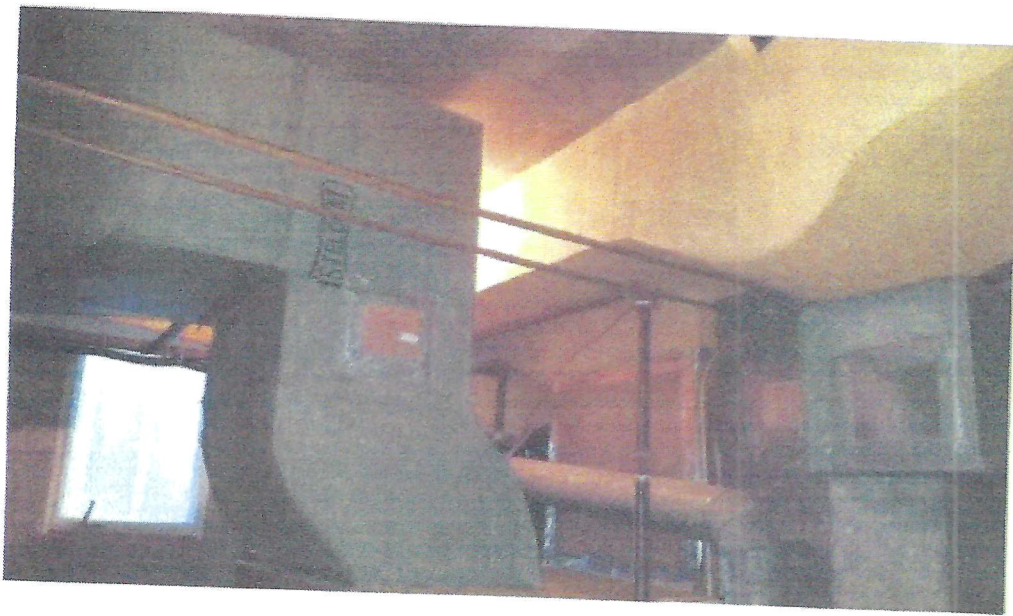


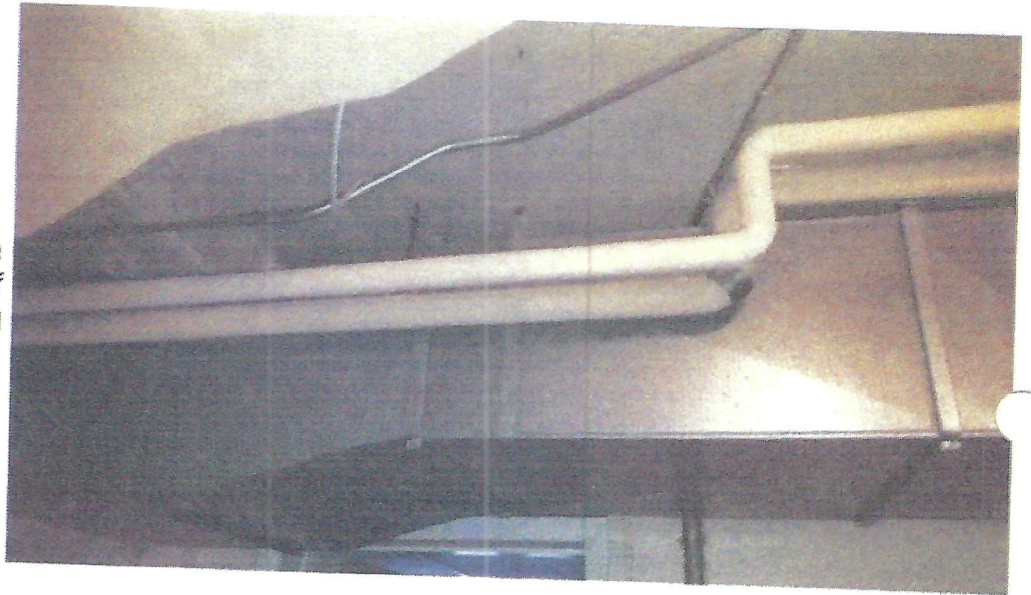
APPENDIX B

ASSESSORS QUALIFICATIONS AND INSURANCE

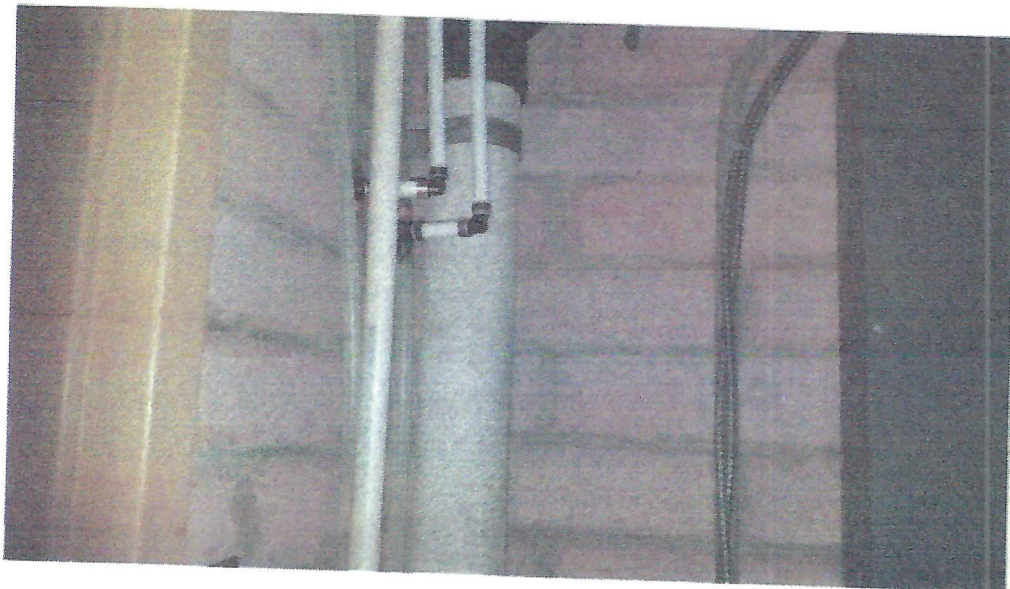




View: Furnace room located on the north side of the basement



View: Pipe insulation located in the furnace room on the north side of the site building



View: Pipe insulation located in the furnace room on the north side of the site building

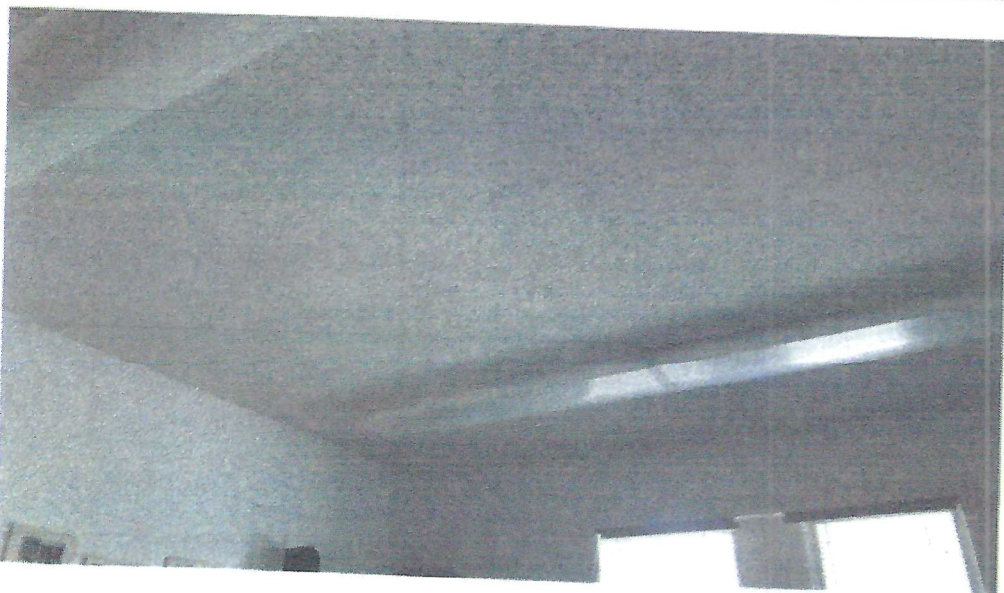
Project: 18076	Site Photographs – March 21, 2018	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure:
	Location: 5123 – 5 th Street East, Claresholm, AB	4e
	Source: Ballast Environmental	




View: Main entrance to site building, looking northwest



View: Typical ground floor office space



View: Typical ceiling tile located throughout the ground floor

Project: 18076	Site Photographs – March 21, 2018	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure:
	Location: 5123 – 5 th Street East, Claresholm, AB	4c
	Source: Ballast Environmental	




View: North elevation of the site building and north parking lot, looking southeast



