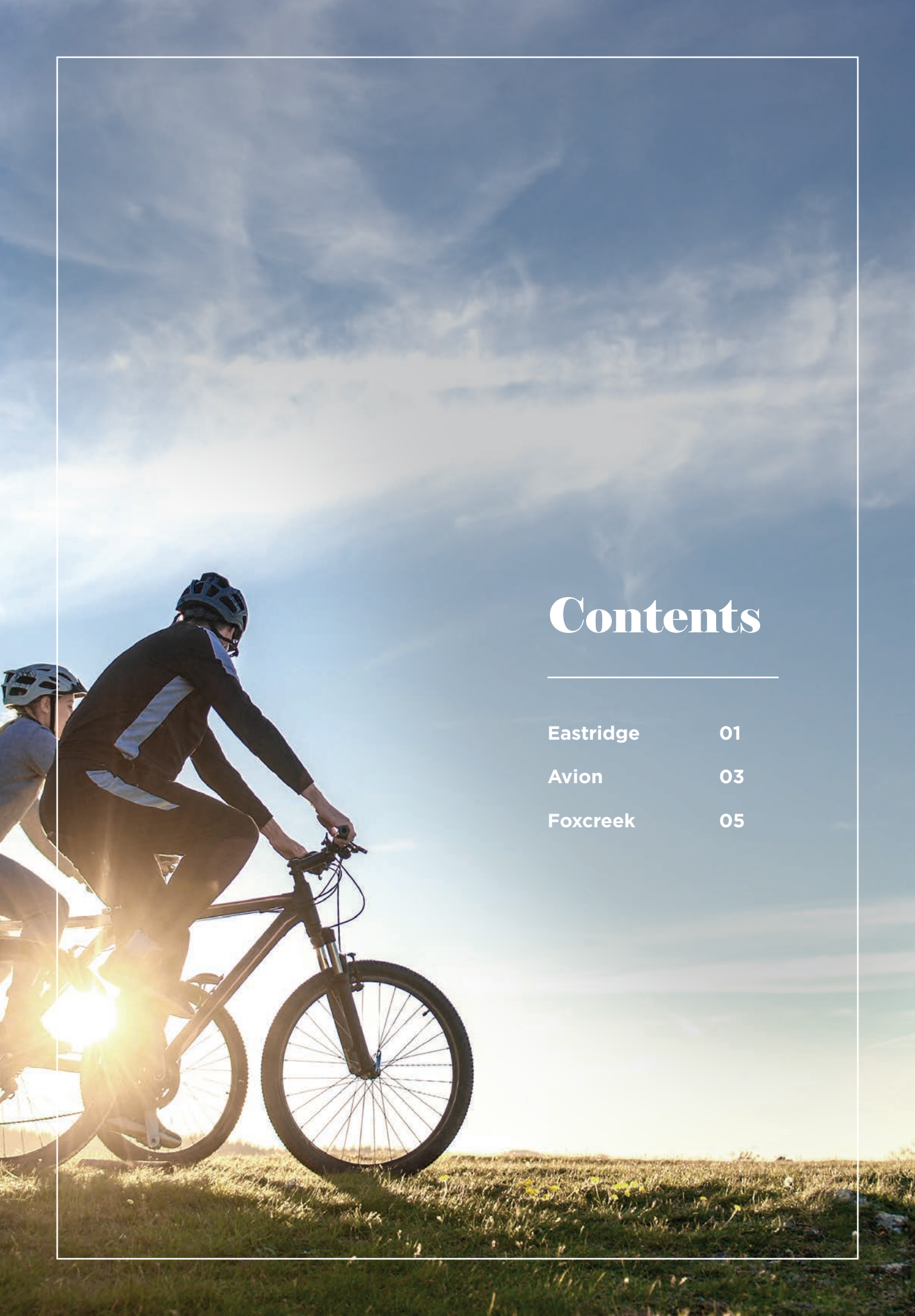




Client Update

SUMMER 2019





Contents

Eastridge	01
Avion	03
Foxcreek	05

LETTER TO LANDOWNERS

Dear Westside Landowner,

The beginning of the year started off with a bang with the closure of the Tovero land deal on February 15, 2019. The sale of our Okotoks land holdings was a major milestone given the rather stagnant state of the Alberta economy over the last number of years. The Tovero sale represents the sixth sale out of a total of ten properties WLC has acquired over the years. We believe that the sale to Lamont Developments and the change in provincial government leadership are both positive signs that Alberta's economy may be turning around for the better. It is also hoped that market optimism will lead to renewed market interest in our remaining properties leading to further land purchase offers. To benefit from this market optimism, WLC has listed our remaining properties for sale. Both Foxcreek and Avion are being marketed through RE/Max Realty while Eastridge phase I and II are being represented by NIA Advent.

