



MUSGRAVE
AGENCIES

Real Estate & Land Development



LAKE
SIDE
GATEWAY



LAKE
SIDE
GATEWAY

TRUCK ROUTE

HWY 17

HWY 16

12 ST BY-PASS

FUTURE RESIDENTIAL GROWTH

SOUTH WEST LLOYDMINSTER

AVERAGE HOME
PRICE IS **40%** HIGHER
THAN THE AVERAGE
LLOYDMINSTER
RESIDENCE

LAKE SIDE COMMUNITY

AVERAGE
RESIDENT AGE

35 - 37

AVERAGE HOUSE-
HOLD INCOME

\$164,000

NEIGHBORHOOD

76% ARE FAMILIES

RESIDENTIAL CONSUMERS

- FASTEST GROWING COMMUNITIES
- HIGHEST CONCENTRATION OF WEALTH
- HIGHEST NUMBER OF MARRIED COUPLES WITH FAMILIES
- HIGHEST TAX BASE & RESIDENTIAL VALUES

LOCAL BUSINESS CONSUMERS

- HIGH CONCENTRATION OF OWNERS
- HIGH CONCENTRATION OF BUSINESSES

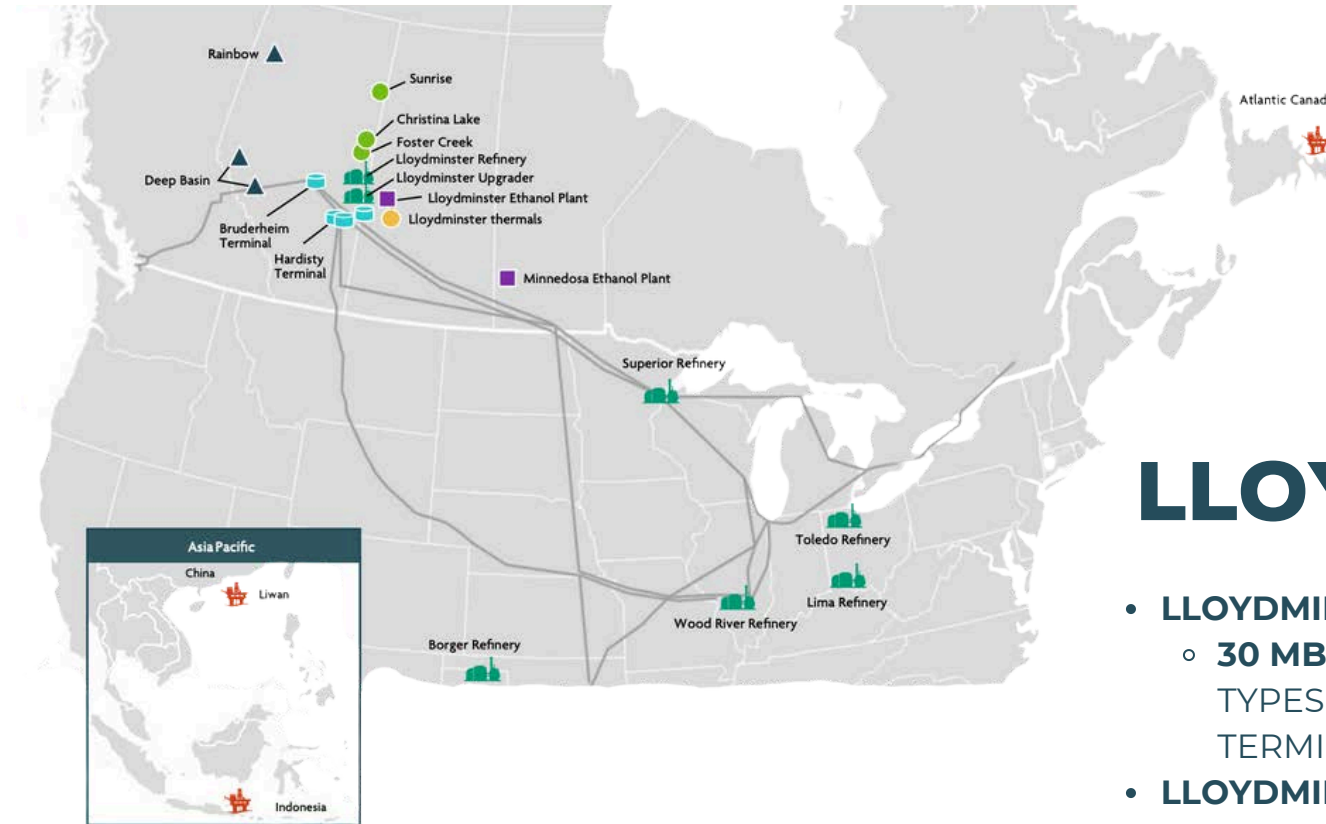
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LLOYDMINSTER.
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cenovus