View: East elevation of the site building, looking southwest



View: South elevation of the site building, looking north

Project: 18076	Site Photographs – March 21, 2018	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure:
	Location: 5123 – 5 th Street East, Claresholm, AB	4a
	Source: Ballast Environmental	



LEGEND

Site

Approximate scale: 1:2000

Project: 18076	Area Map	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure: 2
	Location: 5123 - 5 th Street East, Claresholm, AB	
	Source: Google Maps	

APPENDIX A

MAPS AND FIGURES

6. Ballast Environmental and the Client will take reasonable care to prevent any disclosure of the reports or documents, or any information obtained or contained in the reports prepared by Ballast Environmental, unless it is to the persons who require such access to the information in order to discharge their responsibilities to Ballast Environmental or as required by law.

7. This report is intended to provide information to reduce, but not necessarily eliminate, uncertainty regarding the potential for contamination at this site. If potential contamination has been identified a Phase II Environmental Site Assessment needs to be completed to reduce the uncertainty.

If Ballast Environmental becomes aware of any contamination of hazardous materials on the site which could damage property or endanger lives we shall notify the Client. The Client is responsible for notifying the appropriate authorities.

8. This report is not intended to have any direct effect on the value of the property, but rather to provide information on apparent site conditions. The Client acknowledges that Ballast Environmental is not making any recommendations with respect to the purchase, sale, investment, or development of the property, and that all decisions associated therewith are the sole responsibility and liability of the Client. Further, Ballast Environmental assumes no responsibility for matters of legal nature affecting the property or title thereto.

9. Limits of Liability – To the fullest extent permitted by law, and notwithstanding any other provision of the Service Agreement between the Client and Ballast Environmental, total liability, in the aggregate, of Ballast Environmental and the Ballast Environmental officers, directors, partners, employees and sub-consultants, and any of them, to the Client and anyone claiming by or through the Client, for any and all claims, losses, costs or damages, including attorneys' fees and costs and expert-witness fees and costs of any nature whatsoever or claims expenses resulting from or in any way related to the Project shall not exceed the limit of Ballast Environmental insurance in effect at the time of this report.

10. Hazardous Materials Indemnity – In accepting and using this report the Client agrees to indemnify and hold harmless Ballast Environmental, its officers, partners, employees and consultant (collectively, Ballast Environmental) from and against any and all claims, suits, demands, liabilities, losses, damages or costs, including reasonable attorneys' fees and defense costs arising out of or in any way connected with the detection, presence, handling, removal, abatement or disposal of any hazardous or toxic substances, products or material that exist on, about, or adjacent to the site, whether liability arises under breach of contract or warranty, tort, including negligence, strict liability or statutory liability or any other cause of action.

8.0 REFERENCES

PHH ARC Environmental. (February 10, 2010). Phase I ESA, 5123 – 5th Street East, Claresholm, AB.



6.0 FINDINGS

SITE

The site was undeveloped land until it was developed with a single-storey commercial building in approximately 1960. Previous occupants included the M.D of Willow Creek No. 26 at which time the site was used as offices and storage, then occupied in approximately 2010 with commercial and health and wellness tenants.

A previously completed Hazardous Building Materials Assessment identified asbestos-containing floor tiles, asbestos-containing parging cement, PCB-containing light ballasts, mercury-containing thermostats, fluorescent light tubes, high intensity discharge lighting, and ODS-containing refrigerants within air-conditioning units and the fire suppression system.



TRANSFORMER

There were no transformers on-site.

EVIDENCE OF HISTORIC LAND USE

No evidence of historic land use were observed.

UNIDENTIFIED SUBSTANCES

No unidentified substances were observed.

RADON

Radon is a naturally-occurring, odourless, colourless radioactive gas produced by the decay of uranium in soil, rock or water. Radon emits ionizing radiation which may be related to health concerns. It may enter buildings through cracks in the walls or floor of foundations or spaces around pipes or cables, or via the water supply. Radon may be of concern in enclosed or poorly ventilated spaces, such as basements or crawlspaces, in buildings constructed over soils or rock which contain uranium. According to a study conducted by Health Canada's National Radon Program, only 5.7% of homes in Alberta are estimated to have radon concentrations exceeding applicable guideline (Health Canada, 2012).

The site contains a concrete basement. The concrete floor, where visible, appeared to be in good condition.

No radon testing was conducted as part of this assessment.

