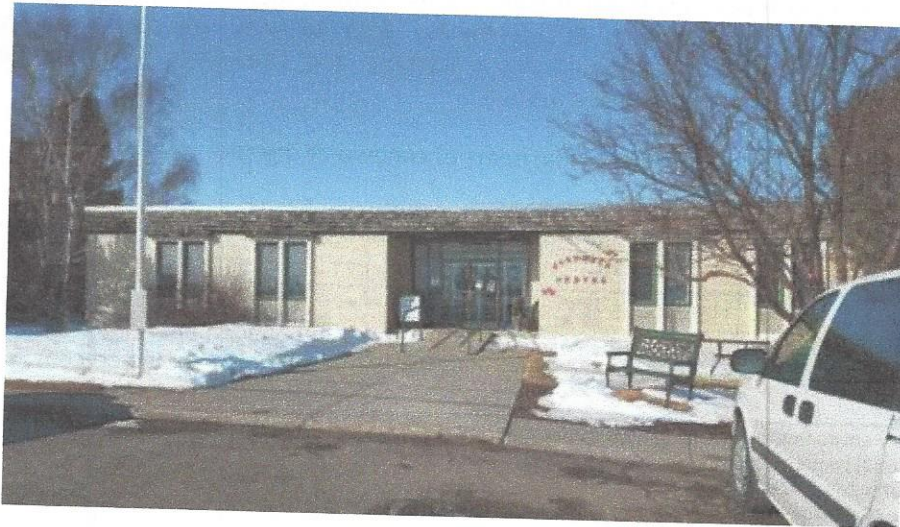


SITE ASSESSMENT
5123 – 5TH STREET EAST
CLARESHOLM, AB



Prepared for:

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

Prepared by:



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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 paring 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	▪ 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,

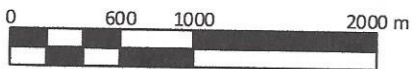
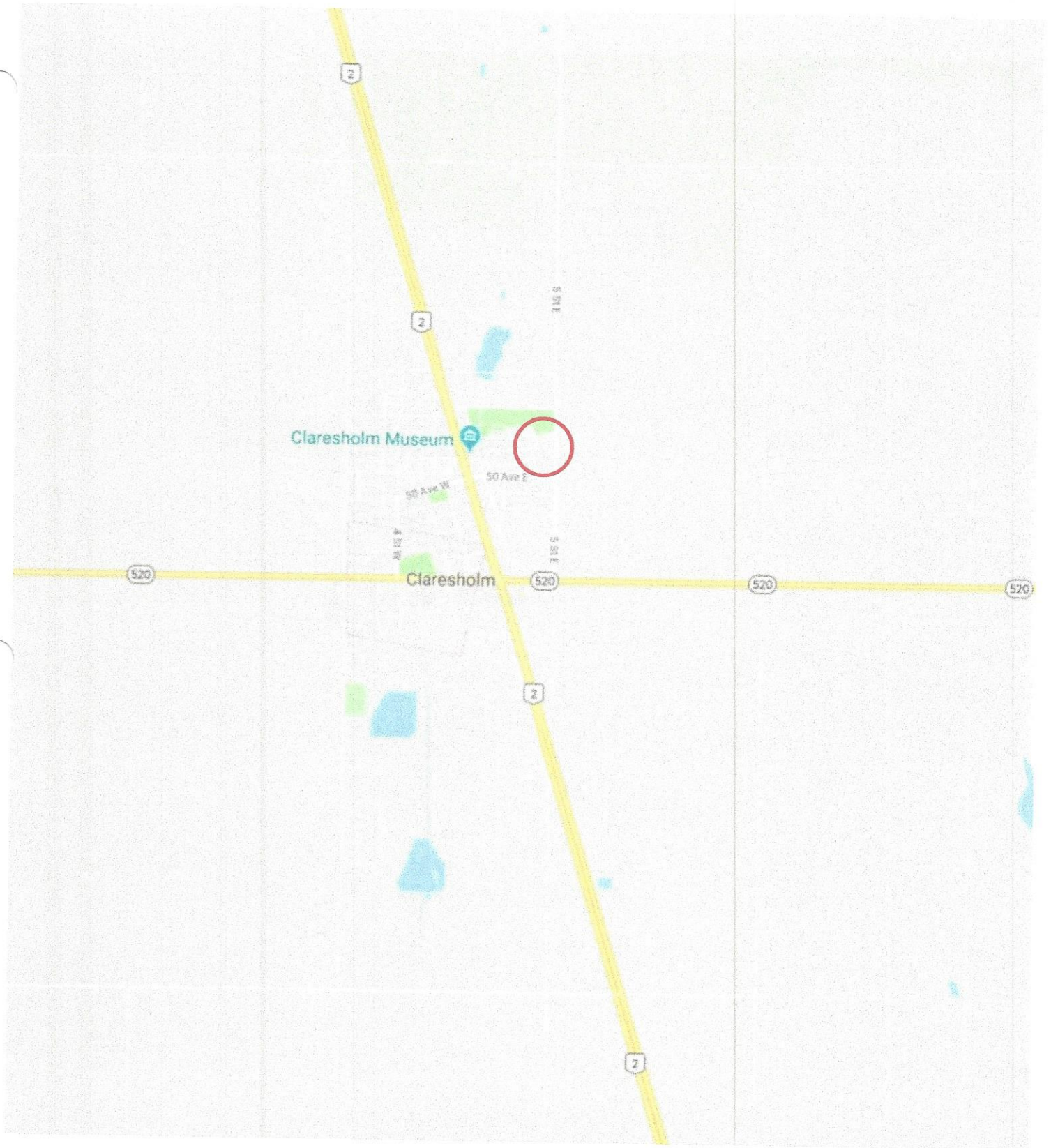
Ballast Environmental Consulting Ltd.




