

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared For:
Can Axis Holdings Inc.

Property Description:
*11034-100th Street, Grande Prairie, AB
(Lot 3A, Block 2, Plan 1565RS)*

Project Number:
110-2388.PHI



Prepared By:

#73158



NOV 1, 2023

PERMIT TO PRACTICE
Bolson Engineering and Environmental Services
Signature *Trent Thompson*
Date Nov. 1, 2023
PERMIT NUMBER: P11382
The Association of Professional Engineers,
Geologists and Geophysicists of Alberta

0	23-Nov-2	Issued for Client Use
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1. EXECUTIVE SUMMARY

Bolson Engineering and Environmental Services (Bolson) was retained by Can Axis Holdings Inc. to complete a Phase I Environmental Site Assessment (ESA) of the property located at 11034-100th Street (Lot 3A, Block 2, Plan 1565RS) in Grande Prairie, AB. The total area of the subject site is approximately 0.17 Acres in size and the site is currently developed with a 2 storey commercial building that used to operate as Prism Glass and an upstairs office space.

Information from historical land titles, air photo reviews, on-site photographs, review of neighboring properties and hydrogeological conditions were supplemented with searches for Environmental Protection Orders, Water Well Searches, and an ASCA 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 (Can Axis Holdings Inc.). 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

Can Axis Holdings Inc. has engaged Bolson Engineering and Environmental Services to perform a Phase I Environmental Site Assessment of the property located at 11034-100th Street (Lot 3A, Block 2, Plan 1565RS) in Grande Prairie, AB, hereby known as “the subject property” in this report. A site review took place on October 27th, 2023, and the findings of this assessment and review 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 Deviations and Limitations from the CSA Standard

Items that were not included in Bolson's scope of work or were limited included the following:

- Data obtained from government and private databases was limited to information reported through registration or supplied by the owner.
- A survey of hazardous building materials was not conducted as part of the Site Visit.
- Interviews with neighbouring and adjoining properties were not conducted during the Site Visit.
- A designated substance survey (polychlorinated biphenyls (PBCs), asbestos-containing materials (ACMs), lead, ozone depleting substances (ODS), mercury and urea foam formaldehyde insulation (UFFIs) was not conducted as part of the Site Visit.
- Depending on the record, the locations of water wells in the AEP database are accurate to within the Legal Subdivision (LSD) or quarter section listed. The water wells are limited to those for which a drilling report has been received and registered with AEP. Requirements to submit water well records were voluntary prior to 1970. A water well record indicates that a water well might currently exist at the referenced location. AEP records are not routinely edited to discard obsolete information (i.e. well abandonment) or to record ownership changes. Formal confirmation of a water well existence usually requires field verification. The Groundwater Centre (TGWC) provides field verified locations of water wells where available. A field verified survey of water wells was not part of the scope of work, and as such with the exception of any locations field verified by TGWC, the water well information has not been confirmed.
- Limitations in aerial photography interpretation were largely a function of the scale of the individual photographs. Where possible, aerial photographs with scales of 1:20,000 or smaller were utilized to determine historical land use at the Site. Aerial photographs with scales outside of this range were utilized to document general changes in land use.

2.4 User Reliance

This report has been created for the sole use of Can Axis Holdings Inc. and its financial institution(s). 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 a commercial site and is located in the North Clairmont Road Subdivision in the City of Grande Prairie. The site is currently developed with a two storey commercial building that formerly operated as Prism Glass.

The topography of the property and surrounding area is fairly flat due to the fact that all of the immediate area is developed. There are no major bodies of water in the vicinity of the property, and surface drainage is handled through overland systems that connect to the City of Grand Prairie minor storm system on 100th Street.

The geology of the overall area consists primarily of sand and clay till deposits overlying the bedrock of the Wapiti Formation (Alberta Geological Society). The soil itself falls into the Dark Chernozemic Classification (Soil Classification of Canada, 2023) which is a black-colored soil containing a high percentage of humus, phosphorus and ammonia. This soil is typical of the Prairie and Mountain Regions. See Appendix B: *Soil Classification of Canada* for further information.