ENERGY

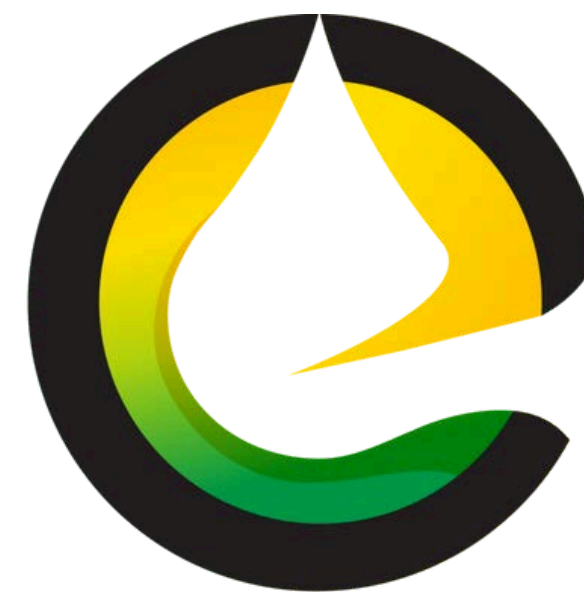
VARIETY OF ROLES FROM OPERATORS TO TECHNICAL SPECIALISTS, INCLUDING DIRECTOR LEVEL, WITH OVER **1000 EMPLOYEES**



LLOYDMINSTER OPERATIONS

- **LLOYDMINSTER REFINERY**
 - **30 MMBLS/D THROUGHPUT CAPACITY** • PRODUCES MORE THAN 30 DIFFERENT TYPES AND GRADES OF ROAD ASPHALT FROM HEAVY OIL • 10 ASPHALT TERMINALS IN CANADA AND THE U.S. TO SERVE RETAIL CUSTOMER BASE
- **LLOYDMINSTER UPGRADER**
 - **81,500 MMBLS/D THROUGHPUT CAPACITY** • PRODUCES HIGH-QUALITY, LOW SULPHUR SYNTHETIC CRUDE OIL AND DIESEL FUEL, AND RECOVERS DILUENT FROM THE FEEDSTOCK • CONDENSATE IS CYCLED BACK TO THE NEARBY THERMAL OPERATIONS
- **LLOYDMINSTER ETHANOL PLANT**
 - PRODUCES **130 MILLION LITRES OF ETHANOL** PER YEAR • PRODUCES **135,000 TONNES OF DISTILLERS DRIED GRAIN** • DEDICATED TO SAFELY CONVERTING GRAIN INTO QUALITY ETHANOL, DDGS AND CARBON DIOXIDE
- **LLOYDMINSTER THERMALS**
 - **• 95 - 105 MMBLS/D PRODUCTION 2022E** • \$16.00 - \$18.00/BBL OPEX • HIGHER QUALITY, LOWER VISCOSITY THAN TRADITIONAL OIL SANDS CRUDE
- **COLD-WELL**
 - CENOVUS HAS EVOLVED THEIR PROCESSES, PRODUCING COLD-WELL EXTRACTION AT A LOWER COST PER BARREL. THEY ARE PLANNING TO DRILL **70 NEW COLD WELLS IN 2024** AND **130 IN 2025** THEN UPWARDS.
- **MIDSTREAM GENERAL PARTNERSHIP**
 - CENOVUS IS A 35% OWNER AND OPERATOR OF HMGP • **2,200 KM OF PIPELINE** IN THE REGION • LLOYDMINSTER SERVES AS A TERMINALLING HUB FOR THE PIPELINE SYSTEM • **5.9 MILLION BARRELS** OF STORAGE CAPACITY BETWEEN LLOYDMINSTER AND HARDISTY





COVENANT
ENERGY

PROJECT INVESTMENT
\$930 MILLION

HYDROGEN-DERIVED RENEWABLE DIESEL
REDUCES EMISSIONS BY 80%



ADM[®]



ADM[®]



**HOME TO CANADA'S LARGEST
CANOLA CRUSHING FACILITY**
(FOOD BASED CANOLA OIL)



PLANS FOR A LARGE CARBON CAPTURE FACILITY



LOCAL CONTRIBUTIONS & DONATIONS

STRONG LOCAL BUSINESSES **INVESTING** IN THEIR LOCAL COMMUNITY

STARS LLOYDMINSTER HELIPAD



100% BUILT AND PAID FOR BY THE COMMUNITY

MULTIPLEX

COMMUNITY RAISED OVER **50%**
OF THE CONSTRUCTION COST

COMMUNITY PROJECTS

(SOME RECENT EXAMPLES)

