PHASE I
ENVIRONMENTAL SITE ASSESSMENT

Prepared For:
WMJ Metals Ltd.

Property Description:
4639-49th Street, Hardisty, AB
Lot 10, Block 26, Plan 772 1166

Project Number:
110-1714

Prepared By:

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LETTER OF TRANSMITTAL

August 2nd, 2017

WMJ Metals Ltd.
PO Box 51
Falun, AB
T0C 1H0

Attn: Bill Moure (williammoure@gmail.com)

RE: Phase I Environmental Site Assessment
4639-49th Street (Lot 10, Block 26, Plan 772 1166), Hardisty, AB

Please find attached the Phase I Environmental Site Assessment for the above-mentioned property. The Phase I ESA report was completed using a visual non-intrusive inspection of the subject parcel and neighboring properties, historical title searches, and air photo reviews. The findings of this report were supplemented with various searches, including but not limited to: Environmental Protection Order Searches, Water Well Searches, ESAR Searches, and ACIMS Search Data.

The report itself conforms to the Canadian Standards Association (CSA) Phase I Environmental Site Assessment Criteria as outlined in the CSA document Z768-01.

The opinions outlined in this report are solely those of Bolson Engineering and Environmental Services Ltd. and do not necessarily reflect the viewpoint of the Client (AJM Mechanical Services Ltd.). This report is written for the benefit and use of the Client and his/her financial institutions only and all information is valid to the date of the report and limited by the information that was shared by the 3rd parties involved. While every effort is made to confirm that the data collected is factual, complete and accurate; Bolson makes no guarantees or warranties whatsoever with respect to such data.

If you have any questions or concerns, please contact the undersigned.

Sincerely,

Trent Thompson, P.Eng.
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APPENDIX I – LAND TITLE SURVEY
1. EXECUTIVE SUMMARY

Bolson Engineering and Environmental Services was retained by Bill Moure of WMJ Metals Ltd. to complete a Phase I Environmental Site Assessment (ESA) of the property located at 4639-49th Street (Lot 10, Block 26, Plan 772 1166) in Hardisty, AB. The total area of the subject property is approximately 0.296 Ha in size and the site currently has a 6,000 ft² commercial building situated on it.

Information from historical land titles, air photo reviews, on-site inspections, inspections of neighboring properties and hydrogeological conditions were supplemented with searches for Environmental Protection Orders, Water Well Searches, and a PTMAA Search to complete this Phase I Environmental Site Assessment.

Upon review of the available information and a site review, it was deemed that the property does not pose any significant environmental liability at this time. Bolson had access to the entire property and there were no indications that further environmental investigation is required.

The opinions outlined in this report are solely those of Bolson Engineering and Environmental Services and do not necessarily reflect the viewpoint of the Client (WMJ Metals Ltd.). This report is written for the benefit and use of the Client and his/her financial institution(s). All information is valid to the date of the report and limited by the information that was shared by the 3rd parties involved. While every effort is made to confirm that the data collected is factual, complete, and accurate; Bolson Engineering and Environmental Services make no guarantees or warranties whatsoever with respect to such data.
2. INTRODUCTION

Bill Moure has engaged Bolson Engineering and Environmental Services to perform a Phase I Environmental Site Assessment of the property located at 4639-49th Street (Lot 10, Block 26, Plan 772 1166) in Hardisty, AB, hereby known as “the subject property” in this report. A site reconnaissance took place on July 27th, 2017 and the findings of this assessment and reconnaissance are enclosed.

2.1 Purpose and Scope of Services

The purpose of this Phase I ESA is to reduce environmental risk/liability by identifying sources or potential sources of contamination within the subject site. The scope of work of this ESA was in general accordance with CSA Standard Z768-01: Phase I Environmental Site Assessments. The methodologies described in this standard outline a recognized practice for conducting an ESA of a subject property in order to identify and document potential and recognized environmental conditions.

2.2 Assumptions, Exceptions and Limitations

While this report provides a summary of both potential and recognized environmental conditions as described above, the assessment is limited by the availability of information in relation to the site at the time this report was compiled. The conclusions and recommendations derived in this report are based in part on information provided by third parties with specific knowledge of the property.

