

Calroc Industries Inc.

VALUATION DATE: November 19, 2019 EFFECTIVE DATE: November 19, 2019

EQUIPMENT APPRAISAL

FAIR MARKET VALUE

ENERGY AUCTIONS INC.

Suite 200,14 – Village Lane Okotoks, AB T1Z 1L6 APPRAISER: Marlon Ellerby

COMPANY OVERVIEW | PRIMARY CONTACT INFORMATION

COMPANY NAME: Calroc Industries Inc

INDUSTRY: Surplus Oil & Gas Equipment

HEAD OFFICE: Lloydminster, AB

OF LOCATIONS: 3

CLIENT INFORMATION: Dan Echino, dan@claroc.ca

COMPANY INFORMATION: www.calroc.ca APPRAISER INFORMATION: Marlon Ellerby

marlonellerby@energyauctions.ca

APPRAISAL OVERVIEW

VALUATION TYPE: FAIR MARKET VALUE
VALUATION DATE: November 19, 2019

EFFECTIVE DATE: November 19, 2019

INSPECTION DATE(S): November 18, 2019

SUMMARY OF VALUE CONCLUSIONS

ASSET CLASS	
SCHEDULE A- Generator — Cummins Nat Gas (FMV)	\$650,000.00

Energy Auctions Inc. (EA Inc.) provides herewith a valuation of certain fixed assets and inventory (collectively "Assets") of Calroc Inc. The value conclusions expressed in this letter of transmittal and in the accompanying report shall be effective as of November 19, 2019 (the "Effective Date").

The purpose of EA Inc.'s engagement was to provide a written opinion assessing the gross recovery values of the Assets under a Fair Market Value scenario as well as a 'Forced Sale' value. EA Inc. understands this valuation is being prepared for internal valuation purposes.

This Appraisal is intended for the sole use of Calroc Inc and not intended for general circulation or distribution, nor is it to be reproduced or used for any purpose other than expressly indicated.

SUMMARY OF VALUE CONCLUSIONS:

Based upon our analysis, data maintained in our work files, and the methodology outlined in the accompanying report, EA Inc. estimates the Fair Market Value of the Assets to be \$650,000.00, as of the Effective Date.

The value conclusions expressed herein are subject to the Methodology, Analyses, Observations, Comments, Limiting Conditions, and Critical Assumptions identified in the accompanying report. Consequently, the results stated in this letter of transmittal cannot be fully understood without the accompanying report and shall be considered incomplete in the event this letter is separated from the report.

The scope of EA Inc.'s work included a field inspection, discussions with Company representatives, a Desktop Opinion of Value and an analysis and valuation of certain Assets identified by Calroc as being property of Calroc. Assets such as real estate, leased equipment, third party property, spare parts, materials and supplies, and any intangible assets have been excluded from this valuation as they have been deemed outside the scope of this engagement

No investigation has been undertaken by EA Inc. to substantiate present or prospective earning capacities of business operations in which the Assets are currently employed. Unless expressly stated otherwise, EA Inc. has assumed prospective earnings would provide a fair return on the value of the Assets.

The projections of value identified above and in the accompanying report are based upon an analysis of the Assets and the consideration and reconciliation of the three accepted approaches to value. These valuation approaches include the Cost Approach, the Sales Comparison (Market) Approach, and the Income Approach.

The attached report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice ("USPAP") published by the Appraisal Standards Board, and the Principles of Appraisal Practice and Code of Ethics of the Association of Machinery and Equipment Appraisers. Specifically, this report complies with the reporting requirements set forth under Standards Rule 8-2 (b) of USPAP for a Restricted Appraisal Report.

The accompanying Restricted Appraisal Report provides a summary discussion of the data, analyses, and reasoning used by EA Inc. to arrive at the opinions of value identified above and in the accompanying report. A copy of this report and the data, reasoning, and analyses supporting EA Inc.'s value conclusions shall remain in our files and be retained for a period of at least five (5) years after preparation, or at least two (2) years after final disposition of any judicial proceeding as required by the Records Keeping section of USPAP.

The value opinions expressed in this appraisal are contingent upon the analysis, facts, and conditions presented in the accompanying report.

Respectfully yours, Energy Auctions Inc.