In the June economic forecast, the TD Bank expects Alberta's economy to expand minimally this year before recording a slight acceleration in 2020. Mandated oil production curtailment so far this year has yielded stronger bitumen prices. However, business and household spending remain hampered by concerns around medium-term energy investment. Even though the forecast may be limited, small business confidence improved sharply in Alberta (+7.2 pts), with the index rising to its highest level in nearly 20 months.

Despite the mixed picture painted by some economists, there are also positive signs being displayed by local municipalities as they try to find ways to help the economy along by reducing barriers to future development. Case in point is the positive approach Rocky View County's new CEO, Al Hoggan, is taking towards the development industry and Council's willingness to reopen the County Plan for review. The County Plan is a master plan used to guide development and services over the next 10 years for the entire County. This renewed development approach will certainly help with our plans for our two remaining Rocky View land holdings.

This plan review is of importance for our Foxcreek holdings where our land is not yet covered by an Area Structure Plan. The Interim Growth Plan (IGP) released by the Calgary Metropolitan Region Board in the fall of 2018 is encouraging intensification of development along regionally significant transportation corridors and encourages intensification of country residential areas. This is an important policy as our lands are near Highway #8, a main transportation corridor into the City of Calgary. This policy will certainly help guide the County's future development aspirations as they conduct

a full review of their County Plan. Our detailed conceptual development scheme, produced in partnership with our neighbours, aligns well with the IGP policies and should provide the County with an appropriate vision for the future.

With the construction of the Calgary Ring Road and partial twinning of Highway #8 expected to be complete by 2021, we feel that development pressure will increase along this highway corridor. As such, WLC will continue to raise these points with County officials to garner support for additional development opportunities along the Highway #8.

Elsewhere in Rocky View County, Administration has released an initial Draft Springbank Area Structure Plan (ASP) future land use map that acknowledges our Avion business park development aspirations. This is an upgrade from the current ASP which identifies our land as appropriate for Agricultural use with only a potential for residential. The draft plan is expected to be forwarded to the Calgary Metropolitan Region Board for their review this fall with hopes that the plan will be presented to Council for approval in early 2020.

In Airdrie, the City has resumed work on the proposed East Points Community Area Structure Plan (CASP) after the release of the Calgary Metropolitan Region Board's Interim Growth Plan. A draft CASP has been prepared with positive implication for WLC. We are hopeful that the plan gains the support of the Calgary Metropolitan Region Board so that Airdrie Council may approve the plan. No timeline has been identified by the City for when this may occur, however when it does it will have a positive result on our land value.

WLC is optimistic and is planning to take advantage of the next wave of real estate growth anticipated in the Calgary region. To that end we will continue to work with both the City of Airdrie and Rocky View County to help ensure that we achieve the optimal use and maximize the value of our remaining properties.

Regards,



David Brezsyak | President

EASTRIDGE

PHASE I & II

The City of Airdrie continues to work on the proposed East Points Community Area Structure Plan (CASP). Back in 2017 the City of Airdrie took a proactive approach to prepare land use policy that included our Eastridge Phase I & II and four other quarter sections of land. This is viewed very positively as the City typically requires that land owners combine their efforts and create a developer funded plan which the City later scrutinizes. A draft plan was subsequently, prepared and circulated to participating landowners for comment resulting in positive changes from our perspective.

In August of 2018, City administration delayed the project in order to consult and review their draft CASP document and proposed land use concept in alignment with the Calgary Metropolitan Region Board's (CMRB) Interim Growth Plan and Interim Regional Evaluation Framework. This evaluation framework is used to assess all new area structure plans for significance and conformity based on a regional approach for growth management. As a result, City administration had delayed the presenting of the East Points CASP to their Council. Through conversations with City administration, they remain positive respecting moving forward with their plan to Municipal Planning Commission (MPC) and ultimately Council in the form of Public Hearings in the fall of 2019.

During this delay to the City's anticipated timeline, Administration had commissioned several technical and economic supporting studies to accompany the draft policy document and land use concept. These supporting studies included an East Points Attraction Study (Economic) prepared by McSweeney & Associates, a Stormwater Drainage Plan and a Transportation Network Study. These studies were commissioned due to public and landowner feedback received during the public review period.

- The East Points Attraction Strategy for the East Points CASP lands was released in December 2018 and helps position the City in refining their primary land uses required to ensure competitiveness in the region and competition from Rocky View County's East Balzac business / industrial area to the southeast and continued business / industrial growth in the City of Calgary.
- The two technical studies being prepared by the City evaluating Transportation and Stormwater options is positive from the perspective that both studies would typically be requirements that the Developer would be tasked with when preparing a Neighbourhood Structure Plan at the next stage of development. This is viewed as positive as greater level of guidance will be in place once the final CASP is released by the City.