Michael Walker, B.Sc.
Project Manager




Elvie Reinson, B.Sc., PBIOL
Project Manager




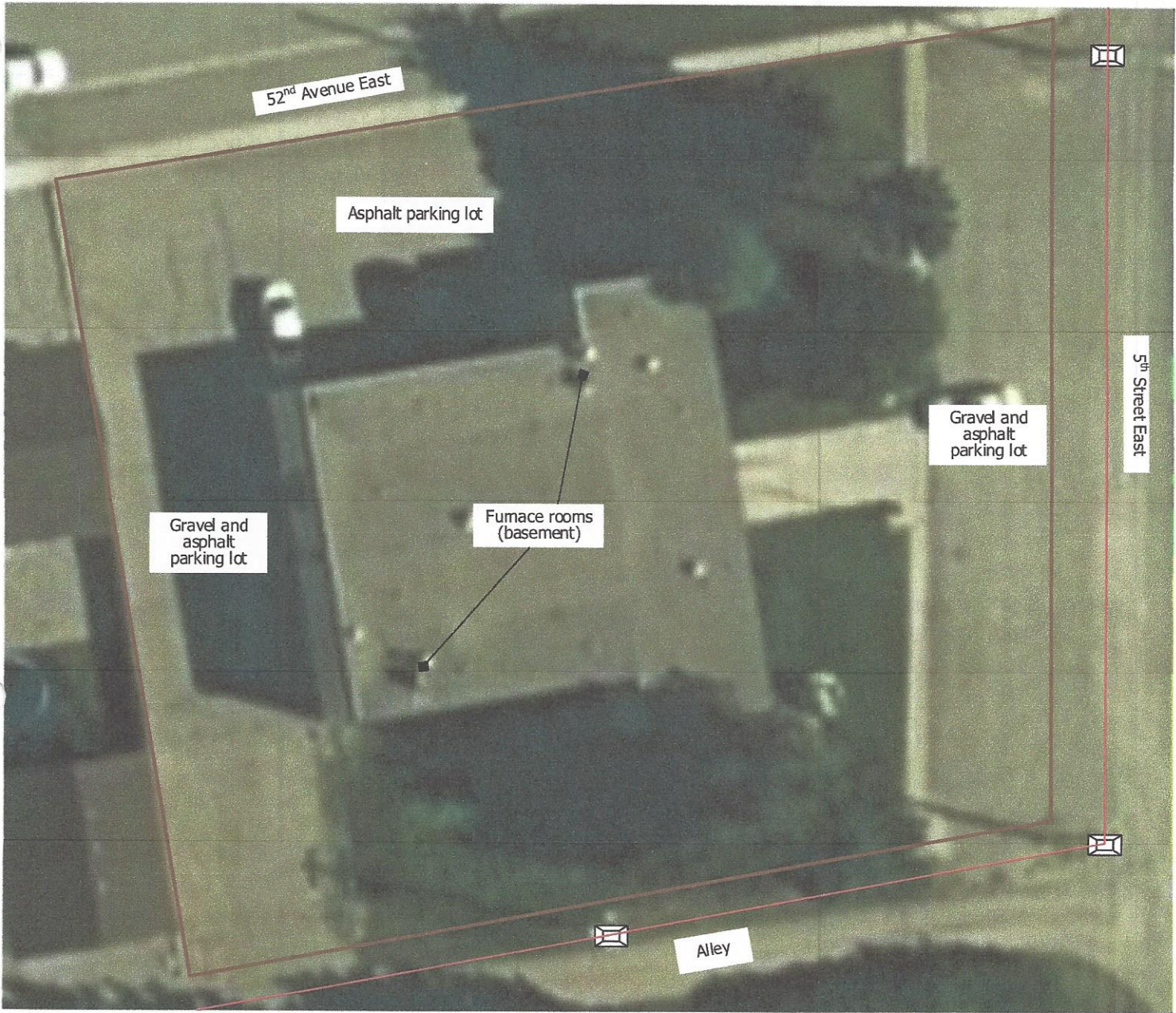
LEGEND



 Site

Approximate scale: 1:40,000

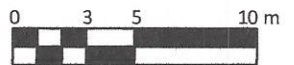
Project: 18076	Vicinity Map	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure: 1
	Location: 5123 – 5 th Street East, Claresholm, AB	
	Source: Google Maps	



LEGEND

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

± SCALE: 1:300



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

