaware 19801, or pursuant to the Court’s hearing procedures on **August 20, 2025 at 11:00 a.m. (prevailing Eastern Time)**. The Sale Hearing may be adjourned from time to time

¹ The Debtors in these Chapter 11 Cases, along with the last four digits of each Debtor’s federal tax identification numbers are as follows: VWS Holdco, Inc. (5412) and Shoosmith Bros., Inc. (6914). The Debtors’ mailing address is P.O. Box 2770, Chesterfield, VA 23832.

² To the extent of any inconsistencies between the Bidding Procedures and the summary descriptions of the Bidding Procedures in this notice, the terms of the Bidding Procedures shall control in all respects.

without further notice to creditors or other parties in interest other than by announcement of the adjournment in open court or by notice filed on the docket in these Chapter 11 Cases.

PLEASE TAKE FURTHER NOTICE that any objections (a) to the manner in which the Auction was conducted, (b) to the identity of the Successful Bidder or the Back-Up Bidder, and/or (c) the ability of the Successful Bidder or Back-Up Bidder to provide adequate assurance of future performance to counterparties to executory contracts and unexpired leases contemplated to be assumed and assigned must be filed with the Court and served on the Objection Notice Parties (defined below) so as to be received no later than **August 12, 2025, at 4:30 p.m. prevailing Eastern Time.**

PLEASE TAKE FURTHER NOTICE that the “Objection Notice Parties” are: (i) proposed counsel to the Debtors, Pashman Stein Walder Hayden, P.C., 824 North Market Street, Suite 800, Wilmington, Delaware, 19801, Attn: John W. Weiss (jweiss@pashmanstein.com), Leah M. Eisenberg (leisenberg@pashmanstein.com), Richard W. Riley (rriley@pashmanstein.com), and David E. Sklar (dsklar@pashmanstein.com); (ii) Cole Schotz P.C., 1325 Avenue of the Americas, New York, NY 10019, Attn: Daniel F. X. Geoghan (DGeoghan@coleschotz.com); (iii) the Office of the United States Trustee for the District of Delaware, 844 King Street, Suite 2207, Lockbox 35, Wilmington, Delaware 19801, Attn: Jane M. Leamy (jane.m.leafy@usdoj.gov); and (iv) counsel to the Official Committee of Unsecured Creditors: Greenberg Traurig, LLP, 1000 Louisiana Street, Suite 6700, Houston, TX 77002, Attn: Shari L. Heyen and Greenberg Traurig, LLP, 222 Delaware Avenue, Suite 1600, Wilmington, DE 19801, Attn: Dennis A. Meloro..

PLEASE TAKE FURTHER NOTICE that, at the Sale Hearing, the Debtors will seek Court approval of the Successful Bid, and the assumption and assignment of the Assigned Contracts (as defined in the Bidding Procedures Order) to the Successful Bidder. Unless the Court orders otherwise, the Sale Hearing shall be an evidentiary hearing on matters relating to the sale of the Debtors’ assets and there will be no further bidding at the Sale Hearing. In the event that the Successful Bidder cannot or refuses to consummate the Sale because of the breach or failure on the part of the Successful Bidder, the Back-Up Bidder will be deemed the new Successful Bidder and the Debtors shall be authorized, but not required, upon approval of the Back-Up Bid following notice and a hearing, to close with the Back-Up Bidder on the Back-Up Bid upon further order of the Court.

PLEASE TAKE FURTHER NOTICE that this Notice is subject to the terms and conditions of the Bidding Procedures Order, with such Bidding Procedures Order controlling in the event of any conflict, and the Debtors encourage parties in interest to review the Bidding Procedures Order in its entirety. Parties with questions regarding this Notice should contact the Debtors’ counsel at the contact information provided herein.

Dated: August [●], 2025
Wilmington, Delaware

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