However, the possibility exists that information relevant to the environmental condition of the site was not available or was not provided during the creation of this report. Also, it may be possible that unreported environmentally harmful activities, such as undocumented disposal of waste, may have taken place and would not be identified in this report, as no pertinent documentation for such activities would exist. In the event of either of these scenarios, Bolson Engineering and Environmental must be informed if any new information is made available so it can be determined if modifications to the conclusions and recommendations provided in this document are required.

In the interests of completing this report in a timely fashion suitable to the client, certain limitations exist and are generally the result of inaccessible areas, visual impairments due to weather and/or timing of 3rd party requests for information. Where such limitations were encountered, they are discussed in greater detail within the relevant sections throughout the report.

2.3 User Reliance

This report has been created for the sole use of WMJ Metals Ltd. Unless given written permission by Bolson Engineering and Environmental Services, reliance and use of the information provided in this report by others is strictly prohibited.
3. SITE DESCRIPTION

The subject property is located in an Industrial Park along 49th Street in Hardisty, AB. During the site assessment, a single building was present on the subject property that was currently occupied by 2 separate tenants. The front of the property faces northwest and access is from 49th Street at the front or from 47th along the east side of the site.

The topography of the site and surrounding area is fairly flat due to the fact that the entire area is developed. Drainage is overland towards the ditch along the northwest side of the site.

The geology of the overall area consists primarily of sand and clay till deposits overlying the bedrock of the Wapiti Formation (Edmonton Geological Society, 1993). The soil itself falls into the Chernozemic Classification (Soil Classification of Canada, 2010) which is a black-colored soil containing a high percentage of humus (7-15%), phosphorus and ammonia. This soil is typical of the Prairie Regions. See Appendix B: Soil Classification of Canada for further information.

The near surface geology of the Hardisty area is characterized by glacial deposits which include, but are not limited to, tills and lacustrine deposits that vary in thickness across the city. Intermixed with these glacial deposits are sands, silts, and gravels that may be of fluvial origin. Below the surficial deposits within the Hardisty area is the Horseshoe Canyon Formation. The Horseshoe Canyon Formation is the lower part of the Edmonton Group. The Horseshoe Canyon consists of sandstone, siltstone and shale with interbedded coal seams.

With regards to the hydrogeological information of the area the subject property seems to have a downward direction of groundwater flow towards the southeast and would produce estimated yields of 15-25 gpm for well water as per information found in the Hydrogeological Map of the Edmonton Area.

The average temperature for the area was found to be 14.4°C for the May-September period. The average total precipitation for this period is 328mm and the average annual total precipitation is 479mm (Citystats.ca, 2016).

A search was conducted using the Alberta Conservation Information Management System (Alberta Tourism, Parks and Recreation, 2015) to identify any sensitive or protected environmental areas. The search resulted in no findings of sensitive or protected environmental areas for this location, although some non-sensitive elemental occurrences were present that pose no environmental concern. See Appendix C: ACIMS Search Data for further information.
4. SITE ASSESSMENT

Information from historical land titles, air photo reviews, on-site inspections, and inspections of neighboring properties was supplemented with searches for Environmental Protection Orders, Water Well Searches, PTMAA Search and an ESAR Search to complete the Phase 1 Environmental Site Assessment.

4.1 Site Visit Findings

A site visit was completed on July 27th, 2017 to inspect the subject property. Select photographs of the site visit can be found in Appendix A: Maps/Sketches/Figures. The findings of the site reconnaissance are outlined below:

- **Above Ground Storage Tanks (AST’s)**
  A waste oil tank was observed on the subject property that was in use by Dagwood’s Auto and Diesel Repair. The tank was in good working condition and no signs of leaks or contamination were noted.

- **Underground Storage Tanks (UST’s)**
  During the site visit no underground storage tanks were noted on the subject property. This was confirmed through research of the PTMAA database.

- **On-site Buildings and Structures**
  There is currently a 6,000 ft² commercial shop building situated on the subject property.

- **Discolored Soils/Stressed Vegetation**
  During the site visit no discolored soils or stressed vegetation was noted.

