

EARLY WARNING REPORT
National Instrument 62-103

This report updates information contained in an early warning report dated July 23, 2013 and is being filed pursuant to Section 5.2(2) of Multilateral Instrument 62-104.

The following information is filed pursuant to the provisions listed above under applicable securities legislation:

(a) Name and Address of the Reporting Issuer:

WesCan Energy Corp. (“**WesCan**” or the “**Company**”)
Suite 2500, 520 - 5th Ave. S.W.
Calgary, Alberta T2P 3R7

(b) Designation of Securities of the Reporting Issuer to which this Report relates:

Common shares in the capital of the Company (“**Common Shares**”).

(c) Name and Address of the Offeror:

Leo Berezan (the “**Offeror**”)
203 20171 92A Avenue,
Langley, B.C. VIM 3A5

(d) Date of the Transaction giving rise to the Report

September 15, 2017

(e) Designation and number or principal amount of securities and the offeror's securityholding percentage in the class of securities of which the offeror acquired ownership or control in the transaction of occurrence giving rise to the obligation to file the news release, and whether it was ownership or control that was acquired in those circumstances:

Pursuant to the closing of an issuance of shares for debt (the “**Shares for Debt Transaction**”) on September 15, 2017, the Offeror was issued from treasury 92,000 Common Shares at a deemed price of \$0.075 per Common Share. In addition, a company which is controlled by the Offeror, 401601 BC Ltd. (“**Holdco**”), which is incorporated in British Columbia and which has as its principal place of the business the same address as the Offeror, was issued from treasury a total of 800,000 Common Shares at a deemed price of \$0.075 per Common Share. Prior to completion of the issuance, the Offeror beneficially owned and controlled 3,743,800 Common Shares, constituting approximately 17.2% of the then outstanding 21,753,991 Common Shares issued and outstanding on an undiluted basis and 16.2% of the 23,053,991 Common Shares which would be issued and outstanding on a fully diluted basis (assuming exercise of all of the issued and outstanding 1,300,000 stock options). Following the acquisition described above, the Offeror holds a total of 4,635,800 Common Shares, representing approximately 18.77% of the issued and outstanding 24,692,991 Common Shares on an undiluted basis and approximately 17.8% of the issued and outstanding 25,992,991 Common Shares on a fully diluted basis (assuming exercise of all of the issued and outstanding 1,300,000 stock options).

- (f) **Designation and number or principal amount of securities and the offeror's securityholding percentage in the class of securities immediately after the transaction or occurrence giving rise to obligation to file the new release:**
- See above under paragraph (e).
- (g) **Designation and number or principal amount of securities and the percentage of outstanding securities of the class of securities referred to in paragraph (c) over which:**
- (i) **the offeror, either alone or together with any joint actors, has ownership and control,**
- See above under paragraph (e).
- (ii) **the offeror, either alone or together with any joint actors, has ownership but control is held by other persons or companies other than the offeror or any joint actor, and**
- Not applicable.
- (iii) **the offeror, either alone or together with any joint actors, has exclusive or shared control but does not have ownership**
- Not applicable.
- (e) **Name of the market in which the transaction or occurrence that gave rise to the news release took place:**
- Not applicable. Common Shares were issued from treasury on a private placement basis by way of a shares for debt transaction, all of which is more particularly described in a press release of the Company dated September 21, 2017 and a material change report dated September 22, 2017.
- (e.1) **Value, in Canadian dollars, of any consideration offered per security if the offeror acquired ownership of a security in the transaction or occurrence that gave rise to the obligation to file a news release:**
- Not applicable. Consideration was the agreement of the Offeror to forgive outstanding receivables from the Company in the amount of \$6,900 in addition to outstanding receivables in the amount of \$60,000 owed to Holdco.
- (f) **Purpose of the offeror and any joint actors in effecting the transaction or occurrence that gave rise to the news release, including any future intention to acquire ownership of, or control over, additional securities of the reporting issuer:**
- The acquisition was made for investment purposes, to settle the outstanding debt owing to the Offeror and to allow the Company to conserve its cash for future operations. The Offeror may acquire ownership of, or control over, additional securities of the reporting issuer in the future.
- (g) **The general nature and the material terms of any agreement, other than lending arrangements, with respect to securities of the reporting issuer entered into by the**

offeror, or any joint actor, and the issuer of the securities or any other entity in connection with the transaction or occurrence giving rise to the news release, including agreements with respect to the acquisition, holding, disposition or voting of any of the securities:

Holdco entered into a shares for debt settlement agreement dated August 9, 2017 with the Company in connection with the Shares for Debt Transaction whereby the Offeror and Holdco agreed to forgive certain receivables owing to Holdco from the Company in exchange for Common Shares being issued to Holdco. The nature of the debt was for a promissory note in the aggregate amount of \$750,000 issued by the Company to Holdco. The \$60,000 payment referred to above was a partial payment towards this amount.

The Offeror entered into a shares for debt settlement agreement dated August 9, 2017 with the Company in connection with the Shares for Debt Transaction whereby the Offeror agreed to forgive certain receivables owing to the Offeror from the Company in exchange for Common Shares being issued to the Offeror. The nature of the debt was for a promissory note issued by the Company to the Offeror. The \$6,900 payment referred to above was a payment towards the outstanding principal and accrued interest thereon, fully extinguishing all amounts owing pursuant to the promissory note.

(h) The names of any joint actors in connection with the disclosure required hereby:

Not applicable. The only joint actor with the Offeror was Holdco, as described above.

(i) In the case of a transaction or occurrence that did not take place on a stock exchange or other market that represents a published market for the securities, including an issuance from treasury, the nature and value of the consideration paid by the offeror:

The Common Shares were issued at a deemed price of \$0.075 to settle outstanding receivables owed to the Offeror and Holdco.

(j) If applicable, a description of any change in any material fact set out in a previous report by the entity under the early warning requirements or Part 4 in respect of the reporting issuer's securities:

Not applicable.

(k) If applicable, a description of the exemption from the formal bid requirements of applicable securities legislation being relied on by the offeror and the facts supporting that reliance:

Not applicable.

The undersigned, as the Offeror, certify to the best of my knowledge, information and belief, that the statements made in this report are true and complete in every respect.

DATED at Vancouver, British Columbia as of the 16th day of October, 2017.

(signed) "Leo Berezan"
Leo Berezan