The near surface geology of the Grande Prairie area is characterized by glacial deposits which include, but are not limited to, tills and lacustrine deposits that vary in thickness across the area. Intermixed with these glacial deposits are sands, silts, and gravels that may be of fluvial origin. Below the surficial deposits within the Grand Prairie area is the Horseshoe Canyon Formation. The Horseshoe Canyon Formation is the lower part of the Alberta 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 northwest and would produce estimated yields of 15-25 gpm for well water as per information found in the Hydrogeological Map of the Grand Prairie Area.

The average temperature for the area was found to be 14.7°C for the May-September period. The average total precipitation for this period is 347 mm and the average annual total precipitation is 496mm (Citystats.ca, 2022).

A search was conducted using the Alberta Conservation Information Management System (Alberta Tourism, Parks and Recreation, 2023) to identify any sensitive or protected environmental areas. No sensitive or protected environmental areas were noted within the vicinity of the subject property. 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, ASCA Search and an ESAR Search to complete this Phase I Environmental Site Assessment.

4.1 Site Review Findings

A site review was completed on October 27th, 2023, to review photographs and background information on the subject property. Select photographs of the site review can be found in Appendix A: *Maps/Sketches/Figures*. The findings of the site review are outlined below:

- Above Ground Storage Tanks (AST's)
No above ground storage tanks were noted on the subject property.
- Underground Storage Tanks (UST's)
During the site review no underground storage tanks were noted on the subject property. This was confirmed through research of the ASCA database.
- On-site Buildings and Structures
There is currently a two storey commercial building situated on the subject site that is discussed in greater detail in Section 4.3.
- Drums and Other Containers
No drums or containers are present on the property.
- Dumping or Fill
No recent dumping or fill material was noted on the property.
- Pits, Ponds or Lagoons
No pits, ponds or lagoons were noted on the subject property.
- Pesticides
During the review, storage or use of pesticides was not noted at the site.

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 site.

- Petroleum Products
No petroleum products were noted on the property other than typical vehicles on the nearby roadways.
- Potable Water Supply
All water is provided to the site from the City of Grande Prairie main water service.
- Sewage Disposal System
Sanitary service is provided to the site from the City of Grande Prairie main line servicing.
- Solid Waste
All waste generated at the site is placed in bins and hauled away as required.
- Waste Air Emissions
There are no potential sources of waste air emissions other than typical vehicle exhaust release.
- Wastewater
Drainage on the subject property is overlaid to the City of Grande Prairie minor storm system.
- Wells
One well was noted near the property and is discussed in greater detail in Section 5.5: Water Well Search.
- 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.
- 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 original building on the site was constructed prior to 1980, it is possible that there may be UFFI materials within the building. It is recommended that prior to any planned demolition a formal assessment for UFFI materials be conducted and the appropriate disposal measures be taken if required.

- 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.

- 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 original building was constructed prior to 1980, it is possible that there may be ACM's within the building. It is recommended that prior to any planned demolition a formal assessment for ACM's be conducted and the appropriate disposal measures be taken if required. During the Phase I ESA that was completed in 2006, floor tile samples were tested for ACM's and nothing was detected.

- 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 original building was constructed prior to 1980, it is possible that there may be lead based materials within the building. It is recommended that prior to any planned demolition a formal assessment for lead based materials be conducted and the appropriate disposal measures be taken if required.

4.2 Property

The subject site is located at 11034-100th Street (Lot 3A, Block 2, Plan 1565RS) in Grande Prairie, AB. The total area of the subject site is approximately 0.17 Acres in size. The site is accessed directly from 100th Street to the east. The site is graded to drain with gravel parking and storage yard on the exterior.