A revised draft plan, has been released in May 2019, and continues to present very good land use options for our land including residential to buffer the neighbouring acreage owners to the south, as well as a range of light, medium and heavy industrial areas. Stormwater ponds and a regional park space will be a transition area that will help buffer the new residential from the light industrial zone.

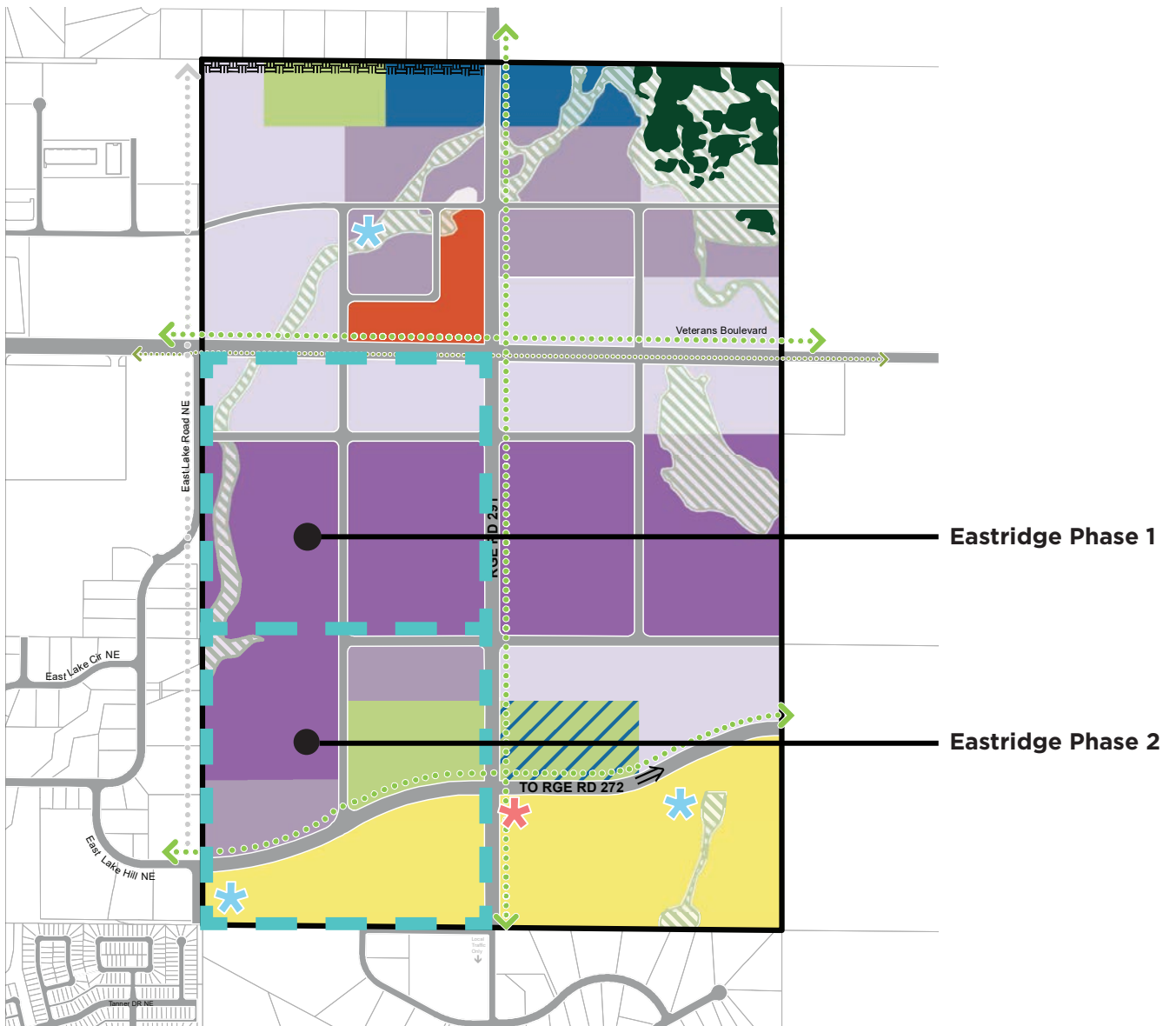
A mix of light, medium and heavy industrial areas provides a variety of uses that the City would like to attract in order to expand their non-residential tax base. The inclusion of residential areas will provide a diversified mix of uses that will help attract potential buyers. At full build out the CASP area is expected to create between 5100 and 6300 jobs.