- **Stained Surfaces**
  Some minor stained surfaces were noted in the parking and drive lanes. The staining can be attributed to typical motor vehicle leaks and appear to be surficial in nature.

- **Drums and Other Containers**
  During the site visit a few metal drums were noted on the property. The drums contain waste oil filters and are properly sealed with no signs of leaks or contamination.

- **Dumping or Fill**
  No dumping or fill material was noted on the subject property.

- **Floor Drains**
  The individual shop bays drain to a collection system that is tied into the sewer storm service. Oil and grit are separated in the drainage system and disposed of as required.

- **Odors**
  No strong, pungent or noxious odors were noted during the site visit to the subject property. These observations are general in nature and do not reflect a formal odor assessment.
• **PCB’s**
  Polychlorinated Biphenyls (PCB’s) were commonly used lubricants and coolants for electrical equipment, including transformers, from the 1930’s until the 1970’s. The use of PCB’s was banned from use in electrical equipment installed after September 1, 1977 and in transformers installed after July 1, 1980. It is not necessary to remove any functioning PCB containing equipment from the site. If any electrical equipment is removed from the site, the manufacturing date should be determined prior to disposal. Any equipment determined to have been manufactured before 1977 should be assessed for the potential of containing PCB’s. Equipment containing PCB’s must be disposed of at a licensed facility.

  There is no evidence of PCB’s at the subject property.

• **Pesticides**
  During the site visit, storage or use of pesticides was not observed at the subject property.

• **Petroleum Products**
  Some oil products were noted inside the building. All were properly stored and labeled with no signs of leaks or contamination.

• **Pits, Ponds or Lagoons**
  No pits, ponds or lagoons were noted on the subject property.

• **Potable Water Supply**
  Water is supplied from the Town of Hardisty main line water service.

• **Sewage Disposal System**
  Sewer service is supplied from the Town of Hardisty main line sewer service.

• **Solid Waste**
  Solid waste is collected in bins and disposed of as required.

• **Waste Air Emissions**
  There are no potential sources of waste air emissions other than typical vehicle exhaust release.

• **Waste Water**
  Drainage on the subject property is overland to the ditches at the northwest. There appears to be sufficient drainage on the property.

• **Wells**
  Numerous wells were noted in the vicinity of the property and are discussed in greater detail in Section 5.5: Water Well Survey.
• **Urea Formaldehyde Insulation**
  Urea Formaldehyde Foam Insulation (UFFI) was commonly used during the 1970’s in both residential and commercial buildings as a means to fill wall cavities for energy conservation. This practice was banned in Canada in 1980 due to the potential for formaldehyde emissions.

  As the existing building was constructed in 1995, there is no evidence of UFFI’s on the subject property.

• **Chlorofluorocarbons**
  Chlorofluorocarbons (CFC’s) are one of the more widely used and common ozone depleting substances. Typical examples of CFC’s include coolants in refrigerators, freezers, air conditioners, and propellers in aerosol sprays.

  There is no evidence of CFC releases present on the subject property.

• **Radon Gas**
  Radon Gas is a by-product of the natural decay of radium. A significant amount of naturally occurring radon gas can come from specific types of geological formations.

  There is no evidence of Radon Gas on the site.

• **Asbestos Containing Materials**
  Asbestos Containing Materials (ACM’s) were commonly used in construction for insulation, sound/fire proofing and in various other construction materials. The use of (ACM’s) generally ceased voluntarily in the mid 1970’s due to health concerns associated with it, but was not banned through legislation until the mid 1980’s.

  As the existing building was constructed in 1995, there is no evidence of ACM’s on the subject property.

• **Lead Based Materials**
  Lead in buildings is generally found in buildings in lead based paint or lead solders the plumbing. During the mid 1970’s the government reduced the allowable amount of lead to 0.5% by weight for interior paint and the use of lead solders was generally phased out in the mid 1980’s.

  As the existing building was constructed in 1995, there is no evidence of Lead Based Material’s on the subject property.
4.2 Property

The subject site is located at 4639-49th Street (Lot 10, Block 26, Plan 772 1166) in Hardisty, AB. The total area of the subject property is approximately 0.296 Ha in size. The site is currently being utilized by 2 tenants; an auto repair shop and a realtor space. The site is fully serviced with asphalt paved parking around the perimeter of the building and gravel drive lane and storage areas on the property.