4.3 On-Site Buildings and Structures

The existing building was constructed in or around 1972. It consists of two storeys, with commercial space (office/shop/storage) on the main floor and office space on the top floor. At the time of our review the property was vacant, but most recently Prism Glass had operated out of the space. The building and site appeared to be well maintained with no evidence of potential environmental contamination.

4.4 Past Uses of the Site

It appears the site was undeveloped agricultural land prior to its development in or around 1972.

4.5 Adjacent Properties

The following properties and land uses were observed adjacent to the subject property:

North – Print Shop
South – Splatter Paintball/Extreme R/C
East – 100th Street
West – Miscellaneous Commercial Buildings

All the surrounding properties appeared to be well maintained and do not pose any potential environmental concerns to the subject site.

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 to 1928 was conducted for the subject property.

Based on the results of the land title historical review, it appears that the property is currently owned by Can Axis Holdings Inc. (since 1985). Prior to then, Loveseth Ltd. (1983), Howreyn Holdings Ltd. (1972), Modern Paint & Home Furnishings Ltd. (1972), D.A.W.F. Holdings Ltd. (1972), Midwest Electric Co. Ltd. (1968), Vera and Gilber Mackey (1959) and William Salmond (1928) have owned the subject site. No liens or other encumbrances indicating potential environmental concern are registered on Title. See Appendix H: *Land Title Survey* for a copy of the recent land title document.

5.2 Air Photo Review

An air photograph analysis was completed for the subject property with air photos from 1952 – 2023 being observed. Select aerial photographs are included in Appendix A: *Maps/Sketches/Figures* for reference.

Based on the air photo review, the site was undeveloped agricultural land until 1969, with the surrounding properties being developed with commercial sites. As of the 1979 air photo, the existing structure at the property can be observed on the site and the property appears to have remained relatively unchanged since that time. Additional development on the surrounding properties has occurred over the years. Nothing was observed in the air photo review that would indicate a potential environmental concern.

5.3 Environmental Protection Orders

A Historical Environmental Enforcement search was conducted and found no records of any prior compliance issues with regards to Alberta Environment and Parks' current and past legislation 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 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 5.6: ESAR Search.

5.4 ASCA Search

A search of the Alberta Safety Codes Association Tank Database was conducted to determine if there are any above or below ground tanks located at the subject site or surrounding properties. No records were found for the subject site, but results did come back for the property located at 11044 100th Street. This site is the Doug Marshall Motor City property located north of the subject site and the ASCA records indicated underground fuel tanks were removed in the early 1990's and an above ground used oil tank was currently out of service. No records of any previous spills or contamination were identified. See Appendix G: *ASCA Search* for the results of the tank database search.

5.5 Water Well Search

A review of the Water Well Drilling Report from the Government of Alberta listed one well located in the vicinity of the subject property. The well was drilled for industrial use. Nothing of note was identified in the well logs. See Appendix D: *Water 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. Nothing was found for the subject site or neighbouring properties.

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 AbaData search did not identify any infrastructure in the vicinity of the subject site. The results of the AbaData Search are included in Appendix F: *AbaData Search*.

5.8 Fire Insurance Map

Fire Insurance maps were prepared by underwriters and can provide details on building uses and construction, minor property features, and USTs. A search of the Grande Prairie Fire Insurance Maps did not result in any findings.

5.9 Previous Phase I ESA

A previous Phase I ESA was completed on the subject site in 2006 by ParklandGEO. Based on the findings of the Phase I ESA, ParklandGEO was of the opinion that the environment risk associated with the site was low. There were no significant environmental concerns associated with the Property that would necessitate further investigation. They did not recommend any further environmental investigation at that time.

6. FINDINGS AND RECOMMENDATIONS

Based on the results of our assessment, the following conclusions and recommendations would appear to be warranted:

1. Based on the information made available at the time of this Phase I Environmental Site Assessment there is no evidence of environmental contamination in connection with the subject property and no further environmental investigation is required.
2. The site has not had any activities or development on it that would be considered posing any environmental concern.
3. Due to the age of the original buildings, prior to any planned demolition it is recommended that a formal assessment for ACM's, UFFI's, and Lead Based Materials be conducted and if any materials are discovered they be disposed of accordingly.