Per:

Marlon Ellerby Senior Appraiser Western Canada

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Energy Auctions Inc. (EA Inc.) was retained by Calroc Industries Inc ("Calroc") to provide a valuation of certain fixed assets and inventory (collectively the "Assets") belonging to Calroc Industries Inc. ("Calroc" or "Company").

INTENDED USER

This Appraisal is intended for the sole use of Calroc and not intended for general circulation or distribution, nor is it to be reproduced or used for any purpose other than that outlined herein.

PURPOSE OF APPRAISAL AND PREMISE OF VALUE

EA Inc. understands this valuation is being prepared for internal valuation purposes. Based upon the aforementioned purpose and discussions with the Client and Intended User, EA Inc. has valued the Assets under the premise of Fair Market Value ("FMV") as well as Forced Sale value. This appraisal shall not be reproduced or used for any purpose other than expressly indicated.

VALUATION AND INSPECTION DATES

This appraisal and the opinions of value expressed herein shall be effective as of November 19, 2019(the "Effective Date"). Visuals of the Assets was executed at the location identified below on November 18, 2019.

EA Inc. executed site visits and Asset visuals at the following locations:

1. Hoerbiger Canada Ltd. Spruce Grove Ab

II. SUMMARY OF VALUE CONCLUSIONS

Based upon our analysis, data maintained in our work files, and the methodology outlined in this report, EA Inc estimates the Fair Market Value of the Assets to be \$650,000.00 (FMV), as of November 19,2019

III. COMPANY AND ASSET DISCUSSION

COMPANY OVERVIEW

Calroc Industries Inc provides surplus oil & gas to Western Canada & USA.

ASSET OVERVIEW

Generally speaking, EA Inc. deemed the Assets to be in good overall condition. This opinion of overall condition was based upon discussions with Company representatives, information provided by the Company, and observation of readily apparent physical condition attributes at time of site visit.

IV. SCOPE OF WORK AND CONSIDERATIONS

The scope of EA Inc.'s work included a field visit, discussions with Company representatives, a Desktop Opinion of Value and an analysis and valuation of certain Assets identified by Calroc as being property of Calroc. Assets such as real estate, leased equipment, third party property, spare parts, materials and supplies, and any intangible assets have been excluded from this valuation as they have been deemed outside the scope of this engagement.

The scope of EA Inc.'s work did not include investigation of any financial data to substantiate present or prospective earning capacities of business operations in which the Assets are currently employed. Unless expressly stated otherwise, EA Inc. has assumed prospective earnings would provide a fair return on the value of the Assets.

The projections of value identified herein are subject to the Methodology, Analyses, Observations, Comments, Limiting Conditions and Critical Assumptions identified below.

The projections of value identified herein are based upon an analysis of the Assets and a consideration and reconciliation of the three generally accepted approaches to value. These valuation approaches include the Cost Approach, the Sales Comparison (Market) Approach, and the Income Approach.

This report has been prepared in conformance with the Uniform Standards of Professional Appraisal Practice ("USPAP") published by the Appraisal Standards Board, and the Principles of Appraisal Practice and Code of Ethics of

the Association of Machinery and Equipment of Appraisers. Specifically, this report complies with the reporting requirements set forth under Standards Rule 8-2 (b) of USPAP for a Restricted Appraisal Report.

This Restricted Appraisal Report provides a summary discussion of the data, analysis, and reasoning used by EA Inc. to arrive at the opinions of value identified herein. A copy of this report and the data, reasoning, and analysis supporting EA Inc.'s value conclusions shall remain in our files and be retained for a period of at least five (5) years after preparation, or at least two (2) years after final disposition of any judicial proceeding as required by the Records Keeping section of USPAP.

As this is a Restricted Appraisal Report, the conclusions and data contained herein may only be used by the Client for the purpose stated. The opinions and conclusions set forth in this report may not be understood properly by anyone else without additional information which is contained in the appraiser's work file. Neither this report, nor any data contained herein should be distributed to another party.

USPAP requires the appraiser analyze the appraisal problem to be solved and the work necessary to develop credible results when setting the scope of work for a given appraisal assignment. EA Inc. has deemed the scope of work outlined above and in the Valuation Process section below sufficient to produce credible results for this appraisal assignment.