4.3 On-Site Buildings and Structures

A 6,000 ft² commercial warehouse building is situated on the subject property that was constructed in or around 1995. The building is divided into 2 bays and is in very good condition. No other structures were noted on the site.

4.4 Property Exterior

Access to the property is from 49th Street to the northwest or 47th Avenue to the northeast. The property itself is graded to drain to the ditch to the northwest and has a gravel entrance and drive lane situated on it with asphalt parking around the building. There were no signs of stains or distressed vegetation around the property or surrounding areas.

4.5 Past Uses of the Site

The property has been used as a commercial property since the construction of the building in or around 1995. Prior to that the property was most likely used for storage and/or agricultural purposes.
5. RECORDS REVIEW

The following records were researched and the findings noted below:

5.1 Development History and Land Title Search of the Property

A search of historical land titles was conducted for the subject property. Historical ownership of the site to 1977 is included in Appendix I: Land Title Survey.

Based on the results of the land title historical review, it appears that the property has been owned by WMJ Metals Ltd. (current owner on Title) since 2002. Prior to that, the property was owned by Brownstone Developments Ltd. since 1994 who most likely completed the construction of the building. From 1977 to 1994 the property was owned by the Town of Hardisty. Based on the land title review it does not appear that there are any environmental concerns from the previous or current ownership.

5.2 Air Photo Review

A review of existing air photos from 2002-2016 show that very little has changed on the subject property in the last 15 years. Since 2002 several new developments on the surrounding properties have occurred including the construction of the Esso Station to the North. From the review of the existing air photos there is the potential for contamination from the fuel stations located northeast and northwest of the property.

5.3 Environmental Protection Orders

The Environmental Law Center was contacted and states that there has been no enforcement action issued under the Alberta Environmental Protection and Enhancement Act (EPEA) and its predecessor legislation the “Hazardous Chemicals Act”, “Agricultural Chemicals Act”, “Clean Water Act”, and “Clean Air Act” to 1971 and/or pursuant to the “Water Act” from 1999 onwards for the current property owner. See Appendix E: Environmental Protection Orders for further information.

A request was made to the Alberta Environment and Water’s Freedom of Information and Protection of Privacy (FOIPP) Office both under the FOIPP Act and also for information routinely available under the Environmental Protection and Enhancement (EPEA) Legislation for any information related to any contamination within the subject property. A search of Alberta Environment and Sustainable Resource Development record holdings did not find any information pertinent to this request, although we were directed to follow up with the Environmental Site Assessment Repository which is discussed in greater detail in Section 5.5: ESAR Search.
5.4 PTMAA Search

A search of the Petroleum Tank Management Association of Alberta was conducted to check for the registration of any active or inactive tanks on the subject property. No records were found. See Appendix F: PTMAA Search for further information.

5.5 Water Well Survey

A review of the Water Well Drilling Report from the Government of Alberta listed nineteen wells and/or test holes located in the vicinity of the subject property. The wells and test holes were mainly all drilled for domestic or municipal purposes. Nothing of note was identified in any of the well logs and no oil or gas sources were observed. See Appendix D: Well Survey for further information on the summary of the well logs.

5.6 ESAR Search

A search was completed of Alberta Environment’s Environmental Site Assessment Repository (ESAR) for scientific and technical information pertaining to the Property and/or assessed sites within the vicinity of the subject property. Numerous files were noted with regards to sites in the Hardisty area, particularly the CPR Rail Yard where spills were noted in the past. See Appendix G: ESAR for additional information and refer to http://www.esar.alberta.ca/esarmain.aspx for a copy of all technical information and data that is available.

None of the information reviewed indicated any threat or possible contamination of the subject property.

