

## EXECUTIVE SUMMARY

Parkland Geotechnical Consulting Ltd. (ParklandGEO) was commissioned by Mr. Peter Drinkwater on behalf of 1299118 Alberta Ltd. to conduct a Phase 1 Environmental Site Assessment of the property located at Lots 5 & 6, Block 2, Plan 0121471 in Lacombe County, Alberta, subsequently referred to in this report as the "subject property" or "property". Verbal authorization to proceed with this assessment was provided by Mr. Peter Drinkwater on October 20, 2008. A Key Plan illustrating the location of the subject property is provided in Figure 1 of Appendix A.

The primary objectives of this assessment were to identify environmental issues associated with the property and to determine whether any identified issues required a detailed site investigation or other action. The scope of work for this assessment included: a historical review of the property and surrounding area, interviews with local, municipal, and provincial agencies and other parties associated with the property and inspection of the property and preparation of a summary report. An inspection of the property was undertaken on November 14, 2008 by Chrissie Smith, Environmental Technician of ParklandGEO.

Based on the available information gathered during the Phase 1 Environmental Site Assessment, the following potential environmental issues were not found to be of concern on the subject property:

- adjacent land use,
- air emissions or air quality,
- asbestos containing materials (ACM's),
- chemical using activities,
- drains and sumps,
- fill,
- freons and halons,
- hazardous materials storage,
- hazardous wastes,
- heating and cooling systems,
- landfills and dumps,
- lead,
- liquid effluent, solid wastes and sewage lagoons,
- mechanical equipment,
- mercury,
- oil and gas activity,
- polychlorinated biphenyls (PCB's),
- roads, parking facilities and rights-of-way,
- stained materials,
- stressed vegetation,
- underground (UST's) and above ground storage tanks (AST's),
- urea formaldehyde, and
- watercourses, ditches or standing water.

There were no environmental issues reported or noted for the property relative to occupancy or past operational activities. In the general vicinity there is one oil effluent pipeline buried in an easement bordering the east perimeter of the subject property. The Owner/Operators (NAL

Resources Ltd.) should be contacted to verify pipeline status and to obtain any additional development setbacks that may be required in addition to legislative setbacks. No issues have been reported regarding spills or other environmental issues for this pipeline. Potential pipeline relocation would need to be addressed prior to any development.

ParklandGEO considers the level of environmental risk associated with the subject property to be low. The present level of information for this property is considered to be sufficient and no additional site investigation is recommended at this time.

# Alberta Land Surveyor's Real Property Report

CLIENT: DAVID SIGURDSON

**LEGAL DESCRIPTION:**

LOT : 5  
 BLOCK : 2  
 PLAN : 012 1471

CIVIC ADDRESS: BURBANK INDUSTRIAL PARK  
 MUNICIPALITY: LACOMBE COUNTY, ALBERTA  
 SW 1/4 23-39-27-W4

**LEGEND & NOTES:**

DISTANCES ARE IN METRES AND DECIMALS THEREOF.  
 STATUTORY IRON PINS FOUND ARE SHOWN THIS \*  
 TEMPORARY POINT ESTABLISHED SHOWN THIS @  
 ALL FENCES ARE WITHIN 0.2m OF PROPERTY LINES EXCEPT WHERE SHOWN OTHERWISE.  
 GAVES ARE MEASURED TO LINE OF FASCA, UNLESS OTHERWISE SPECIFIED.  
 UNLESS OTHERWISE SPECIFIED, THE CLEARANCES SHOWN ARE TO SHOWING  
 MEASURED PERPENDICULARLY FROM THE PROPERTY BOUNDARIES.