EASTRIDGE PHASE I & II

Servicing will require an upgrade to the northeast water reservoir to service the lands prior to development within the CASP area however no upgrades to the sanitary system are anticipated. Important to us is that Eastridge Phase I & II will be included within the first phase of development that will enable our land to utilize existing City servicing capacity.

The successful outcome of this City's CASP initiative will be a significant step forward in providing planning direction and increased land valuation to our land. We will continue to emphasise the importance of the plan to City Council and to make sure its approval remains a high priority.

PROPOSED COMMUNITY AREA STRUCTURE PLAN



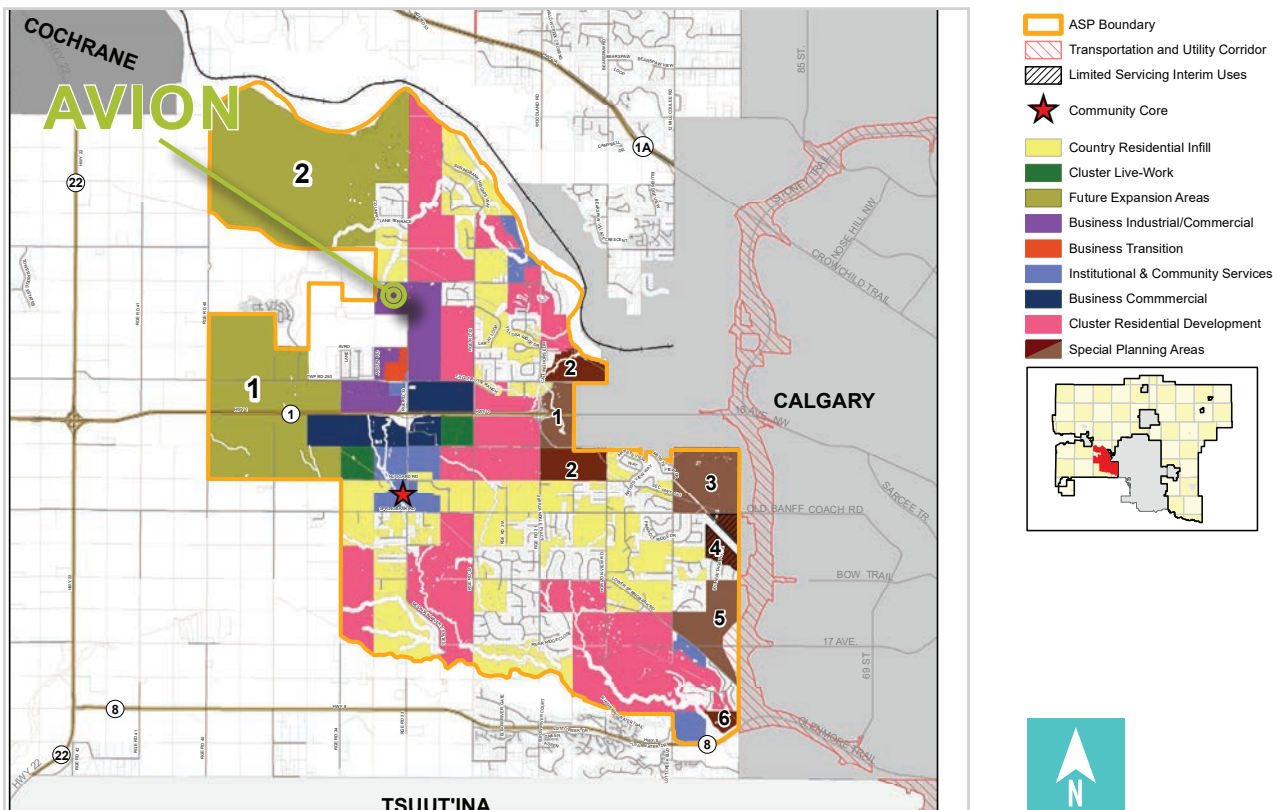
- COMMERCIAL NODE
- TRANS CANADA PATHWAY
- PLAN BOUNDARY
- HEAVY INDUSTRIAL
- STORM WATER FACILITY
- EXISTING PATHWAY
- RESIDENTIAL
- MEDIUM INDUSTRIAL
- PARK
- LIGHT INDUSTRIAL /OFFICE/EMPLOYMENT
- SERVICE COMMERCIAL
- INSTITUTIONAL
- INDUSTRIAL-RESIDENTIAL TRANSITION AREA (30M MINIMUM WIDTH)
- ENVIRONMENTAL STUDY AREA
- REGIONAL PATHWAY
- PARK/INSTITUTIONAL FLEX

AVION

On June 19, 2019, Rocky View County hosted a feedback session on the “pre-release” of the draft Springbank Area Structure Plan (ASP), a plan that provides an overall development vision for the Springbank area. A complete draft of the ASP is expected to be released in the fall of 2019 once engineering technical reports are completed. The purpose of the “pre-release” is to make the working draft available to the public for their input so that appropriate amendments can be made in the final draft expected to be presented to County Council in early 2020.