METHANE

Methane is a colourless, odourless, flammable gas resulting from anaerobic decomposition of organic matter. Methane intrusion into buildings may occur via cracks in the floor or joints, at utility connections and floor drains. Methane is hazardous as it is combustible and could reach explosive limits if it accumulates in poorly ventilated areas and is also an asphyxiant. Methane may be a concern in buildings constructed over a former landfill or near an active landfill; activities such as oil and gas drilling or water well drilling may also result in methane migration.

The site is not located near a landfill or oil and gas well and methane is not suspected. Testing for methane was not completed as part of this assessment.

SPECIAL ATTENTION ITEMS

No items that require special attention were observed on-site.

SUMPS AND PITS

A stormwater sump was located in a furnace room in the basement.

SPILLS AND STAINS

No spills or staining were observed.

DUST

There was no dust observed during the site visit.

SERVICES

The Town of Claresholm provided potable water and sewer to the site. Heat is generated by natural gas and electricity is from overhead power lines along the east site boundary.

4.0 SITE ASSESSMENT

A site inspection was completed on March 21, 2018 by a representative of Ballast Environmental.

4.1 METHODOLOGY

A safety meeting and hazard assessment was held on-site before the inspection. All Ballast Environmental's and the client's safety policies and procedures were followed.

A visual survey was completed on the site and any buildings located on the site. At the time of the site visit, the ground was partially snow-covered, limiting exterior observations.

All observations were documented, a site diagram was drafted for the site, and photographs of the site were taken (see Appendix A: Figure 3 and Figure 4, respectively). The findings of the site visit are discussed below.

4.2 INSPECTION

4.2.1 INTERIOR

PROPERTY USE

The site was zoned Retail Commercial. At the time of the site visit, the site was occupied with multiple commercial and health and wellness tenants. Tenants occupying the site at the time of this assessment included the following:

- The Nail Lady
- Fifty Shades of Bronze
- Reflexions Reflexology
- Lifetime Smiles
- Global Getaways
- Grandmas Kitchen
- Brushstrokes
- Lauren Raylene Photography
- Shelby Dawn Styling
- Journeys Gym
- One Earth
- Heals and Toes
- Resolution Fitness

STRUCTURES

At the time of the site visit, there was one single-storey commercial building with a developed basement.

BUILDING MATERIALS

The exterior of the site building was brick, concrete and cinderblock. Due to the age of the site building (1960), hazardous building materials such as asbestos-containing materials (ACMs),

2.0 SITE CHARACTERIZATION

This section provides a summary of the physical description of the site and adjacent properties, including any site buildings, special features, geology and hydrogeology.

2.1 SITE DESCRIPTION

TABLE 1: SITE DESCRIPTION

CIVIC ADDRESS	5123 – 5 th Street East, Claresholm, AB
LEGAL ADDRESS	Plan 7959GV; Block 132; Lots 17 to 19
SITE ZONING	Retail Commercial
LAND AREA	Approximately 2130 m ² (0.213 hectares)
BUILDING TYPE LAYOUT	The site building was located on the central portion of the site and was constructed of brick and cinder block. The footprint of the site building measured approximately 330 m ² .
TOPOGRAPHY	The site was generally level.
UTILITIES/SERVICES	Utilities were provided by the Town of Claresholm; the utilities were located in the Town streets with the exception of electricity which was from overhead lines.
SITE DESCRIPTION	The site is located in the east portion of Claresholm and was developed with a commercial/office building in approximately 1960. The site is currently occupied by various commercial and health and wellness tenants.

LIST OF TABLES

TABLE 1: SITE DESCRIPTION	2
TABLE 2: SUMMARY OF INTERVIEWS	9
TABLE 3: SUMMARY OF ON-SITE APECS AND RECOMMENDATIONS	11

APPENDICES

APPENDIX A: MAPS, FIGURES AND PHOTOGRAPHS

- Vicinity Map: Figure 1
- Area Map: Figure 2
- Site Diagram: Figure 3
- Site Photographs: Figures 4a to 4f

APPENDIX B: ASSESSORS QUALIFICATION AND INSURANCE

- Assessors Qualifications
- Certificate of Insurance

EXECUTIVE SUMMARY

With the authorization of 248709 Alberta Ltd. (client), Ballast Environmental Consulting Ltd. (Ballast Environmental) completed a Site Assessment at 5123 – 5th Street East, Claresholm, AB (site). The objective of this Site Assessment was to verify the current uses of the site and to identify any potential areas of potential environmental concern (APECs). This Site Assessment is to be used for the potential purchase of the site. There was no intrusive investigation or sampling associated with this Site Assessment.