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.

7. STANDARD LIMITATIONS

This Phase I Environmental Site Assessment report has been prepared exclusively for Can Axis Holdings Inc. and its agents. The purpose of this report is to provide the Client with an assessment of the potential for the presence of contamination of the portion of the property located at 11034-100th Street (Lot 3A, Block 2, Plan 1565RS) in Grande Prairie, AB. This report is neither an endorsement nor a condemnation of the Site.

The findings and conclusions documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by qualified professionals currently practicing in the area of environmental assessment. No other warranty, expressed or implied, is made.

The findings presented in this report are based upon the conditions of the Site during the site review. As we conducted no subsurface explorations or testing on this site, a potential remains for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination. Further evidence of such potential site contamination would require appropriate exploration and testing.

If new information is developed in future work (which may include excavations, boreholes, or other studies), Bolson should be contacted to re-evaluate the conclusions of this report, and to provide amendments as required.

No warranty, expressed or implied, is given concerning contamination at this site. Any use which a third party makes of this report, or reliance on or decisions to be based on it, are the responsibility of such third parties. Bolson will accept no damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

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
- \$5,000,000 Commercial General Liability Insurance
- \$2,000,000 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

Agriculture and Agri-Food Canada – Soil Order Map of Canada, Accessed October 27th, 2023.
www.agr.gc.ca, 2020

Alberta Geological Map, Accessed October 27th, 2023.
http://www.ags.gov.ab.ca/publications/MAP/PDF/MAP_143.PDF

Alberta Geological Survey – Geology of the Yellowhead Corridor, Accessed October 27th, 2023.
http://www.ags.gov.ab.ca/publications/MAP/PDF/MAP_234.PDF

Alberta TPR – ACIMS Data Search, Accessed October 27th, 2023.
<http://tpr.alberta.ca/parks/heritageinfocentre/datarequests/default.aspx>

Citystats.ca – Grande Prairie - Detail City Profile – Temperature and Precipitation Information
Accessed October 27th, 2023. <http://www.citystats.ca>