This “pre-release” copy of the plan incorporated area landowner’s comments received after the June, 2018 County open house where three future land use scenario maps were presented ranging from low, moderate and high development options. WLC was active in meeting with the area Councillor and the County planner after the open house to identify our concerns with the limited development potential identified by two of the three scenarios while lending our support and justification towards the high development option. It appears that time with County officials was well spent as even though the latest “pre-release” draft is a modification from the previous three options, it does show our Avion lands being appropriate for higher order uses. In particular, the plan identifies our land appropriate for Business Industrial/Commercial uses in keeping with our future development vision. This is great news for WLC as the future land use identified will add value and development potential to our land.

DRAFT ASP LAND USE STRATEGY MAP



AVION

During the most recent feedback sessions, WLC was able to lend our support to the draft plan and provided constructive suggestions on how to make the wording of proposed development policies easier to understand. Written support and comments were also provided to County Administration for their record.

Since last June, the County's work on the ASP had been slowed pending the release of the Calgary Metropolitan Region Board (CMRB) Interim Growth Plan. The Interim Growth Plan (IGP) was release and approved by the CMRB in the fall of 2018 and mandates set of broad development rules municipalities within the Calgary metropolitan region must follow. From a hierarchy point of view, the IGP is a higher level of regulation that sets policies that includes a guide to evaluate new Area Structure Plans.

The purpose of the IGP is to:

- Promote efficient use of land that uses regionally significant infrastructure and allows for environmentally responsible growth;
- Recognize the regions' diverse communities;
- Consider growth in rural and urban contexts; and
- Identify matters of regional significant by considering location, scale and type to ensure fiscally-sustainable growth.

Some of the main principles of the plan is to promote the integration and efficient use of regional infrastructure, encourage higher densities, protect water and promote its conservation, encourage efficient growth and sustainable communities.

Although the Country has not approached the Board with their draft ASP, they intend to do so after engineering studies supportive of future development are complete later this summer. The County also wants to ensure that the ASP goals, objectives and aspirations are in-line with the Interim Growth Plan before proceeding further.

Rocky View County believe that the Draft ASP complies with the policies of the IGP but requires the Calgary Metropolitan Region Board acceptance before the plan can be approved by Rocky View Council.

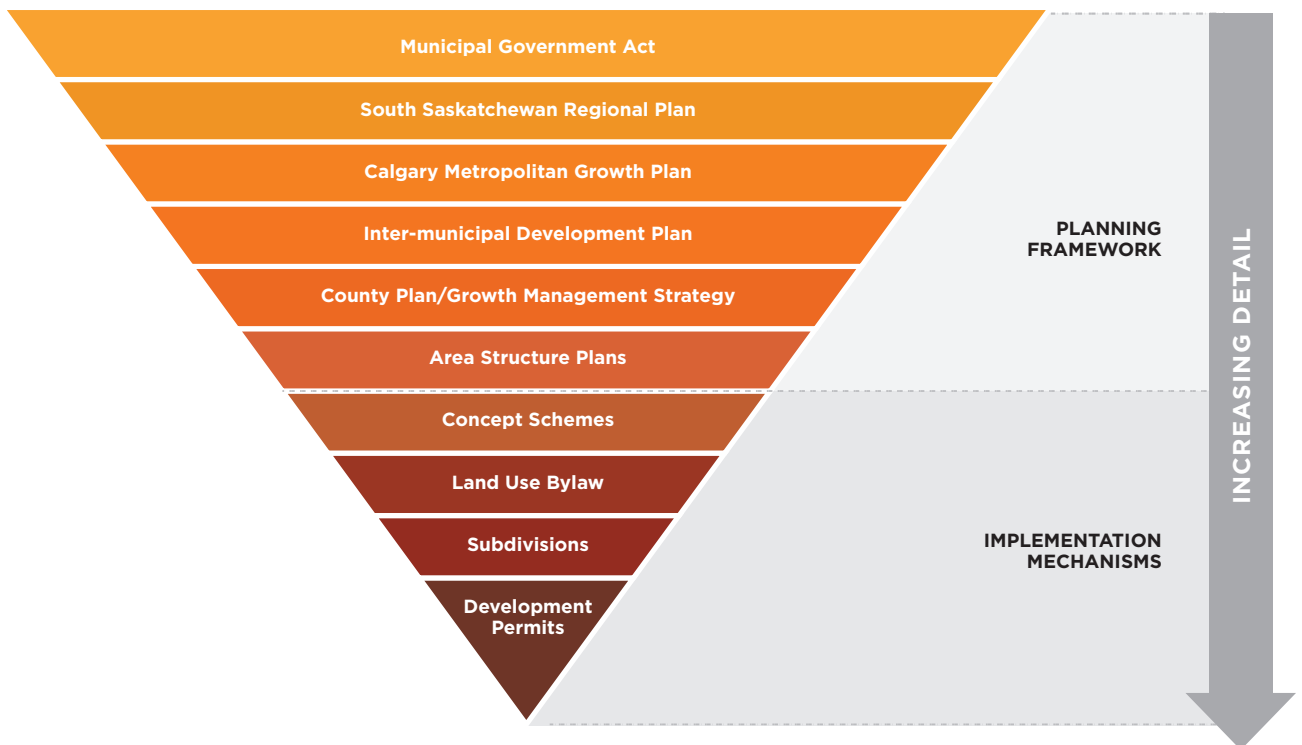
WLC will continue to be in contact with Administration to lend our support for the land use strategy map in the Draft ASP that identifies our land to be acceptable for business-industrial/commercial use. We will also continue to monitor any changes in draft policies and timing leading to a possible Council decision in early 2020.