5.7 Abadata Search

AbaData (from Abacus Datagraphics Ltd.) is an oil and gas mapping software tool that provides datasets from AER and AENV which includes well sites, pipelines, facility information, spill data and other data which is routinely updated. The results of the AbaData Search are included in Appendix H: AbaData Search. No well sites, pipelines, or facilities were noted on or near the subject property.
6. NEARBY PROPERTIES AND LAND USE

The subject property is located in a developed area and is surrounded on all sides by the following:

Southwest: Hardisty Bulk Sales and Petro-Canada
Southeast: Comrades Parts and Accessories
Northeast: Hardisty Inn and Esso
Northwest: 49th Street

There is some potential for concern of contamination from the fuel stations located in the vicinity of the subject property. The sites appear to be well maintained and no evidence of environmental contamination was noted during the field review and no records or documentation of any spills or leaks were discovered. At this time it does not appear that there is any risk of contamination from these sites to the subject property.
7. FINDINGS AND RECOMMENDATIONS

After completion of a thorough review of the subject property, the identified potential sources of environmental contamination are the fuel stations (Esso and Petro-Canada) located nearby and the miscellaneous material stored on site. It is recommended that any miscellaneous material that is not required be removed from the subject property and that the fuel stations be monitored in the future to ensure that if any leaks or spills are reported that they do not affect the subject site.

Upon review of the technical data and information available on the existing fuel station operations it has been confirmed that no leaks or spills were ever noted and there is no existing documentation identifying any environmental concerns for these operations. The miscellaneous materials stored on the property all appear to be in relatively good condition and do not pose any environmental concerns.

Overall there is no evidence of current environmental contamination in connection with the subject property based on the available information and the site review. Therefore, it is the opinion of Bolson Engineering and Environmental Services that no further environmental investigation is required for this parcel at this time.
8. SITE ASSESSOR QUALIFICATIONS

Company Background:
- Founded in 2007
- Provides Municipal, Industrial and Commercial Engineering and Environmental Services for the North/Central Alberta Region
- Completed several ESA’s in Edmonton and North Central Alberta Region
- $2,000,000 Commercial General Liability Insurance
- $1,000,000 Certificate of Professional Liability Errors & Omissions
- Phase I ESA’s as per CSA Standard Z768-01
- Phase II ESA’s as per CSA Standard Z769-00

Principal Engineers:

Trent Thompson, P. Eng.
Education:
Bachelor of Science from Department of Civil and Environmental Engineering; School of Mining and Petroleum Engineering, University of Alberta, 2002

Relevant Continuing Education:
Environmental Assessment and Remediation presented by Dr. Nasrat Hijazi (EPIC-Education)
Understanding Environmental Regulations presented by Dr. Stephen Lamming and Ms. Teresa Meadows (EPIC-Education)

Contact Information:
E-mail: tthompson@bolson.ca
Phone: 780-668-8571
9. REFERENCES


APPENDIX A – MAPS/SKETCHES/FIGURES
Client: WMJ Metals Ltd.

Project No. 110-1714

Date: 2017-07-23

Title: Phase I Environmental Site Assessment
Lot 10, Block 26, Plan 772 1166
4639-49th Street, Hardisty, AB
(Location Map)

Figure: 1
**Client:**
WMJ Metals Ltd.

**Project No.:**
110-1714

**Date:**
2017-07-23

**Title:**
Phase I Environmental Site Assessment
Lot 10, Block 26, Plan 772 1166
4639-49th Street, Hardisty, AB
*(2016 Aerial Photo)*

**Figure:**
2
**Client:**
WMJ Metals Ltd.

**Project No.:**
110-1714

**Date:**
2017-07-23

**Title:**
Phase I Environmental Site Assessment
Lot 10, Block 26, Plan 772 1166
4639-49th Street, Hardisty, AB
*(2011 Aerial Photo)*

**Figure:**
3
Client: WMJ Metals Ltd.

Date: 2017-07-23
Title: Phase I Environmental Site Assessment Lot 10, Block 26, Plan 772 1166 4639-49th Street, Hardisty, AB (2002 Aerial Photo)