12 HR. DODGEBALL TOURNAMENT

YEAR 1 RAISED OVER
\$250,000

YEAR 2 RAISED OVER
\$360,000

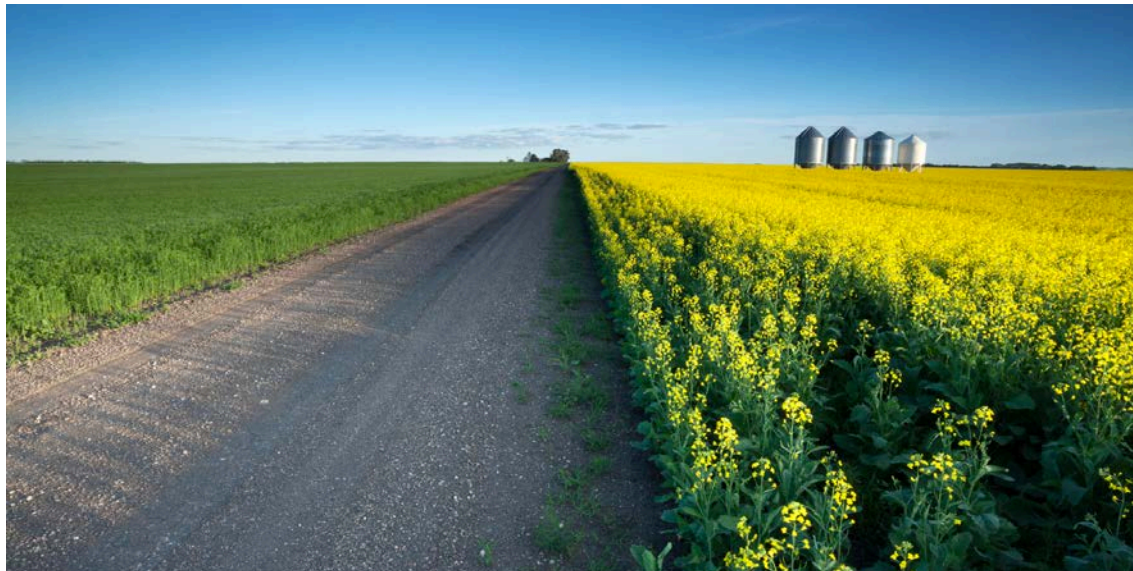
24 HR. TREADMILL FUNDRAISER

YEAR 1 RAISED OVER
\$540,000

YEAR 2 RAISED OVER
\$600,000



SOURCES OF EMPLOYMENT



1. PARTNERS OF OUR WORKFORCE

- FARMING AND AGRICULTURE
- OIL AND GAS
- MANUFACTURING
- RETAIL
- MEDICAL AND PROFESSIONAL
- EDUCATION
- CONSTRUCTION

2. UPGRADING EMPLOYMENT

- MOVING FROM OIL AND GAS
- MOVING FROM AGRICULTURE
- HIGHER EDUCATION - LAKELAND

3. ADVANCED EMPLOYMENT AFTER PERMANENT RESIDENCY

- ELIGIBILITY FOR DIFFERENT EMPLOYMENT
- UPGRADED/CERTIFIED
- HIGHER EDUCATION BUT UNDER EMPLOYED

4. NEIGHBOURING COMMUNITIES

- PROVIDE A WIDER RANGE OF WORK EXPERIENCE
- COMMUTE INTO LLOYDMINSTER FOR WORK

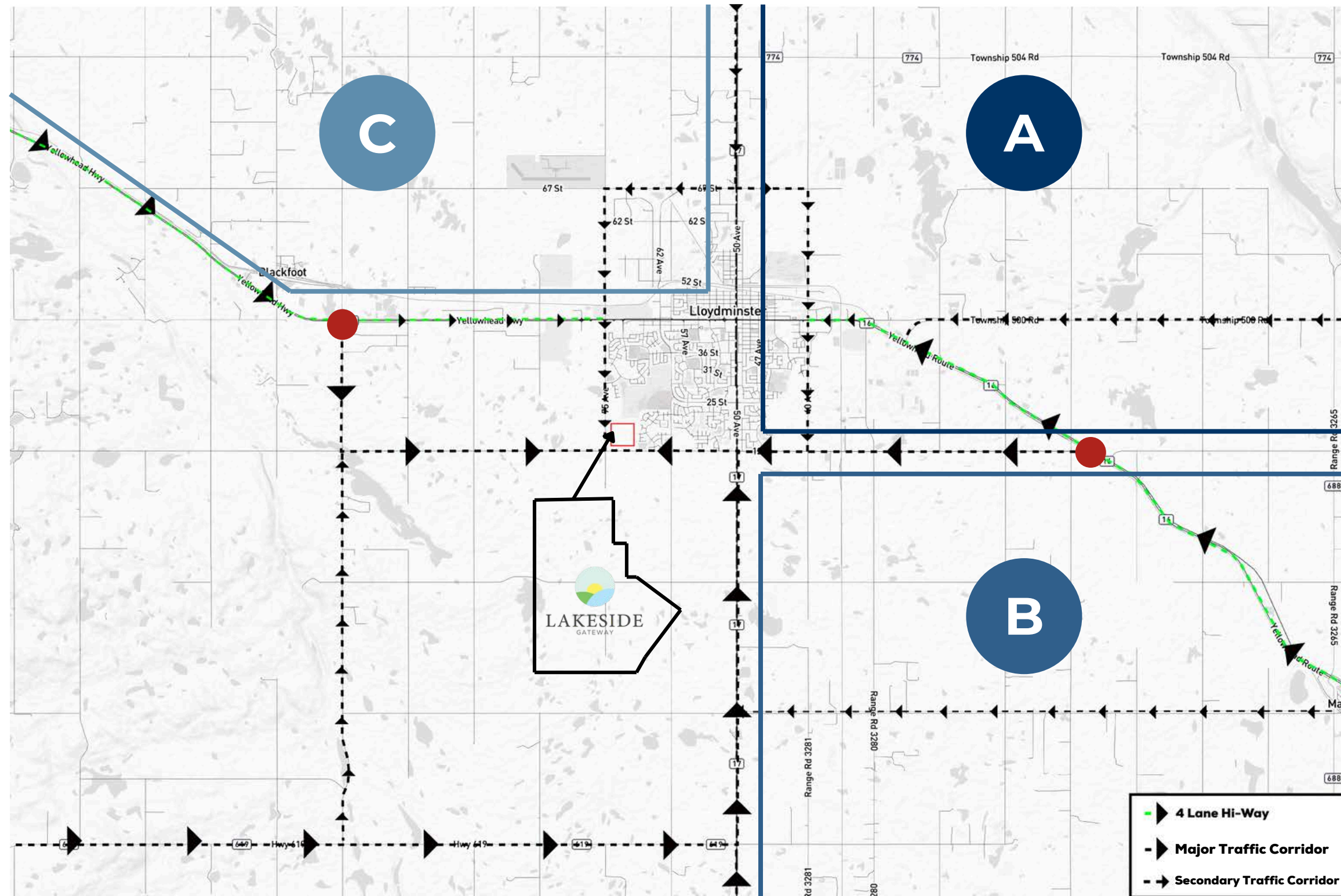
5. LAKELAND COLLEGE

- LARGE STUDENT BASE



FIRST NATION COMMUNITIES

APPROXIMATELY **28,000** BAND MEMBERS



● RING ROAD ACCESS

A

- BIG ISLAND LAKE CREE NATION
- WATERHEN LAKE
- MINISTIKWAN LAKE CREE NATION
- FLYING DUST FIRST NATION
- MAKWA SAHGAIEHCAN FIRST NATION
- ONION LAKE CREE NATION
- THUNDERCHILD FIRST NATION
- PELICAN LAKE
- WITCHEKAN LAKE

