

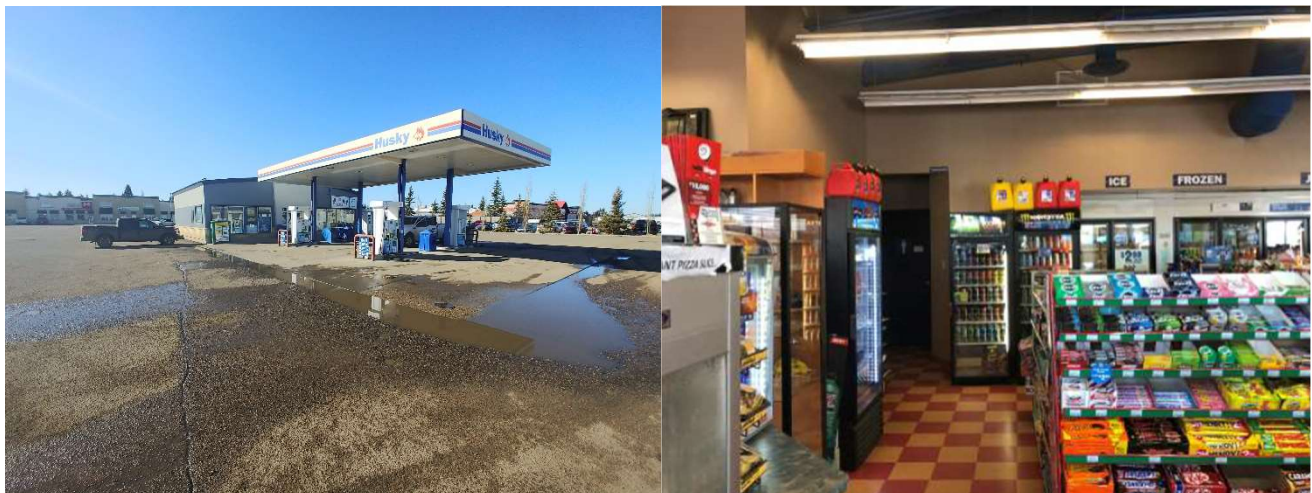
April 30, 2021

Request for Purchase Offers or Sale Proposals: 1465770 Alberta Ltd. o/a Westlake Husky

On March 24, 2021, pursuant to an Order granted by the Court of Queen's Bench of Alberta, Ernst & Young Inc. ("EY" or the "Receiver") was appointed as Receiver over the assets of 1465770 Alberta Ltd. o/a Westlake Husky ("Westlake Husky"). In its capacity as Receiver, EY is currently seeking offers to purchase or sale proposals in relation to the former Husky gas station and convenience store (the "Property"), operated by Westlake Husky, located on Highway 17 at 2702 – 50th Avenue in Lloydminster, Alberta.

The Property was constructed in 2005 and is zoned C2 – Highway Commercial. The Property consists of 0.48 acres of land with asphalt paved access and parking areas; a 2,000 square foot building that contained the gas bar and convenience store, and is equipped with a small office, 2 two-piece washrooms and a large walk-in cooler; and eight gas pumps sheltered under a covered canopy.

The eight-pump gas station is supported by three underground, fiberglass fuel tanks installed in 2005. The Receiver understands that the three tanks hold regular fuel (65,000L capacity), diesel fuel (25,000L capacity) and premium fuel (25,000L capacity). The fuel tanks were inspected in the Fall of 2020 and the Receiver further understands that the current *Storage Tank System Operating Permit* is valid until December 31, 2021.



Please Note: The Property does not include the inventory or moveable store fixtures such as display racks that are shown in the pictures above.

Offer to Purchase/ Sale Proposal deadline: June 7, 2021 at 4:00 PM (MDT)

All offers in respect of the Property shall be made to the Receiver on an as is where is basis, and with the understanding that such offers are submitted without any representations or warranties from the Receiver in relation to the description, quality, quantity, or fitness for use or purpose of the Property, or otherwise. All parties replying to this Notice are responsible for conducting their own due diligence with respect to the Property. Any offer to purchase should clearly indicate any conditions of such offers (if any) and applicable timelines for resolution of any such conditions.

Any offer accepted by the Receiver (if any) must also be approved by the Court of Queen's Bench of Alberta.

If no purchase offers that are deemed acceptable to the Receiver are received by the deadline noted above the Receiver may (but is not obligated to) consider any sale proposals received through this process.

This request for offers to purchase or sale proposals does not prohibit the Receiver from accepting and closing any offer for all or any part of the Property prior to the proposal deadline, should any acceptable offer be received.

If you have questions about this request for proposals or would like to make arrangements for a site visit of the Property, please contact **Daniel Pintaric at (780) 412-2381 or by email at Daniel.Pintaric@parthenon.ey.com**.