Project No. 110-1714
Figure: 4
FIGURE 5: LOOKING WEST FROM SUBJECT PROPERTY

FIGURE 6: LOOKING SOUTH ALONG EAST PROPERTY LINE
FIGURE 7: LOOKING EAST FROM SUBJECT PROPERTY

FIGURE 8: HYDRANT LOCATED ON NORTHEAST CORNER OF SUBJECT SITE
FIGURE 9: EXISTING BUILDING

FIGURE 10: WASTE OIL TANK
FIGURE 11: SOLID WASTE BIN AND WASTE OIL FILTER DRUMS

FIGURE 12: PROPERTY TO SOUTH OF SITE
FIGURE 13: OIL CONTAINERS IN SOUTH SHOP

FIGURE 14: TYPICAL DRAIN IN SHOP
APPENDIX B: SOIL CLASSIFICATION OF CANADA
About

These national scale thematic maps display the distribution and areal extent of soil attributes such as drainage, texture of parent material, kind of material, and classification of soils in terms of Soil Order and Great Group. The relief and associated slopes of the Canadian landscape are depicted on the local surface form thematic map.

The majority of these maps were derived from Soil Landscapes of Canada information. For more information on the Soil Landscapes of Canada, please visit: http://sis.agr.gc.ca/cansis/nsdb/slc/intro.html.

Copyright

© Government of Canada (2010)

Data Sources and Acknowledgements

- © 2010 Agriculture and Agri-Food Canada. All rights reserved.
  - Soils Landscapes of Canada v2.2
  - Soils Landscapes of Canada v3.1
  - Soil Landscapes of Canada – Agricultural Extent v3.0
- © 2007 Department of Natural Resources Canada. All rights reserved.
  - Atlas of Canada 1:1,000,000 National Frameworks Data
    - Administrative Boundaries
    - Roads
    - Rivers
    - Lakes
    - Islands
    - Populated Places
  - North American Atlas - Political Boundaries
- Bathymetric Data Reproduced from the GEBCO Digital Atlas published by the British Oceanographic Data Centre on behalf of IOC and IHO, 2003.

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APPENDIX C: ACIMS SEARCH DATA
### Search ACIMS Data

**Date:** 13/7/2017  
**Requestor:** Consultant  
**Reason for Request:** Site Assessment  
**SEC:** 06  **TWP:** 043  **RGE:** 09  **MER:** 4

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No Non-sensitive EOs Found: Next Steps - [See FAQ](#)

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No Sensitive EOs Found: Next Steps - [See FAQ](#)

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APPENDIX E: ENVIRONMENTAL PROTECTION ORDERS
July 17, 2017

Mr. Trent Thompson
Bolson Engineering
20303-53 Ave.
Edmonton, AB T6M 2Y9

Dear Mr. Thompson:

RE: Search Requested - WMJ Metals Ltd.

In response to your request of July 13, 2017, we have searched the Environmental Enforcement Historical Search Service database for an exact match with respect to the above request, and can advise that as of today's date, there have been NO enforcement actions issued by Alberta Environment and Parks (AEP) pursuant to the Alberta "Environmental Protection and Enhancement Act" ("EPEA") and its predecessor legislation, the "Hazardous Chemicals Act", "Agricultural Chemicals Act", "Clean Water Act" and "Clean Air Act" to 1971, and/or pursuant to the "Water Act" from 1999 onwards.

This search is limited to the following enforcement actions under EPEA and its predecessor legislation: Tickets, Prosecutions, Administrative Penalties, Warnings, Enforcement Orders, Enforcement Orders Concerning Waste, Environmental Protection Orders, Emergency Environmental Protection Orders, Emission Control Orders, Chemical Control Orders, Water Quality Control Orders and Stop Orders. This search is limited to the following enforcement actions under the Water Act: Prosecutions, Administrative Penalties, Water Management Orders, Warnings and Enforcement Orders. It does not include Clean Up Orders issued under the Litter Act or Environmental Protection Orders respecting unsightly property issued under EPEA; this information may be available from the local municipality.

Enforcement actions are entered in the database following: (1) the decision date, for prosecutions; (2) the date an administrative penalty was paid or due (30 days after issuance), whichever is sooner; and (3) the date the document was issued for all other enforcement actions.

These search results are based on information provided by AEP. AEP advises that they try to provide the best information possible. However, AEP advises that it cannot guarantee that the information provided is complete or accurate and that any person relying on these search results does so at their own risk. More information may be gained by referring to original enforcement documents. Alberta Energy Regulator (AER) enforcement actions are not included (see the AER Public Compliance dashboard database).