Date: 2018-03-21



Site Photographs – March 21, 2018

Client: 248709 Alberta Ltd.

Location: 5123 – 5th Street East, Claresholm, AB

Source: Ballast Environmental

Figure:

4b



View: One of the units located in the basement



View: Typical tile located in the basement

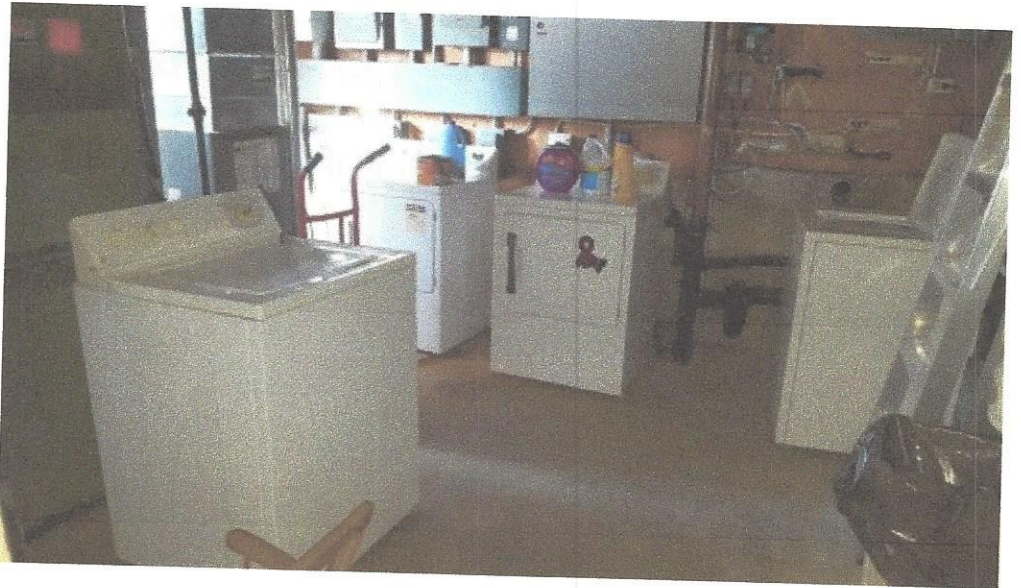


View: Typical ceiling tile located in the ground floor

Project: 18076	Site Photographs – March 21, 2018	
Date: 2018-03-21	Client: 248709 Alberta Ltd.	Figure:
	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.