The site was undeveloped land until it was developed with a single-storey commercial building in approximately 1960. Previous occupants included the M.D of Willow Creek No. 26 at which time the site was used as offices and storage, then occupied in approximately 2010 with commercial and health and wellness tenants.

A previously completed Hazardous Building Materials Assessment identified asbestos-containing floor tiles, asbestos-containing parging cement, PCB-containing light ballasts, mercury-containing thermostats, fluorescent light tubes, high intensity discharge lighting, and ODS-containing refrigerants within air-conditioning units and the fire suppression system.

The following has been identified as potential items of concern at the site:

SUMMARY OF FINDINGS FOR THE SITE

APEC	CoPC	RISK	RECOMMENDATION
Building interior	Hazardous materials	Moderate	A hazardous building materials management and/or abatement testing and plan should be completed prior to any demolition or renovations

Low – Poses a low environmental risk to the site at this time

Moderate – Potential contamination has been identified that does not pose a significant risk to the site at this time; however, may require further attention in the future

High – There is a significant risk to the site that warrants further intrusive investigation

There was no evidence found in the making of this letter report that there was a significant release of any hazardous substance from the site which may have affected the site.

No further work in relation to the observations made during this Site Assessment is recommended.

SITE ASSESSMENT
5123 – 5TH STREET EAST
CLARESHOLM, AB



Prepared for:

248709 ALBERTA LTD.
407, 487 JUBILEE STREET
DUNCAN, BC V9L 1X1

Prepared by:



Ballast Environmental Consulting Ltd.
212 Initiative Avenue SE
Calgary, AB T3S 0B7
Tel: 403-452-3110
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www.ballastenviro.com

Project No. 18076

March 28, 2018

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1.0 INTRODUCTION

With the authorization of 248709 Alberta Ltd. (client), Ballast Environmental Consulting Ltd. (Ballast Environmental) completed a Site Assessment at 5123 – 5th Street East, Claresholm, AB (site). The objective of this Site Assessment was to verify the current uses of the site and to identify any potential areas of potential environmental concern (APECs). This Site Assessment is to be used for the potential purchase of the site. There was no intrusive investigation or sampling associated with this Site Assessment.

1.1 SCOPE OF WORK

This Site Assessment was completed in accordance with the Canadian Standards Association (CSA) publication Z768-01 Phase I Environmental Site Assessment, reaffirmed in 2016, and the Alberta Environment and Parks (AEP) Alberta Environmental Site Assessment Standard, March 1, 2016. The main scope of work for this Site Assessment consisted of four major components. These were:

1. Site Visit
 - visual inspection of the site
2. Interviews
 - interview with current realtor
3. Appraisal and Evaluation and Reporting with Recommendations

3.0 PREVIOUS REPORT

The following report was provided by the Client:

Phase I Environmental Site Assessment, 5123 – 5th Street East, AB. Prepared by PHH ARC Environmental Ltd. (PHH ARC) for Lonestar Management Inc. c/o Linderman Law, February 10, 2010.

- The purpose of the 2010 Phase I ESA was to review information current at that time and historical information to assess the condition of the site and identify areas of known or potential environmental concern;
- Records review showed that the site building was constructed in approximately 1960 and that the site was formerly operated by the Municipal District of Willow Creek No.26;
- No off-site areas of environmental concern were reported at that time;
- A Phase I ESA completed in 2004 by PHH ARC was reviewed and included a recommendation to replace ozone depleting refrigerants in the on-site air-conditioning units;
- There were no other recommendations in the 2004 Phase I ESA;
- A Hazardous Building Material Survey, completed by PHH ARC in 2004, was also reviewed;
- Asbestos-containing floor tiles were identified on both floors of the site building;
- Asbestos-containing parging cement was reported on pipe fittings and ducting controls in the basement;
- PCB-containing light ballasts were reported throughout the site building;
- Mercury-containing thermostats, fluorescent light tubes, high intensity discharge lighting were reported;
- ODS-containing refrigerants were reported within air-conditioning units and the fire suppression system; and
- Site specific work procedures were recommended should renovations or demolition occur.

polychlorinated biphenyls (PCBs), ozone-depleting substances (ODSs), mercury, lead paint and urea formaldehyde foam insulation (UFFI) may be a concern on-site. Sampling or testing for building hazardous materials was not completed as part of this investigation.