Copies of orders are available from the Environmental Law Centre. Any other enforcement information may be available directly from Alberta Environment.

Yours sincerely,

Cindy Dewing
Enforcement Search Service
Encl.
APPENDIX F: PTMAA SEARCH
July 14, 2017

Trent Thompson
Bolson Engineering
20303 – 53 Avenue
Edmonton, AB
T6M 2Y9

Dear Trent Thompson:

As per your request, the PTMAA has checked the registration of active tank sites and inventory of abandoned tank sites and there are no records for the property with the legal land description:

4639 - 49 Street, Hardisty
Plan 7721166, Block 26, Lot 10

Please note that both databases are not complete. The main limitation of these databases is that they only include information reported through registration or a survey of abandoned sites completed in 1992 and should not be considered as a comprehensive inventory of all past or present storage tank sites. The PTMAA cannot guarantee that tanks do not or have not existed at this location. Information in the databases is based on information supplied by the owner and the PTMAA cannot guarantee its accuracy. Information on storage tanks or on past or present contaminant investigations may be filed with the local Fire Department or Alberta Environment.

Yours truly,

Connie Jacobsen
PTMAA
APPENDIX G: ESAR SEARCH
July 11, 2012

Alberta Environment & Water (“AEW”)
304, 4920 – 51 Street
Red Deer, AB
T4N 6K8

Attn: Mr. Bill Pelech
Regional Soils and Contaminated Sites Specialist

Mr. Pelech,

In response to the request made during our March 23, 2012 telephone conversation regarding fertilizer impacts that have been detected in a municipal well in Hardisty, AB (the “Well”), Imperial Oil Limited (“Imperial”) has undertaken a file review to determine if any further information is available to determine whether Imperial had any historical fertilizer operations in the area. It is my understanding that similar reviews have been requested by AEW of suspected historical operators in the area.

As part of Imperial’s review, a search of corporate archives was completed looking for information related to any past fertilizer operations in Hardisty. Although reference was made to a former Imperial facility in the Phase II report completed by WorleyParsons on behalf of Conoco Phillips (the “Conoco Phillips Report”), Imperial was not able to find any records of such a facility existing in the corporate records. Neither could records be found that would indicate the existence of the two bulk fuel stations mentioned in your email of May 3, 2012.

I have reviewed the August 1997 EBA report referenced in your e-mail (the “EBA Report”) that mentions the two bulk fuel stations. The EBA Report notes some uncertainty regarding the year in which the alleged Imperial bulk fuel stations were constructed, modified or dismantled because of the absence of “Board Orders”. You mention in your email that the two alleged bulk fuel stations were believed to have been ultimately decommissioned in 1963. Imperial can find no records that support the existence of such bulk fuel stations.

My understanding is that your request for Imperial’s involvement was prompted by the inclusion of a former Imperial Oil Bulk Plant in the Conoco Phillips Report. As such, the location shown in this report (Title Number 922 033 623) was the basis for land title searches completed in the area. A title search dating from present back to 1910 shows no references to Imperial as registered owner of any of the subject lands or of any encumbrances in the name of Imperial being registered on the title to these lands.

A review of Imperial’s historical fertilizer operations indicates that, according to the information we have available, Imperial did not begin manufacturing fertilizer until after the construction of the Redwater Fertilizer plant in 1969. In western Canada, bulk fertilizer facilities began being added to bulk plant facilities to support the distribution of fertilizer throughout the 1970’s. Given the indication in your May 3, 2012 email that the supposed Imperial facilities mentioned in the EBA
Report were ultimately decommissioned in 1963, it is unlikely that even if an Imperial Bulk Plant historically existed as alleged in the Conoco Phillips Report and the EBA Report, that it would have been involved in the storage and sale of bulk fertilizer.

Based upon the information exchanged during our various telephone conversations, I understand that there have been no petroleum hydrocarbon impacts detected in the Well and our understanding is the focus of the AEW review is with respect to fertilizer impacts that have been detected in the Well.