B

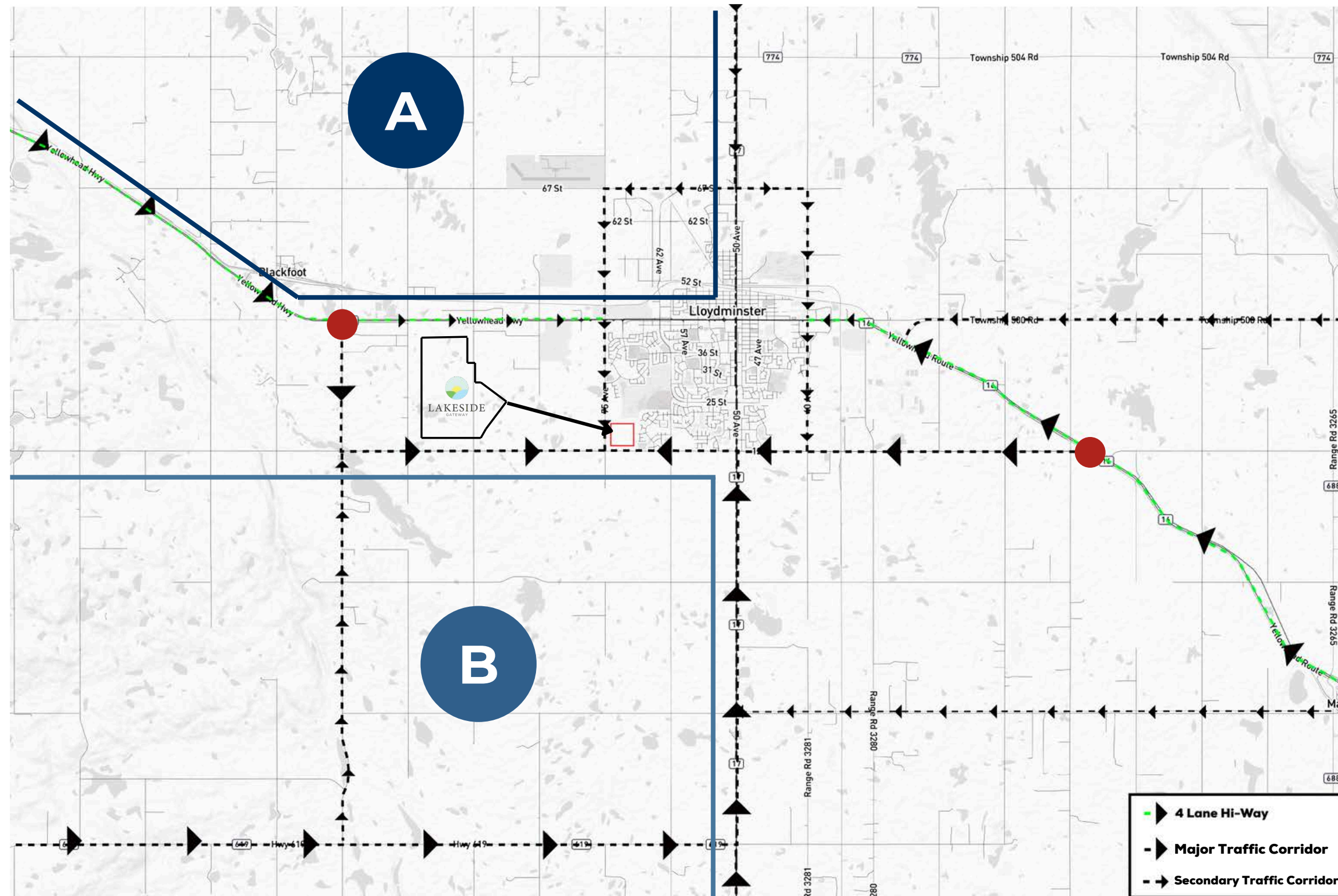
- SAULTEAUX
- MOOSOMIN
- POUNDMAKER
- SWEETGRASS
- LITTLE PINE
- MOSQUITO, GRIZZLY BEAR'S HEAD, LEAN MANS FIRST NATIONS
- RED PHEASANT

C

- KEHEWIN CREE NATION
- COLD LAKE FIRST NATIONS
- FROG LAKE



CANADIAN FORCES BASES



● RING ROAD ACCESS

A

CFB COLD LAKE

- THE CANADIAN FORCES HOUSING AGENCY (CFHA) SERVICE CENTRE AT 4 WING COLD LAKE MANAGES A PORTFOLIO OF **854 HOUSES**.
- COLD LAKE AIR WEAPONS RANGE
- INTERNATIONAL MAPLE FLAG TRAINING EVENT BRINGS OVER **5,000 PILOTS** AND **35,000 SUPPORT STAFF** TO COLD LAKE