ASBESTOS

The following areas were observed and may contain asbestos (all assumed because of the age of the buildings):

- Floor tile
- Drywall joint compound
- Ceiling tile
- Parging cement
- Vermiculite

PCBs

The following items were observed and may contain PCBs:

- Fluorescent light ballasts

ODSS

The following items were observed and may contain ODSs:

- Fridges
- Roof-mounted A/C unit

MERCURY

The following items were observed and may contain mercury:

- Fluorescent light tubes
- Thermostats

PAINT CONTAINING LEAD

The following areas were observed and may have paint containing lead:

- All older painted surfaces

RADIOACTIVE MATERIALS

There were no radioactive items observed.

UFFI

There was no UFFI observed.

WATER DAMAGE/MOULD

No water damage or mould was observed.

FUEL/CHEMICAL STORAGE

No fuel or chemical storage was observed on-site with the exception of common household chemicals such as cleaners, and paints and lubricants used for the general maintenance of the site building.

EVIDENCE OF HISTORIC BUILDING USE

No evidence of historic building use was observed.

4.2.2 EXTERIOR

TOPOGRAPHIC, GEOLOGIC AND HYDROGEOLOGICAL CONDITIONS

The site is generally level.

WELLS

There were no water wells observed on-site. The site has potable water supplied by the Town of Claresholm.

PITS AND LAGOONS

There were no pits or lagoons observed on-site.

SPILLS AND STAINS

No spills or stains were observed on areas of asphalt and gravel that were visible due to snow cover.

DUST

There was no dust observed during the site visit nor sources of dust other than a gravel portions of the parking lots.

VEGETATION

Landscaping was present along the east and south site boundaries. The site assessment was completed in March during the dormancy period of vegetation and the site was partially snow-covered at the time of the site visit. Therefore the condition of on-site vegetation could not be determined.

FILL

It is suspected the site contained imported material to bring it up to grade.

WATERCOURSES, DITCHES AND STANDING WATER

There were no watercourses, ditches or standing water observed.

ROADS, PARKING AND RIGHTS-OF-WAY

Located on the north side of the site aligned east-west is 52nd Avenue East, and on the east side of the site aligned north-south is 5th Street East. There is a gravel parking lot on the east side of the site.

STORAGE TANKS/CHEMICAL STORAGE

No storage tanks or chemical storage were observed.

ELECTROMAGNETIC FREQUENCIES

There were overhead power lines located on the north, east and south sides of the site.

5.0 INTERVIEWS

TABLE 2: SUMMARY OF INTERVIEWS

CONTACT	MODE OF CONTACT	NOTES
Gerry McGuire	Interview	<ul style="list-style-type: none">▪ No knowledge of historical fuel storage tanks on the site▪ No knowledge of any spills or releases at the site▪ Not aware of any previous reports completed for the site since the 2010 Phase I ESA▪ No major renovations have been completed at the site

7.0 RECOMMENDATIONS

The following recommendations are based on a review and interpretation of the information gathered during the site visit.

Table 3 below provides a summary of the APECs and associated CoPC identified at the site:

TABLE 3: SUMMARY OF ON-SITE APECs AND RECOMMENDATIONS

APEC	CoPC	RISK	RECOMMENDATION
Building interior	Hazardous materials	Moderate	<ul style="list-style-type: none">A hazardous building materials management and/or abatement plan should be completed prior to any demolition or renovations

Low – Poses a low environmental risk to the site at this time

Moderate – Potential contamination has been identified that does not pose a significant risk to the site at this time; however, may require further attention in the future

High – There is a significant risk to the site that warrants further intrusive investigation

There was no evidence found in the making of this letter report that there was a significant release of any hazardous substance from the site which may have affected the site.

No further work in relation to the observations made during this Site Assessment is recommended.

9.0 LIMITATIONS

1. Ballast Environmental Consulting Ltd. (further Ballast Environmental) prepares reports to specifically fulfill the requirements of our Clients. The conclusions are based on the time limitations and scope of the services provided and information obtained from those services. The Environmental assessor certifies that he/she has no present or contemplated future interest in the inspected property.

Ballast Environmental will provide skill, care and diligence in accordance with generally accepted environmental study and/or engineering practices and procedures at the time and location in which the services are performed. With time, conditions may change and the interpretation of the Site Assessment findings may be altered.

Ballast Environmental cannot assume responsibility for any deficiency, misstatement or inaccuracy in the report resulting from the omissions or misrepresentations of persons providing information to use in the report. Any sketch appearing in or attached to the inspection report, or any statement of dimensions, capacities, quantities, or distances, are approximate and are included to assist the reader in visualizing the property.