V. VALUATION PROCESS

METHODOLOGY

EA Inc. employed the following procedures to determine the value conclusions rendered herein:

- 1. Review and analysis of Asset records and other informational materials supplied by Calroc.
- 2. Site visitation conducted November 18, 2019 to view and analyze the Assets and to prepare a detailed listing, per the attached Schedule "A" complete with descriptions, images and serial numbers where available.
- 3. Discussions with Dan Echino (President) concerning condition, cost, age, utilization and ownership of the Assets.
- 4. Consideration of data obtained from Assets at time of site visit including, but not limited to, age, hours, kilometers, and other readily apparent and discernable operational condition and physical deterioration attributes. Said data was in turn measured against available market comparable where appropriate.
- 5. Utilization of certain data resources including, but not limited to, related auction houses, online database sites, original equipment manufacturers, and used equipment publications.
- 6. Review and analysis of EA Inc.'s proprietary in-house auction and liquidation library and archives.

 Adjustments have been made, where applicable, to reflect differences between the specific Assets and that sold in previous sales.
- 7. Consideration of current market and geographical conditions for Assets of like kind.
- 8. Consideration of applicable functional and economic obsolescence factors.
- 9. Discussions regarding the following factors with various equipment suppliers, dealers and manufactures:

- a. marketability and timing issues,
- b. general market conditions, and
- c. market trends and prices.
- 10. Consideration of current auction used equipment dealer, and alternate end user prices that may be realized for similar Assets, on an "as is condition, where is location" basis.
- 11. Consideration of the cost to acquire similar equipment, if available, and the expense and difficulty of removal of the Assets from their present location.

VI. VALUATION THEORY

APPROACHES TO VALUE

There are three generally accepted approaches to estimate value:

SALES COMPARISON (MARKET) APPROACH

The Sales Comparison Approach relies upon an analysis of recently consummated sales transactions and offering prices of similar property to arrive at an indication of the most probable selling price of the contemplated property. If the comparable's are not exactly like the items being appraised, the selling prices are adjusted to equate them to the selling characteristics of the subject property. Examples of possible adjustments include those for the age, condition, and capacity of the assets; the location, date, and type of sale (e.g., retail sale, auction sale, or asking price); and, when appraising under the concept of continued use, the value associated with putting the asset to use.

The logic behind the Sales Comparison Approach is the principle of substitution, wherein a prudent buyer would not pay more for a certain asset than the cost to acquire a similar asset of equivalent utility. The market typically consists of used equipment dealers, auctions, liquidations, and public and private sales transactions. EA Inc. also relied on our transactional experience and proprietary database of appraisal, liquidation, and auction results.

COST APPROACH

The Cost Approach begins with current replacement cost of the contemplated property and deducts the loss in value caused by Physical Deterioration, Functional Obsolescence, and Economic Obsolescence.

As with the Sales Comparison Approach, the logic behind the Cost Approach is the principle of substitution, wherein a prudent buyer would not pay more for a certain asset than the cost to acquire a substitute asset of equivalent utility.

INCOME APPROACH

The Income Approach considers the value of the assets in relation to the present worth of future benefits from ownership and is typically measured through the capitalization of a specific level of income. This approach is seldom used for individual pieces of machinery because of the difficulty arising from assigning income to any particular fixed asset.

EA Inc's analysis included a consideration of all three approaches to value. The approaches were then utilized, and the resulting value conclusions were reconciled. Based upon our analysis, the Sales Comparison Approach / Cost Approach were deemed appropriate for this valuation.

ALTERNATE USE & APPROPRIATE MARKET

The process of determining the Alternate Use & Appropriate Market of the Subject Assets includes an analysis of the current use and alternative uses to identify what is profitable, legally permissible, physically possible, and financially feasible, as relevant to the type and definition of value and the intended use of the appraisal.

According to the 2014-2015 version of USPAP, Alternate Use & Appropriate Market in the context of personal property typically equates to choosing: (a.) analyze the property's current use and alternative uses as relevant to the type and definition of value and intended use of the appraisal; (b.) define and analyze the appropriate market consistent with the type and definition of value; (c.) and analyze the relevant economic conditions that exist on the effective date of the valuation, including market acceptability of the property and supply, demand, scarcity, or rarity. (Comment to Standards Rule 7-3).