**TITLE INFORMATION:**

SEARCHED ON THE DATE OF: JULY 4, 2002

PROPERTY IS SUBJECT TO:  
 012 028 901 - CAVENAT  
 012 036 754 - MORTGAGE  
 012 058 835 - CAVENAT  
 012 058 836 - CAVENAT  
 012 182 000 - CAVENAT  
 012 199 989 - CAVENAT

UTILITY R/W PLAN 1536S  
 UTILITY R/W CHAIN LAKES GAS CO-OP  
 UTILITY R/W CHAIN LAKES GAS CO-OP  
 UTILITY R/W CHAIN LAKES GAS CO-OP

**CERTIFICATION:**

HEREBY CERTIFY THAT THIS REAL PROPERTY REPORT WAS PREPARED AND PERFORMED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICES OF THE ALBERTA LAND SURVEYORS' ASSOCIATION AND SUPPLEMENTS THERETO, ACCORDINGLY WITHIN THOSE STANDARDS AND AS OF THE DATE OF SURVEY. I AM OF THE OPINION THAT:

1. THE REPORT ILLUSTRATES THE BOUNDARIES OF THE PROPERTY, THE PERMANENT VISIBLE IMPROVEMENTS SITUATED THEREON (THE "IMPROVEMENTS"), REGISTERED EASEMENTS, RIGHTS-OF-WAY, AND OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF TITLE TO THE PROPERTY;
2. THE IMPROVEMENTS ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PROPERTY UNLESS AS SHOWN OTHERWISE;
3. NO VISIBLE ENCROACHMENTS EXIST ON THE PROPERTY FROM ANY IMPROVEMENTS SITUATED ON AN ADJOINING PROPERTY UNLESS SHOWN OTHERWISE;
4. NO VISIBLE ENCROACHMENTS EXIST ON REGISTERED EASEMENTS, RIGHTS-OF-WAY OR OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF PROPERTY UNLESS SHOWN OTHERWISE.

**PURPOSE:** WE (I) HAVE PERFORMED THIS SURVEY AND PREPARED THIS REPORT FOR THE BENEFIT OF ONLY: THE LAND OWNER, SUBSEQUENT OWNERS AND ANY OF THEIR AGENTS. THIS REPORT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND PERMIT STAMP OF THE ALBERTA LAND SURVEYORS' ASSOCIATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL OTHER REGISTERED INSTRUMENTS AFFECTING THE EXTENT OF THE PROPERTY HAVE BEEN SHOWN UNLESS OTHERWISE SHOWN. PROPERTY CORNER MARKERS HAVE NOT BEEN PLACED DURING THE SURVEY FOR THIS REPORT. DO NOT USE THIS PLAN TO ESTABLISH BOUNDARIES DUE TO THE HIGH DEGREE OF RISK OF THE USER MAKING AN ERROR IN MEASUREMENT. THE INFORMATION SHOWN ON THIS REAL PROPERTY REPORT IS AS OF THE DATE OF SURVEY AND IS NOT TO BE USED FOR ANY OTHER PURPOSES AS OF THE DATE OF SURVEY. THE ONLY USES ARE ENCOURAGED TO HAVE THE REAL PROPERTY REPORT UPDATED FOR FUTURE REQUIREMENTS.

DATED AT RED DEER, ALBERTA

*August 18 2002*

*1*

**DAVID VANDERBANK A.L.S.**



**LACOMBE COUNTY APPROVAL**

THAT IF THE BUILDING SHOWN ON THE ABOVE PLAN IS LOCATED IN ACCORDANCE WITH THE ABOVE PLAN, THE LOCATION OF THE SAID BUILDING(S) COMPLIES WITH THE SETBACK, REARWARD AND SIDEWARD REQUIREMENTS OF THE LAND USE BYLAW OF LACOMBE COUNTY