B

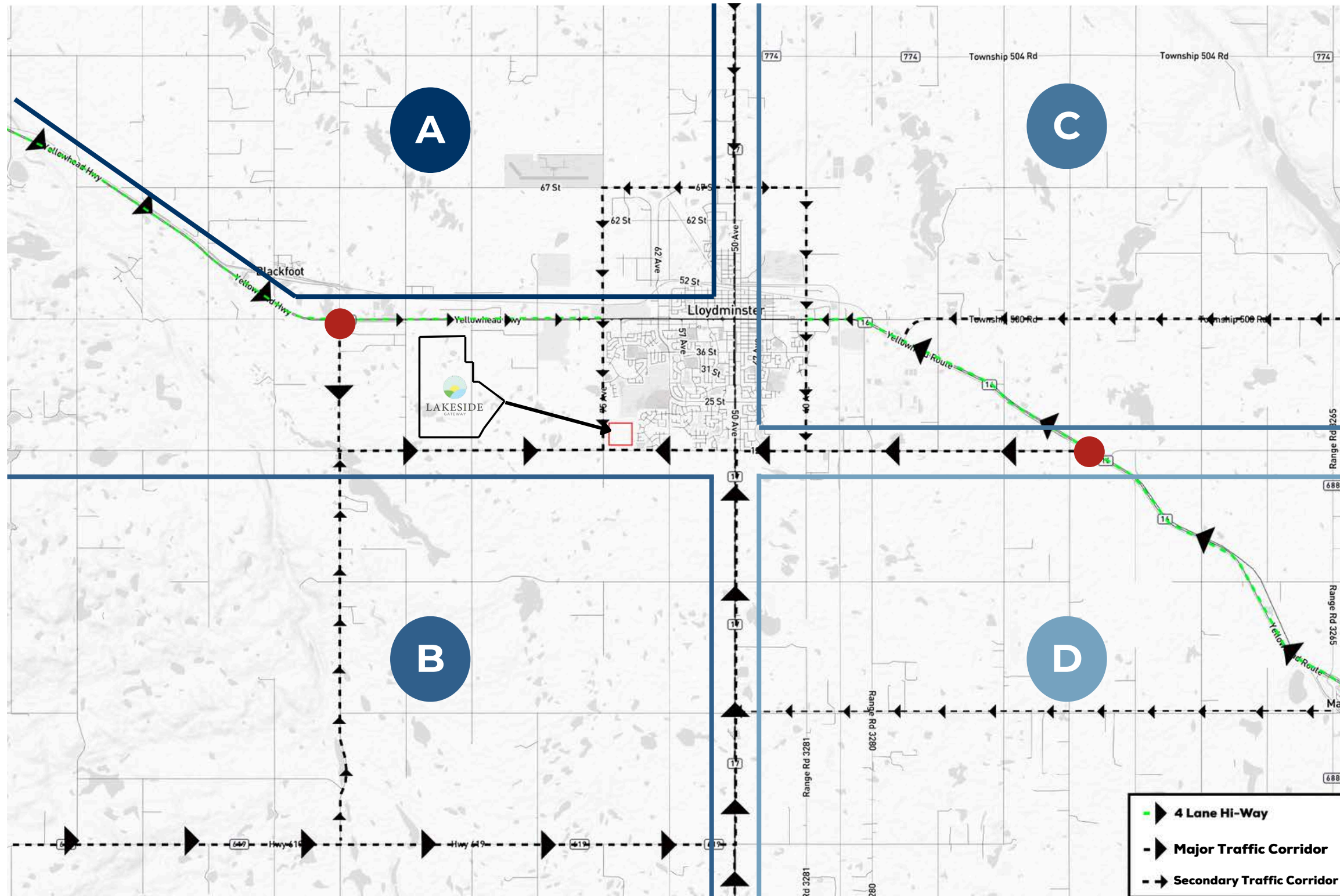
CFB WAINWRIGHT

- The Canadian Forces Housing Agency (CFHA) Service Centre at 4 Wing Cold Lake manages a portfolio of 184 houses.
- Wainwright is one of the busiest Army bases in Canada. It is home to the Canadian Manoeuvre Training Centre and the 3rd Canadian Division Training Centre, and it is the preferred training ground for the Army's field force units based in Edmonton.