FOXCREEK

Our Foxcreek landholdings in Rocky View County, is part of a larger comprehensive designed development concept prepared in conjunction with our neighbours, Qualico Communities and Legacy Communities. This joint planned area known as “Double Creek”, is situated along the Highway 8 corridor west of Calgary and has an all-encompassing development concept that has been created to gain County support as an appropriate node for future development.

As it stands today, the County Plan, which is a high-level policy document that guides general land use and development locations within the County, does not recognize our area as a future development node. This makes our land ineligible for a more detailed Area Structure Plan (ASP) that helps guide future land use and development. WLC along with our Double Creek partners have been advocating for an update to the County Plan to include the Highway 8 corridor as a development node as we feel that the plan, adopted in 2013, does not properly reflect the area’s true development potential based on appropriate land use and market demand.

PLANNING HIERARCHY IN ALBERTA

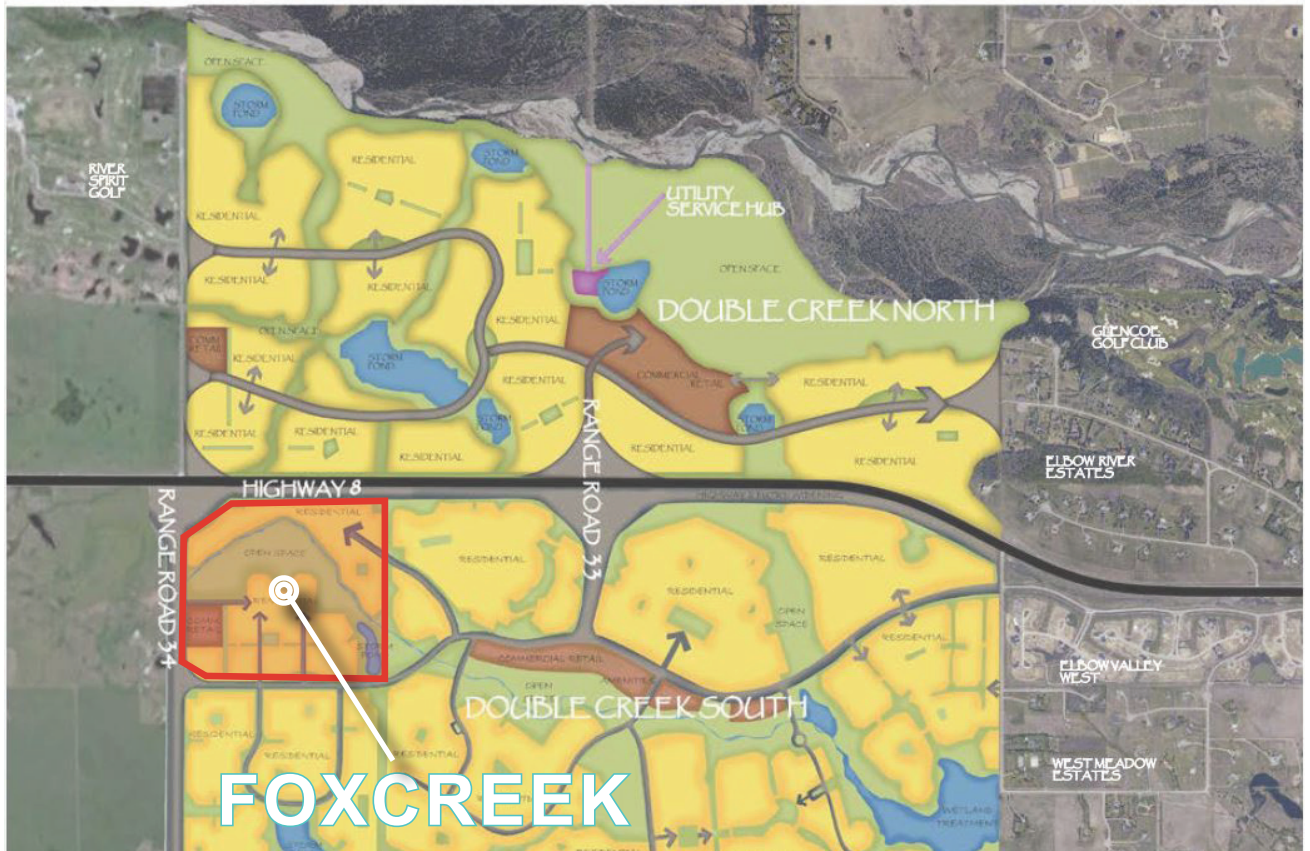


FOXCREEK

What is helping our case is the Provincial Government's creation of the Calgary Metropolitan Regional Board (CMRB) and their Interim Growth Plan (IGP) for the Calgary Region, which was adopted in the fall of 2018. The creation of the CMRB and IGP makes it essential for the County to identify and secure its regional growth corridors, including the Highway 8 corridor where Double Creek is located. One