DEVELOPMENT OFFICER FOR THE LACOMBE COUNTY

APPROVED THIS 20 DAY OF

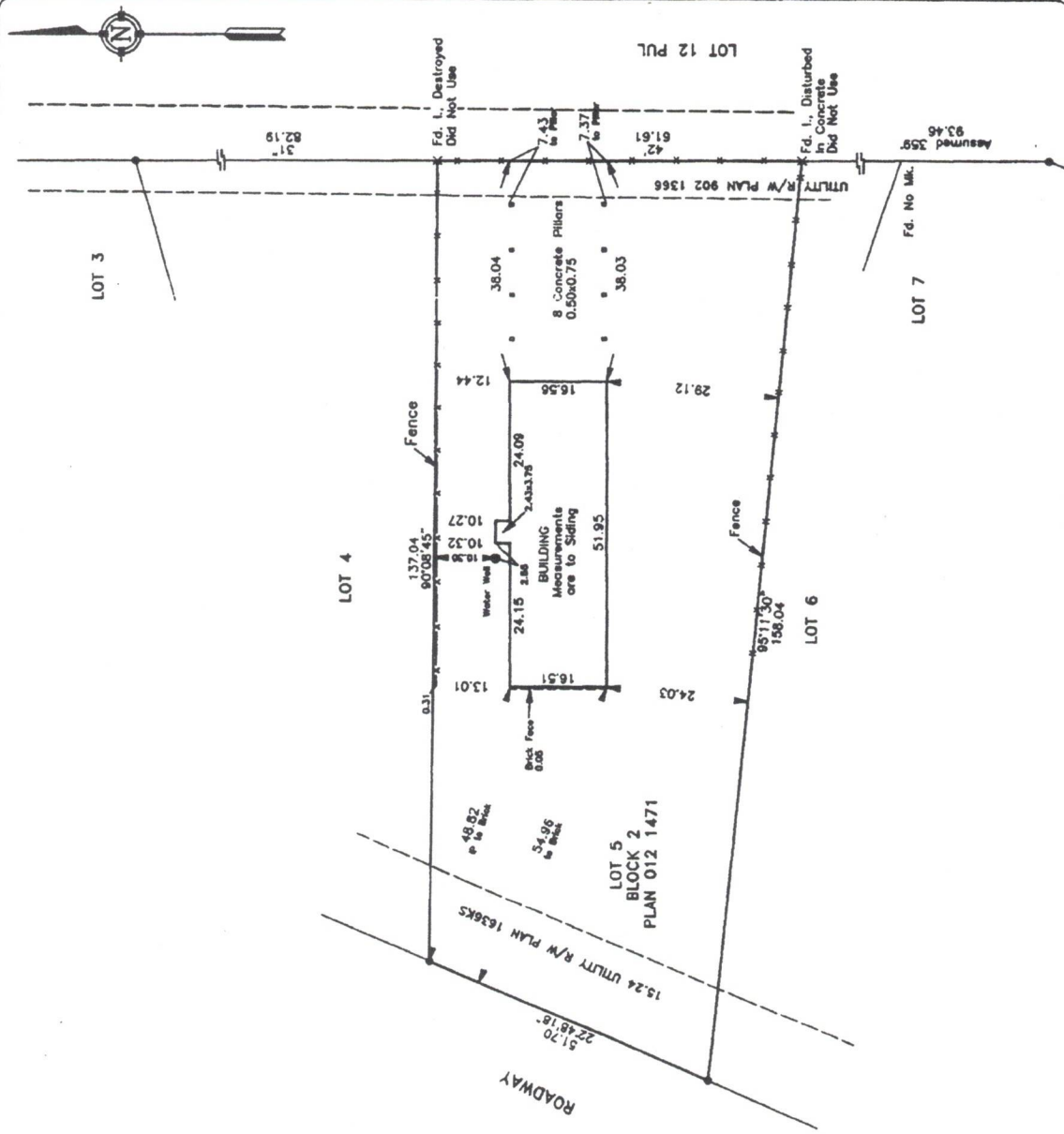
DATE OF SURVEY: JULY 25, 2002

SCALE = 1 : 750

DRAWN BY: MDR

CHECKED BY: S.B.O.

**SNELL & OSLUND SURVEYS (1979) LTD.**  
 RED DEER, ALBERTA  
 PH: (403) 542-1255



THIS DOCUMENT IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE IN BLUE INK AND A PERMIT STAMP IN RED INK.