SURROUNDING COMMUNITIES

PROVIDING LABOUR TO LLOYDMINSTER



● RING ROAD ACCESS

A

- BLACKFOOT
- KITSCOTY
- MARWAYNE
- ISLAY
- LEA PARK

B

- PARADISE VALLEY
- RIVERCOURSE
- MCLAUGHLIN
- WAINWRIGHT
- CHAUVIN

C

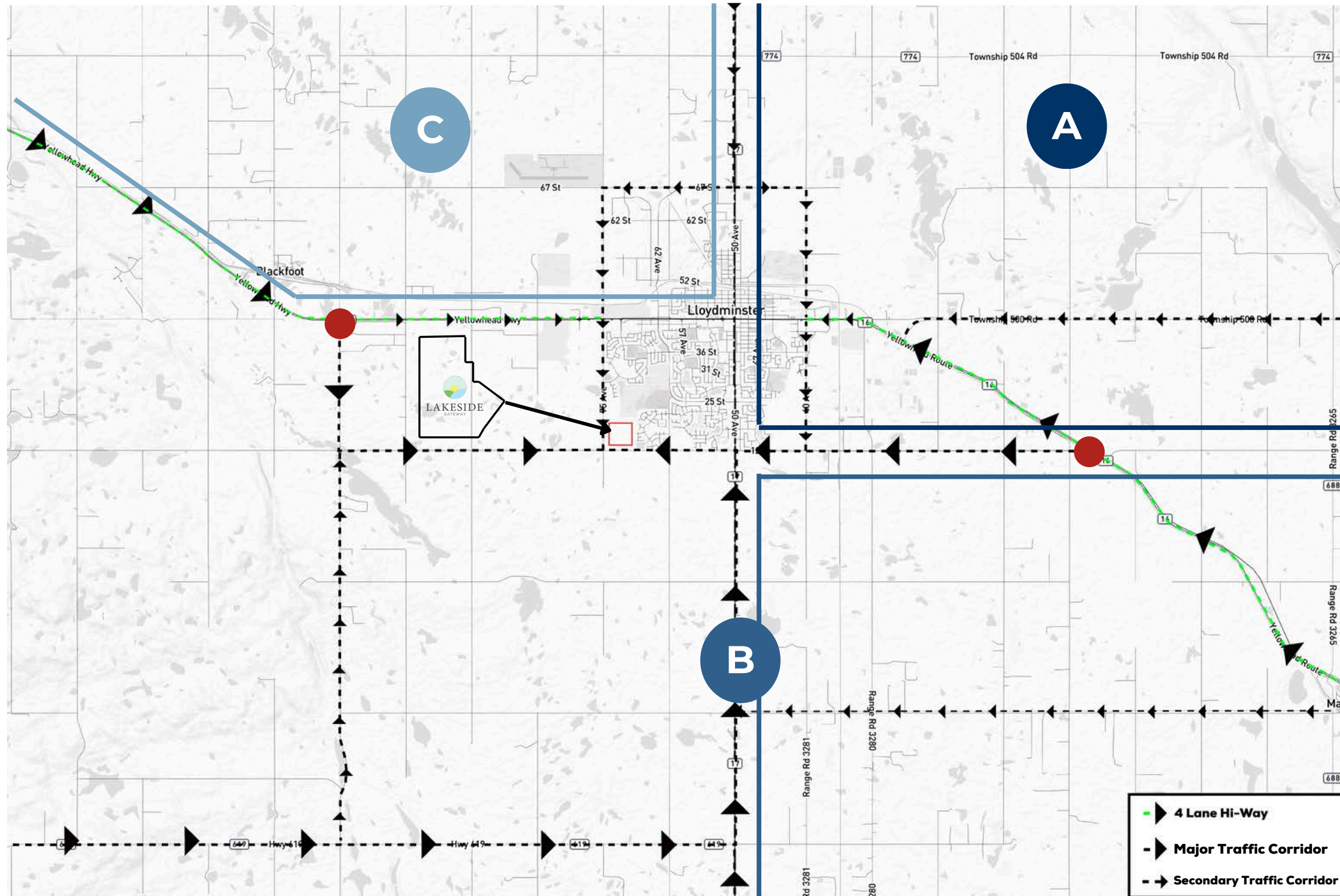
- PARADISE HILL
- ST WALBURG
- TURTLEFORD
- MARSHALL

D

- NEILBURG