of the factors that is preventing further development in this part of the County is the lack of integrated utility systems. Currently the west side of the County is a mix of private water co-ops and stand-alone wastewater systems. This approach to development no longer meets the test of environmentally sustainability or feasibility in accordance with current legislation and regional thinking. With the introduction of the IGP and its emphasis on regional services, the need for comprehensive servicing and development will push the County to update their plans, including their County Plan, to comply with the higher-level Interim Growth Strategy.

The CMRB's IGP promotes long-term sustainability of the region, ensures environmentally responsible land-use planning, and has policies regarding the coordination of regional infrastructure. The Plan encourages cooperation between municipalities to provide infrastructure in support of protecting source water quality and quantity; promotes intensification of development along regionally significant transportation corridors and intensification of country residential areas. It also provides a framework for inter-municipal collaboration regarding the provision of municipal services such as transportation, water, storm and sewer infrastructure

UPDATED DOUBLE CREEK CONCEPTUAL SCHEME PLAN INCLUDING FOXCREEK



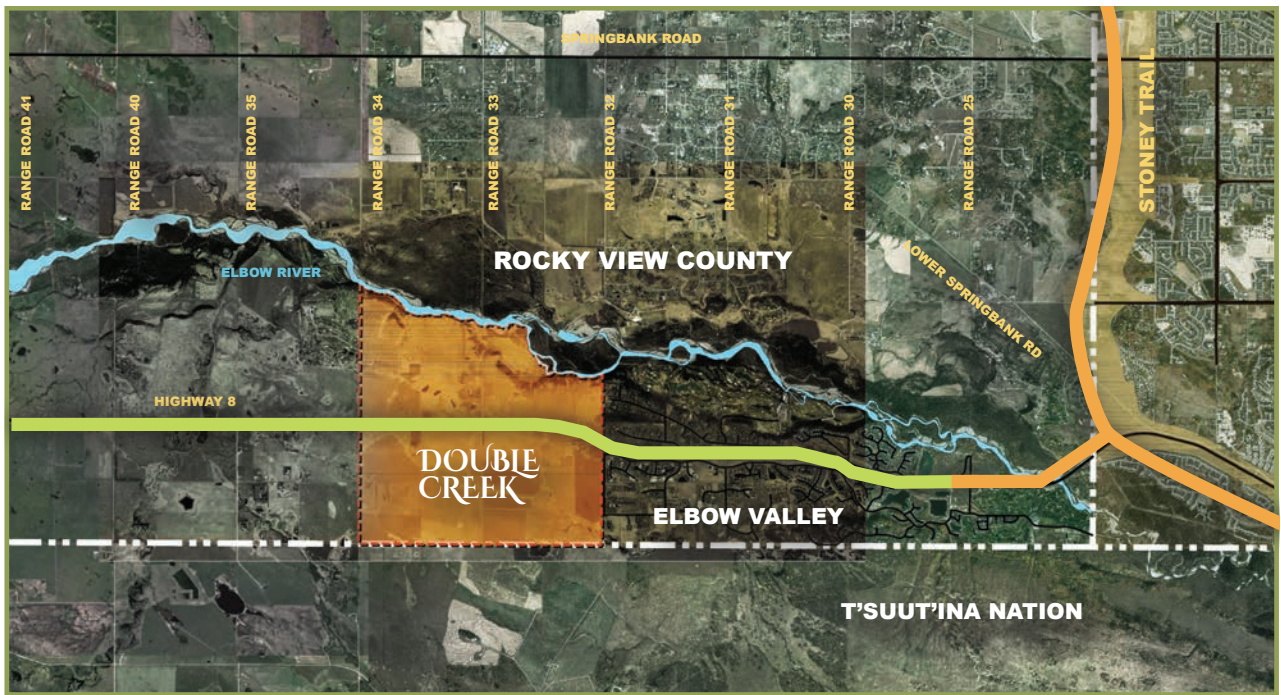
as well as emergency services. Although an interim plan, the permanent Growth & Servicing Plan for metro-Calgary municipalities is not expected to be completed until 2021.