As such, in the process of developing our conclusions of value, EA Inc. considered the appropriate market and level of trade for the Subject Assets, the availability of reliable market data, the market conditions as of the Valuation Date, and the marketing period consistent with the purpose and intended use identified above.

VII. OBSERVATIONS AND COMMENTS

The recovery values set out in this Appraisal are based on a review by EA Inc. of prior appraisals it has conducted, utilization of a proprietary in-house database, research through contacts in various related industries, the list of Assets and other informational materials supplied to EA Inc. by Calroc, and our experience as auctioneers and liquidators. Adjustments may have been made, where considered appropriate by EA Inc., to reflect differences between the specific Assets and assets sold in previous sales.

In arriving at its opinion as to the recovery values, EA Inc. has taken into consideration, to the extent of the information available to it, various factors it considered relevant in the particular circumstances including physical location of the Assets, difficulty of removal, physical condition, adaptability, specialization, marketability, overall appearance and appeal, and the ability of the Asset group to draw sufficient prospective buyers to insure competitive offers.

Generally speaking, EA Inc. deemed the Assets to be in good overall condition. Given our opinion of overall condition, no adjustment to market comparable was deemed necessary to account for physical condition differences.

Available data and market comparable may be up to 180 days old. Increased weighting was given to recent regionally specific comparable when available. Generally speaking, EA Inc. has not observed any notable increase or decrease in values over the past 120 days.

Given current market conditions, EA Inc. determined economic obsolescence adjustments weren't necessary.

VIII. DEFINITIONS AND TERMINOLOGY

The definitions and appraisal terminology identified below are taken from the American Society of Appraisers (ASA) 2005 second edition Machinery and Technical Specialties publication entitled "Valuing Machinery and Equipment: The Fundamentals of Appraising Machinery and Technical Assets" (pages 553 -595).

FAIR MARKET VALUE ("FMV")

The estimated amount, expressed in terms of cash in Canadian dollars that may reasonably be expected for an Asset in an exchange between a willing buyer and a willing seller, with equity to both neither being under any compulsion to buy or sell, and both fully aware of all relevant facts, as of a specific date.

NON-INSPECTED ASSETS

An opinion as to recovery value based solely on the list of Assets and images thereof supplied to EA Inc. by Calroc, without the benefit of an actual on-site inspection. Recovery value shall depend on, among other things, condition of the Assets.

PHYSICAL DETERIORATION

A form of depreciation where the loss in value or usefulness of a property is due to the using up or expiration of its useful life caused by wear and tear, deterioration, exposure to various elements, physical stresses, and similar factors.

FUNCTIONAL OBSOLESCENCE

A form of depreciation in which the loss in value or usefulness of an Asset is caused by inefficiencies or inadequacies of the Asset itself, when compared to a more efficient or less costly replacement property that new technology has developed. Symptoms suggesting the presence of functional obsolescence are excess operating cost, excess construction (excess capital cost), over-capacity, inadequacy, lack of utility, or similar conditions.

ECONOMIC OBSOLESCENCE

A form of depreciation or loss in value or usefulness of an Asset caused by factors external to the Asset. These may include such things as the economics of the industry; availability of financing; loss of material and/or labor sources; passage of new legislation; changes in ordinances; increased cost of raw materials; labor or utilities (without an offsetting increase in product price); reduced demand for the product; increased competition; inflation or high interest rates; or similar factors.

IX. LIMITING CONDITIONS AND CRITICAL ASSUMPTIONS

This appraisal report and the above noted recovery values are based on and subject to the following conditions, qualifications, assumptions and limitations:

VALUATION DATE

The Opinions of Value and other conclusions expressed herein shall be valid as of the Valuation Date identified in Section I above.

INTENDED USE AND PURPOSE

This Appraisal is intended for the sole use of Calroc and not intended for general circulation or distribution, nor is it to be reproduced or used for any purpose other than indicated in Section I above.

TITLE TO ASSETS

No investigation of title to any of the Assets has been made by EA Inc. and Calroc's claim to same has been assumed valid. In addition, no investigation has been made by EA Inc. to determine if there are any liens, security interest, or other encumbrances registered against, or attaching to, any of the Assets. Unless otherwise noted in this report, title is assumed to be good and marketable.