- MARSDEN
- MACKLIN
- MAIDSTONE
- LASHBURN



COLONIES



● RING ROAD ACCESS

A

- FORT PITT CHRISTIAN COMMUNITY

B

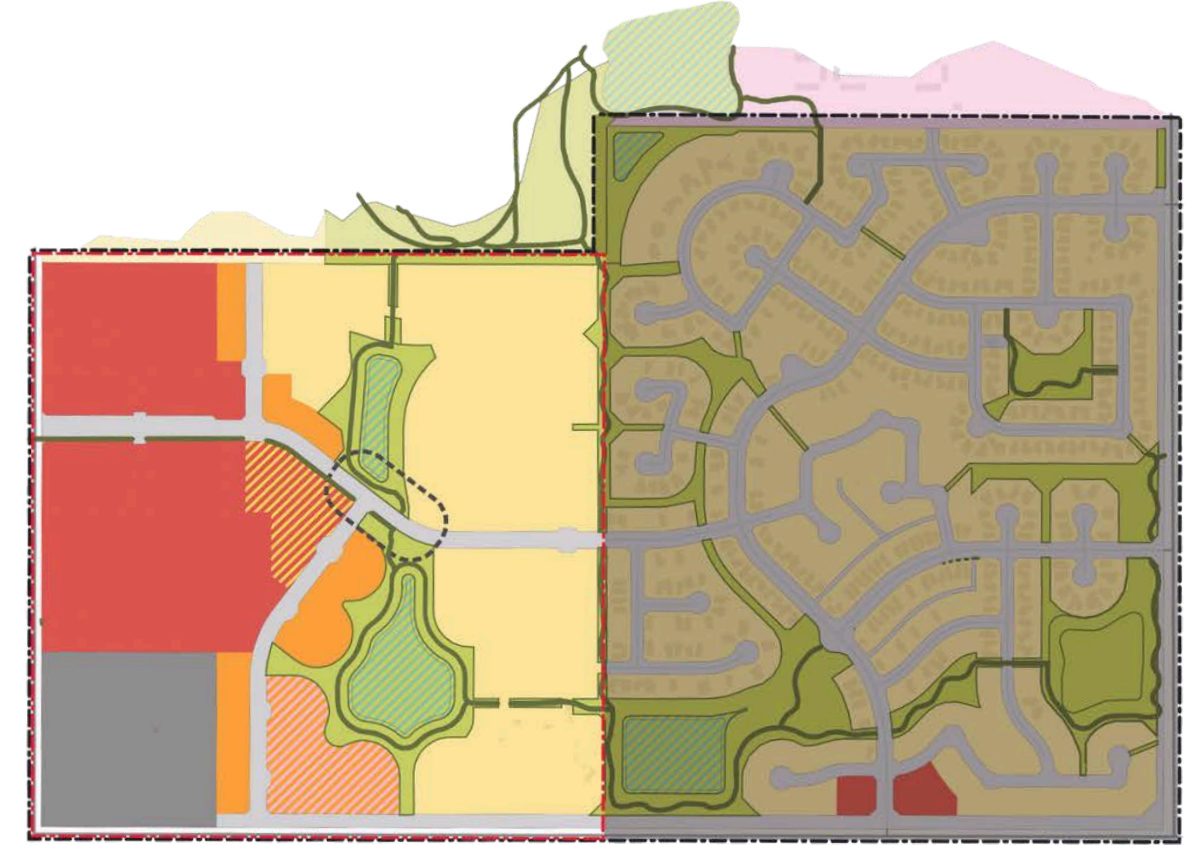
- RIBSTONE HUTTERITE COLONY
- VIKING COLONY
- LOUGHEED COLONY
- ROSEWOOD COMMUNITY
- SPRING RIDGE COLONY
- HILLSVALL COLONY
- SCOTT HUTTERITE COLONY
- LAKEVIEW COLONY

