

**CERVUS LP**

**PRESS RELEASE  
FOR IMMEDIATE DISTRIBUTION**

**Symbol: CVL.UN (TSX-V)  
NOVEMBER 24, 2004**

**CERVUS LP CLOSES SMALL PRIVATE PLACEMENT**

Cervus LP (TSX-V: CVL.UN) announced today that it has completed a small private placement of 100,000 limited partnership units at \$2.00 per unit for gross proceeds of \$200,000. The proceeds of the private placement will be used for general working capital. The private placement was conducted in reliance upon the prospectus and registration exemptions contained in the securities legislation of each of Alberta and Saskatchewan. Therefore the units issued will be subject to resale restrictions until March 25, 2005 which is four months from the date of issuance. This was an unbrokered private placement and no commissions or finder's fees were paid. Cervus LP now has 4,016,509 limited partnership units outstanding.

Cervus LP is in the business of acquiring and operating authorized John Deere dealerships. Cervus LP operates authorized with 11 locations in Western Canada.

Cervus Corporation is the general partner of Cervus LP and receives fees in exchange for the services that it provides to Cervus LP. Cervus Corporation also owns certain real property and fixed assets associated with the John Deere dealership operated by Cervus LP receives fees from Cervus LP for the lease of such assets to Cervus LP.

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