2. The contents of the report are for the sole use of the Client. The report is the property of the Client and copies shall only be made by the Client or with the approval of the Client. Ballast Environmental is not responsible for any use of information contained in the report, or any reliance or decisions made based on it by an unauthorized third party.

3. This report represents the conditions investigated at the time of study. Some of the services performed were based on visual observations of the site and the areas surrounding the site, and our opinion cannot be extended to areas that were unavailable for direct observation.

The existence or absence of any contaminants or hazardous materials on the site cannot be warranted. It is possible for compounds or materials, other than those described in the report, to be present at the site. If specifically addressed in the scope of the report, Ballast Environmental can provide an opinion with respect to the presence of contamination or environmental impairment based on evidence within the scope of the report.

4. The Client is responsible for all permits, authorization or consents, and giving any required notices that enable Ballast Environmental to perform the services required. Ballast Environmental may use any contractor with appropriate recognized professional status or with special skills or knowledge to assist in performing the services, at the expense of the client.

5. Any documents provided to Ballast Environmental from the Client will remain the property of the Client, and upon written request Ballast Environmental will return such documents as soon as possible. Any information or documents obtained by Ballast Environmental while performing the services requested remain the property of Ballast Environmental.

Should you have any questions or comments, please contact the undersigned at michael@ballastenviro.com or 403.452.3110.

Sincerely,

Ballast Environmental Consulting Ltd.