CONDITION OF ASSETS

Unless explicitly stated otherwise, all Assets have been assumed by EA Inc. to be in good working order and functioning condition, and subject to industry standard maintenance and repair programs. Testing and/or confirming the status of individual Assets was beyond the defined scope of work.

INFORMATION AND DATA PROVIDED BY OTHERS

For the purpose of determining its opinion as to recovery values of the Assets, EA Inc. has also relied upon certain supplemental information provided by Calroc and has assumed, without independent verification, all such information was reasonably prepared, accurate, and complete in all material respects.

CHANGE IN MARKET CONDITIONS

The recovery values set out in this Appraisal are based on EA Inc.'s assessment of current economic conditions. The amount that could actually be realized from the sale and disposition of the Assets may be affected by changes in economic conditions.

EA Inc. shall not be responsible for changes in market conditions and no obligation is assumed to revise this report to reflect events or conditions which occur subsequent to the Valuation Date. Additionally, EA Inc. cannot be held responsible for the inability of the owner to locate a purchaser at the appraised value.

EXTRANEOUS CONDITIONS

The amount that could actually be realized may also be affected by factors such as changes in the condition of the Assets and the occurrence of acts of God, riots, civil disturbances, strikes, lock-outs, acts of war, terrorism, insurrection, or other events that may be beyond the control of the seller and/or the buyer.

REPORT FORMAT

This report is being presented in a restricted format. As such, it presents only a summary or limited discussion of our opinion of value. Supporting documentation concerning the data, reasoning and analyses is retained in EA Inc.'s files. The depth of discussion contained in this report is specific to the needs of the Client and for the intended use of the report.

REPORT CONFORMANCE

This appraisal has been made in conformance with, and is subject to; the requirements of the Code of Professional Ethics and Standards of Professional Conduct of the Association of Machinery and Equipment Appraisers and the Uniform Standards of Professional Appraisal Practice published by the Appraisal Standards Board and reflects the best judgment of the appraiser.

CONFIDENTIALITY

This report and supporting file documentation are confidential. Neither all nor any part of the contents of this appraisal (including the report and the supporting file documentation) shall be disclosed to any party, or conveyed orally or in writing through advertising, public relations, news, sales, or in any other manner without the prior written consent and approval of both EA Inc. and the Client.

LICENSES AND LAW

It is assumed all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any municipal, provincial, or federal government or private entity or organization have been, or can readily be obtained, or renewed for any use on which the value estimates provided in this report are based.

Full compliance with all applicable federal, provincial and municipal zoning, use, occupancy, environmental, safety codes, and similar laws and regulations is assumed, unless otherwise stated.

COURT TESTIMONY

Neither EA Inc. nor any individuals signing or associated with this report shall be required by reason of this report to give further consultation, to provide testimony, or appear in court or other legal proceedings, unless specific arrangements for such services have been made.

RELIED UPON INFORMATION

While EA Inc. believes the information gathered and used for this Appraisal, whether through written, oral, electronic, or other means, to be both reliable and correct, EA Inc. does not warrant the reliability or correctness of the information and assumes no liability whatsoever for any errors and/or omissions.

X. GENERAL SERVICE CONDITIONS

EA Inc. reserves the right, but shall be under no obligation, to review the recovery values set out in this Appraisal and all calculations included or referred to in, or made for the purpose of, this Appraisal. Should EA Inc. consider it necessary to revise this Appraisal in light of any information existing as of the date of this Appraisal, which becomes known after that date, it may do so.

EA Inc. assumes no responsibility or liability for losses suffered by any parties as a result of the circulation, distribution, publication, reproduction or other use of this report contrary to the provisions of this paragraph without prior written authorization from EA Inc.

The liability of EA Inc. to the Client in relation to this Appraisal, regardless of the basis of liability or form of action, shall in no event exceed the total fees paid by the Client to EA Inc. for this Appraisal. In no event shall EA Inc. be liable for lost profits, or any indirect, special, incidental, consequential or punitive damages, however caused, whether for breach of contract, negligence or otherwise, and whether or not EA Inc. has been advised of the possibility of such damages. These limitations will apply notwithstanding any failure of the essential purpose of any limited remedy.