Following the CMRB's adoption of the IGP, Rocky View Council has initiated a review process of their County Plan (Municipal Development Plan) which we are optimistic will include the Highway 8 corridor as a preferred growth area which will subsequently trigger the initiation of an Area Structure Plan (ASP).

In July of this year, the Rocky View County Governance and Priorities Committee heard a presentation from our planning consultant, B&A Planning Group, regarding a strategy for integrating a county growth and servicing plan that is in keeping with the policies of the CMRB's Interim Growth Plan.

A great example of inter-municipal cooperation that is needed to implement the strategy is the recent agreement between the City of Calgary and Rocky View County to extend the City's sanitary sewer line out to Elbow Valley West, just east of Double Creek. Although years in the making, this agreement creates a template that Double Creek and other landowners can follow to come up with regional solutions to servicing as encouraged by the IGS.

With our Double Creek partners, we have devised a development plan that addresses municipal servicing needs that do not compromise the City of Calgary's fresh drinking water source by connecting to the City's sewage system as an important 'first link' in a much larger regional servicing plan for central Springbank and the Highway #8 corridor. This servicing strategy plan protects Calgary's water source and provides the City with revenue to help operate their sanitary sewer system. The Double Creek plan also proposes to increase the intensity of development and contribute to the twinning of Highway #8 to make the development more accessible, efficient and self-sustaining. This Double Creek plan is believed to be in-line with many of the regional development policies in the CMRB Interim Growth Plan.



Extent of Ring Road Highway Twinning Single Lane Highway

As such, we will continue to encourage revisions to the County Plan to identify our area as an appropriate growth node. This designation at the County Plan level would set in motion the policy direction needed for the creation of a new Area Structure Plan (ASP) for Double Creek for which our partnership group is willing to help fund in whole or in part.

Our goal in this whole process is to increase the development options and value of our land through ASP policy direction so that we may sell to a developer who will see the land constructed to its full development potential.

WLC SUPPORT TEAM

COMMUNITY PLANNERS

B&A Planning Group

ENGINEERS

CIMA +

J.K. Engineering Ltd.

Jubilee Engineering

TRAFFIC IMPACT ASSESSMENT

Bunt & Associates Engineering Ltd.

GEOTECHNICAL AND GROUNDWATER INVESTIGATION, SOIL PERCOLATION AND PERCABILITY

Almor Engineering Associates Ltd.

LAND APPRAISERS

Atlus Group Limited

ENVIRONMENT SITE ASSESSMENTS

Base Property Consultants Ltd.

BIOPHYSICAL IMPACT ASSESSMENT

Hab-Tech Environmental

FINANCIAL ASSESSMENT

Applications Management Consulting Ltd.

PLAN, SITE DRAINAGE

Aqua Consulting Inc.

BANKERS

CIBC

CIBC Wood Gundy

Canadian Western Trust

ACCOUNTANT/BOOKKEEPERS

BDO Dunwoody LLP

Joanne Saunders/Terry McNaughton

LEGAL COUNCIL

Gary A. Daniels Professional Corporation,

Barrister and Solicitor

Norton Rose Fulbright Canada LLP, Barrister & Solicitor

GRAPHIC DESIGN

Fernando Vargas, B&A Planning Group

PRINTER

Style-Craft Printing

STRATEGIC REAL ESTATE ADVISORS

John Corcoran, Royal LePage Foothills

Luke Stiles, NAI Advent Commercial Real Estate Services,

Worldwide

Michael Niemans, RE/MAX

INSURANCE AGENT

Toole Peet Insurance



Address

1855 246 Stewart Green SW
Calgary, Alberta
T3H 3C8

Phone 403.246.0595

Fax 403.246.0592

E-mail office@westsideland.ca

www.westsideland.ca