C

- MIXBURN HUTTERITE COLONY
- HOLT COLONY
- OB HOLDINGS



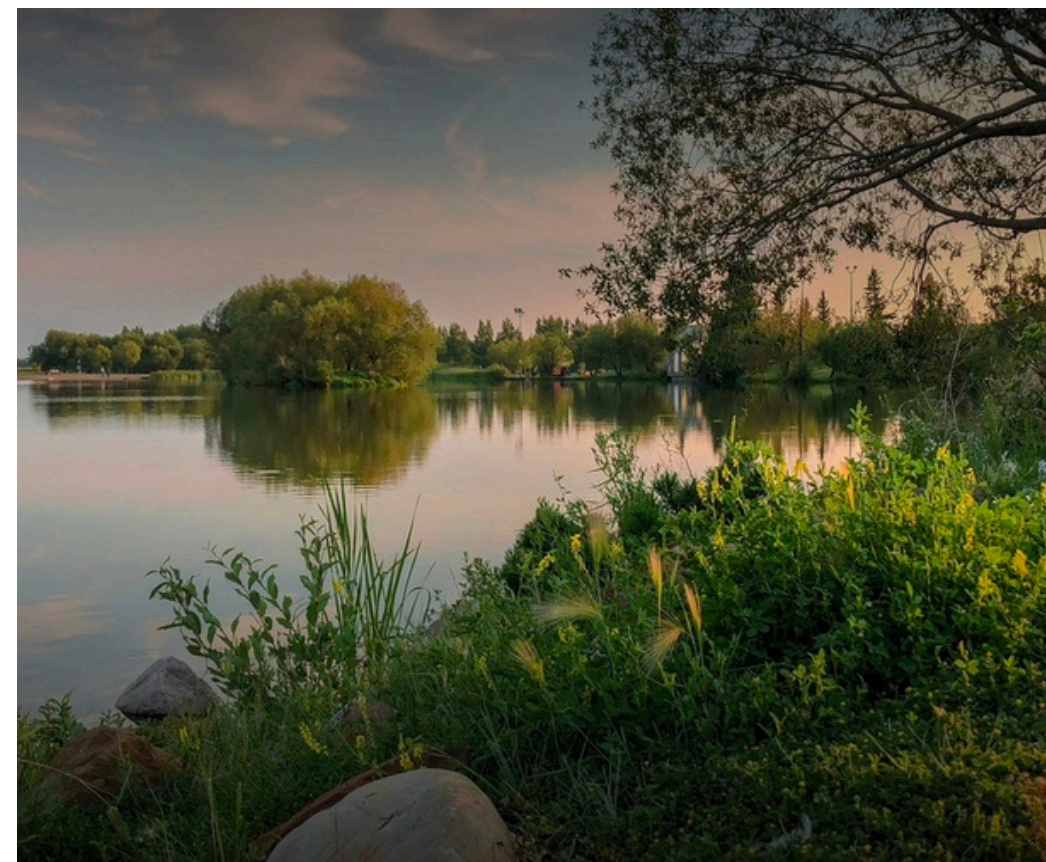
LAKESIDE RESIDENTIAL COMMUNITY





BUD MILLER PARK/LAKELAND COLLEGE

BUD MILLER PARK IS A **200 ACRE** ALL SEASONS PARK



Lakeland

COLLEGE

8,000+

STUDENTS SERVED ANNUALLY

50+

PROGRAMS

950+

PRACTICUMS IN THE ACADEMIC YEAR



MUSGRAVE
AGENCIES

Real Estate & Land Development