XI. COMPETENCY

Under USPAP, EA Inc. must disclose if there is a lack of knowledge and/or experience that would not allow us to complete this appraisal in a competent manner or to develop credible results.

EA Inc. and the appraiser performing this appraisal have performed valuations of assets similar to the Subject Assets for various purposes in the past. In addition, the appraiser performing this appraisal has the appropriate knowledge and experience to be able to develop credible results for the purpose and use outlined in this report.

XII. CERTIFICATIONS

The undersigned appraiser certifies that, to the best of their knowledge and belief:

- 1. The Statements of fact contained within this report are true and correct.
- 2. The reported analyses, opinions, and conclusions identified herein are impartial and unbiased, and are limited only by the Limiting Conditions and Critical Assumptions identified above.
- 3. Neither the appraiser, nor any officer of EA Inc., possesses any present or prospective financial interest in the valued Assets, or any personal interest with respect to the parties involved.
- 4. Neither the appraiser, nor any officer of EA Inc., possesses any bias to the valued Assets or the parties involved with this assignment.
- 5. This engagement was not contingent upon developing or reporting predetermined results.
- 6. Compensation for completing this Valuation was not contingent upon the development or reporting of predetermined opinions of value or direction in value favoring the cause of the client, the attainment of a specified result, or the occurrence of a subsequent event relating to the intended use of this report. Said compensation does not however cover further expenses relating to attendance at hearings, judicial or otherwise, although such attendance may always be available at EA Inc.'s standard rates.
- 7. This report and all analyses, opinions, and conclusions expressed herein have been prepared in conformity with the Uniform Standards of Professional Appraisal Practice ("USPAP") guidelines and the Code of Professional Ethics of the Association of Machinery and Equipment Appraisers.

- 8. The data used in this report was obtained from sources believed to be reliable. All known facts that have bearing on the values presented in this report have been considered, and no facts of importance have been intentionally omitted herein.
- 9. Site visit of the valued Assets has been executed.
- 10. No one other than the undersigned and listed personnel provided significant appraisal assistance in the preparation, analysis, opinions, and conclusions concerning the property that is set forth in this appraisal report.
- 11. USPAP requires an appraiser disclose any services regarding the Subject Assets performed by the appraiser within a period of the last three (3) years. Our firm has not performed any services regarding the Subject Assets over the past three (3) years.

We trust the above is to your satisfaction. Should you require additional information, please do not hesitate to contact the undersigned.

Respectfully yours, Energy Auctions INC.

Per:

Marlon Ellerby Senior Appraiser Western Canada

XIII. CERTIFICATION OF VALUE

I certify that, this is my Opinion of Value of the property belonging to:

Calroc Industries Inc 6847 66 St, Lloydminster, AB T9V 3R7 Canada

Effective Date: November 19, 2019

Per: Marlon Ellerby (Senior Appraiser)

668kw Twin Cummins Prime Natural Gas Generator Set

ENGINE:

Make: Cummins

Model: QSK19G

Cycle: 4-cycle

Rated Power at Site Conditions: 2 @ 334 KW

No. of Cylinders: 6

Bore: 159 mm

Stroke: 159 mm

Displacement: 19 L

BMEP at Rated Load: 12:4bar(G) Kpa

Starting Type: Electric

Number of Batteries: 2

Type of Batteries: Heavy Duty

Voltage: 24 Voltage

GENERATOR:

Make: Cummins

Model: 1HC5C

Rated KW at P.F.: 0.8

Rated KVA: 417

No. of Cylinders: 6

PMG: Yes

CONTROLS:

Engine Governor:

Make: Cummins

Voltage Governor:

Make: Cummins

AIR/EXHAUST SYSTEM (AT RATED LOAD):

Exhaust Gas Flow:

4683 lb/hr @100%

Exhaust Gas Temp at Manifold Outlet:

441 C

Exhaust Outlet Inside Diameter: 6 mm

COOLING SYSTEM:

Radiator Mounting:

Set Mounted Radiator, Extended Skid

Fan Drive: Shaft

Extended Shaft: Yes

RESPONSE CRITERIA:

- Accepts Rated Load in One Step per NFPA 110, Level 1
- Transient Response: ISO 8528-5 and NFPA 110
- Speed Dip
- Speed Droop: variations to 4.5%