Given that Imperial has no records confirming the existence of the alleged facilities in the Conoco Phillips Report and the EBA Report and only started to store and sell bulk fertilizer at its western Canadian bulk plants in the early 1970’s, it is unlikely that Imperial has contributed to, or is in any way involved in, the fertilizer impacts detected in the Well. For these reasons, Imperial does not intend to conduct any further review at this point. Should additional information be made available that would warrant Imperial reviewing the matter further, please feel free to advise me and Imperial would be open to reviewing.

Regards,

DEVON ESTATES LIMITED

Chad Grummett
Real Estate Manager
APPENDIX H: ABADATA SEARCH
APPENDIX I: LAND TITLE SURVEY
## LAND TITLE CERTIFICATE

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### LEGAL DESCRIPTION

- **Plan:** 7721166
- **Block:** 26
- **Lot:** 10
- **Excepting Thereout All Mines and Minerals**

### Estate: Fee Simple

- **ATS Reference:** 4;9;43;6;SW
- **ATS Reference:** 4;10;43;1;SE

### Municipality: Town of Hardisty

**Reference Number:** 942 172 084

### Registered Owner(s)

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### Owners

- WMJ Metals Ltd.
  - Of Box 51
  - Falun
  - Alberta T0C 1H0

### Encumbrances, Liens & Interests

- **No Registrations**

**Total Instruments:** 000

(Continued)
THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF JULY, 2017 AT 11:24 A.M.

ORDER NUMBER: 33298681

CUSTOMER FILE NUMBER:

*END OF CERTIFICATE*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).
HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON NOVEMBER 02, 2002

S LINCS SHORT LEGAL TITLE NUMBER
0014 285 119 7721166;26;10 942 172 084

LEGAL DESCRIPTION
PLAN 7721166
BLOCK 26
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;9;43;6;SW
ATS REFERENCE: 4;10;43;1;SE

MUNICIPALITY: TOWN OF HARDISTY

REFERENCE NUMBER: 772 103 046

-----------------------------------------------------------------------------------
REGISTERED OWNER(S)
REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION
-----------------------------------------------------------------------------------
942 172 084 06/06/1994 TRANSFER OF LAND $10,000 $10,000

OWNERS

BROWNSTONE DEVELOPMENTS INC.
OF BOX 304
HARDISTY
ALBERTA T0B 1V0

-----------------------------------------------------------------------------------
ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER DATE (D/M/Y) PARTICULARS
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942 172 085 06/06/1994 REQUEST FOR RELEASE OF D.C.T.
DCT ISSUED
SURRENDERED BY 942230267

942 230 267 25/07/1994 MORTGAGE
MORTGAGEE - PROVINCE OF ALBERTA TREASURY BRANCHES.
BOX 10
KILLAM

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DATE (D/M/Y) | PARTICULARS | ENCUMBRANCES, LIENS & INTERESTS
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02/11/2002 | 022 418 508 TRANSFER OF LAND OWNERS - WMJ METALS LTD. BOX 51 FALUN ALBERTA T0C1H0 NEW TITLE ISSUED | 

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 13 DAY OF JULY, 2017 AT 11:24 A.M.

ORDER NUMBER: 33298681

CUSTOMER FILE NUMBER:

*END OF CERTIFICATE*

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JUNE 06, 1994

S
LINC SHORT LEGAL TITLE NUMBER
0014 285 119 7721166;26;10 772 103 046

LEGAL DESCRIPTION
PLAN 7721166
BLOCK 26
LOT 10
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;9;43;6;SW
ATS REFERENCE: 4;10;43;1;SE

MUNICIPALITY: TOWN OF HARDisty

------------------------------------------------------------------------------------------------

REGISTRATION DATE (D/M/Y) DOCUMENT TYPE VALUE CONSIDERATION
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772 103 046 06/06/1977 NOT ESTABLISHED

OWNERS

THE TOWN OF HARDisty.
OF HARDisty
ALBERTA

------------------------------------------------------------------------------------------------

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS
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942 172 084 06/06/1994 TRANSFER OF LAND
OWNERS - BROWNSTONE DEVELOPMENTS INC.
BOX 304
HARDisty
ALBERTA T0B1V0
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 001

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