Michael Walker, B.Sc.
Project Manager

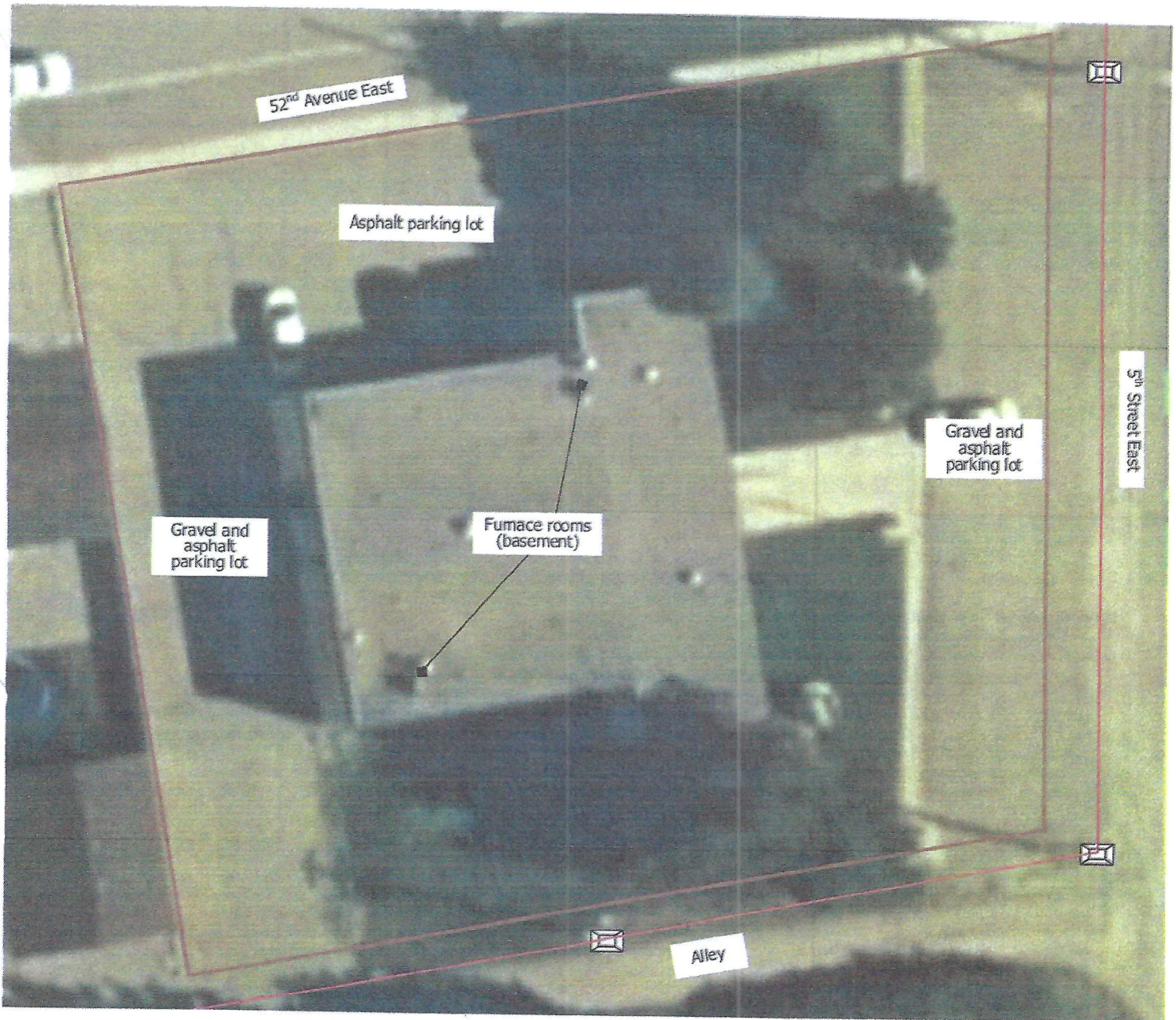


Elvie Reinson, B.Sc., PBIOL
Project Manager



LEGEND	
Site	
Approximate scale: 1:40,000	

Project: 18076	Vicinity Map	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure: 1
	Location: 5123 – 5 th Street East, Claresholm, AB	
	Source: Google Maps	



LEGEND

± SCALE: 1:300

	site boundary	light post	
	asphalt	fence	
	concrete	gate	
	catch basin	structure	
	power pole	historic infrastructure	
	power lines		borehole
	petroleum lines		borehole by others
	communication lines		monitoring well
	water/sewer lines		monitoring well by others



Project: 18076	Site Diagram	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure:
	Location: 5123 - 5 th Street East, Claresholm, AB	3
	Source: Google Earth Pro	



View: West elevation of the site building, looking northeast



View: East parking lot, looking south



View: West parking lot, looking north

Project: 18076	Site Photographs – March 21, 2018	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure:
	Location: 5123 – 5 th Street East, Claresholm, AB	4b
	Source: Ballast Environmental	



View: One of the units located in the basement



View: Typical tile located in the basement



View: Typical ceiling tile located in the ground floor

Project: 18076	Site Photographs – March 21, 2018	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure:
 BALLAST	Location: 5123 – 5 th Street East, Claresholm, AB	4d
	Source: Ballast Environmental	



View: Broken floor tiles located in the central portion of the basement



View: Utility and furnace room on the southwest side of the site building



View: Maintenance room and associated chemical storage

Project: 18076	Site Photographs – March 21, 2018	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure:
	Location: 5123 – 5 th Street East, Claresholm, AB	4f
	Source: Ballast Environmental	

ELVIE REINSON, BSc, PBIOL
SENIOR ECOLOGIST

Elvie holds a Bachelor of Science in Ecology and is a Professional Biologist registered in Alberta and British Columbia. Elvie is the President of the Alberta Society of Professional Biologists (ASPB). She has over fifteen years' experience in a full range of consulting services in the environmental industry, from baseline studies and initial approvals to reclamation, remediation and attainment of the final reclamation certificate. Elvie is also experienced in pre-development assessments, wildlife and vegetation surveys, wetland assessments and impact assessments. Her experience encompasses both commercial & industrial and oil & gas related work. Elvie has extensive experience in managing and directing multidisciplinary projects with some key projects spanning over several years and valued at millions of dollars. Additionally, she has experience on federal and Aboriginal land.

HAFEEZ CHISHTI, PHD, PGEOL, EP
SENIOR HYDROGEOLOGIST

Hafeez holds a doctorate of Geochemistry from the University of Leeds and is a registered Professional Geologist/Geoscientist in Alberta, British Columbia and Saskatchewan. He has over 16 years of experience in environmental consulting, including air, soil, and groundwater contamination, environmental site assessment, risk management, regulatory compliance monitoring, technological evaluations and technical report review. Hafeez has authored and co-authored several international research papers and published a book entitled "*Environmental Investigation Methodology for Contaminated Sites*" by Trafford Publishing.

MICHAEL WALKER, BSc.
SENIOR ENVIRONMENTAL SCIENTIST

Michael is a graduate of the University of Central Lancashire, England. Michael has fourteen years' experience in the environmental consulting industry. Projects completed include countless Phase I, II and III Environmental Site Assessments on residential, commercial and industrial properties in England and Alberta. Michael also has experience in developing and implementing Risk Management Plans at sites where remediation is neither practical nor financially viable. Michael has been with Ballast Environmental since 2014.