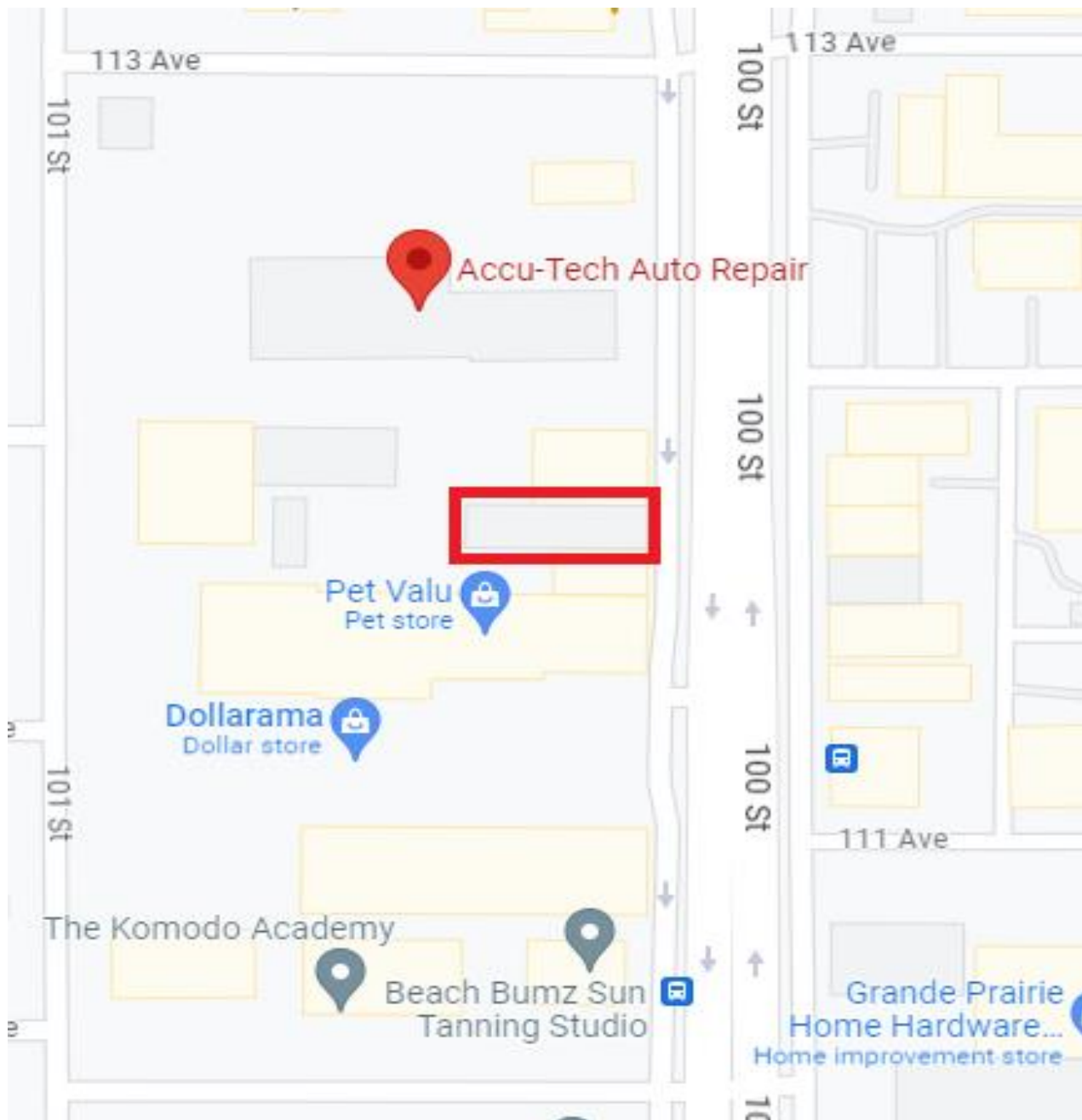
Google Maps – Grande Prairie, Accessed October 27th, 2023.
<http://maps.google.com/>

Spin II Database. Alberta Registries, Accessed October 27th, 2023.
<https://alta.registries.gov.ab.ca/spinii/logon.aspx>

APPENDIX A – *MAPS/SKETCHES/FIGURES*

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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: 2023-10-27	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (Location Map)	Figure: 1

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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: 2023-10-27	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (2023 Aerial Photograph)	Figure: 2

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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: 2023-10-27	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (2015 Aerial Photograph)	Figure: 3

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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: 2023-10-27	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (2010 Aerial Photograph)	Figure: 4

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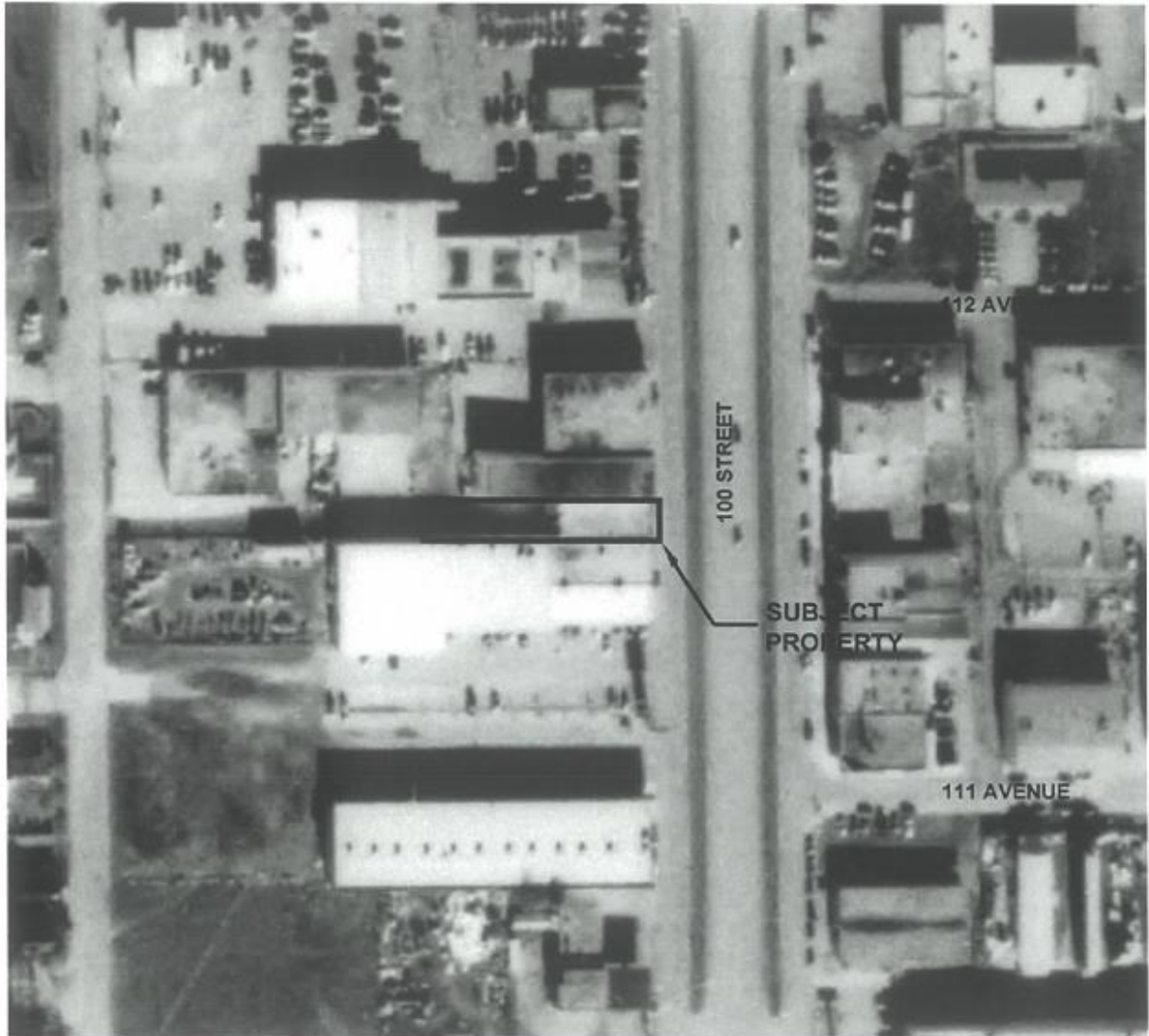
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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: Provided by Parkland GEO	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (2004 Aerial Photograph)	Figure: 5

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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: Provided by Parkland GEO	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (1997 Aerial Photograph)	Figure: 6

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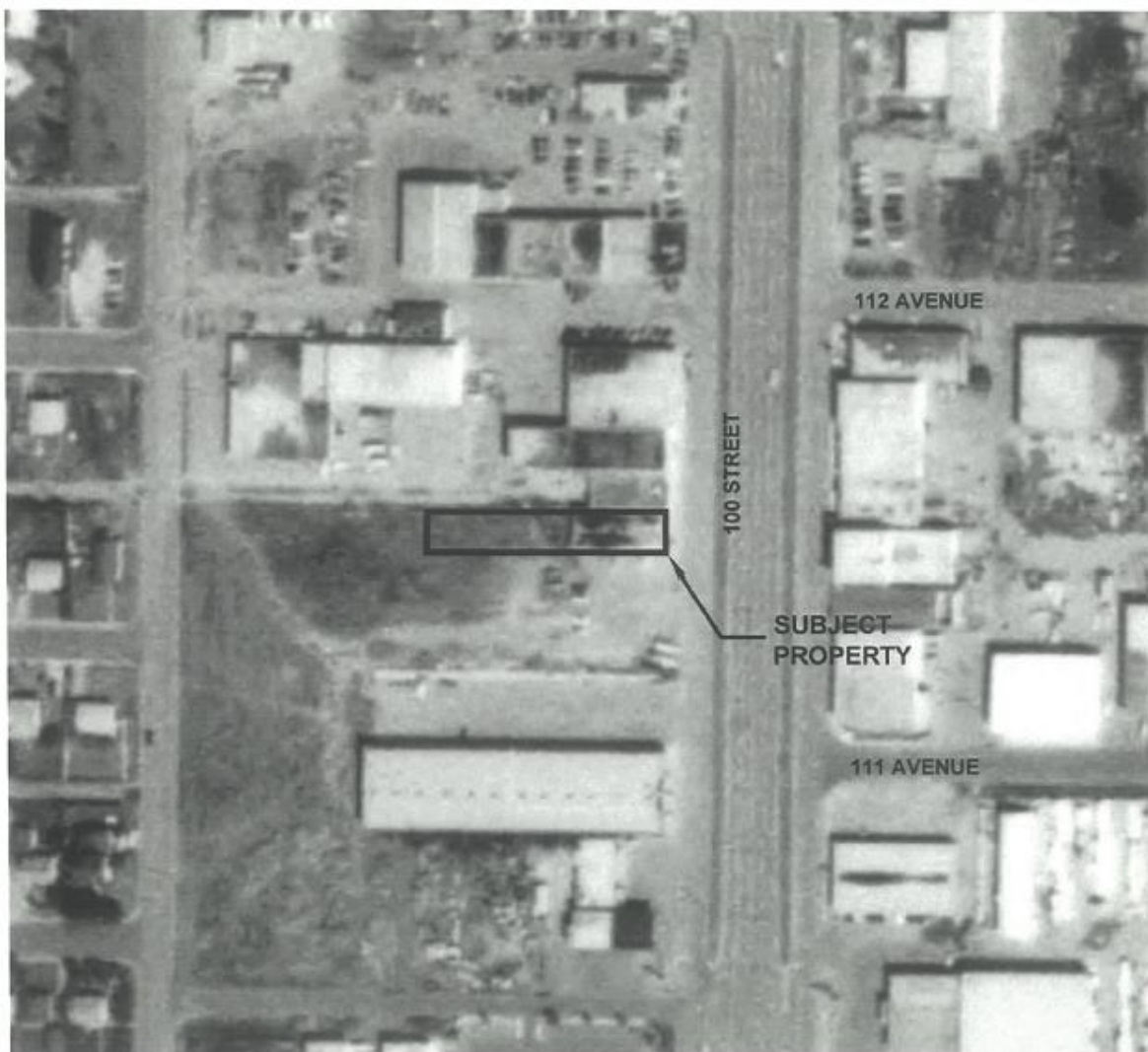
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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: Provided by Parkland GEO	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (1993 Aerial Photograph)	Figure: 7

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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: Provided by Parkland GEO	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (1987 Aerial Photograph)	Figure: 8

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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: Provided by Parkland GEO	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (1979 Aerial Photograph)	Figure: 9

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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: Provided by Parkland GEO	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (1969 Aerial Photograph)	Figure: 10

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Client: Can Axis Holdings Inc.		Project No. 110-2388
Date: Provided by Parkland GEO	Title: Phase I Environmental Site Assessment 11034-100 th Street Grande Prairie, AB (1952 Aerial Photograph)	Figure: 11

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FIGURE 12



FIGURE 13

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FIGURE 14



FIGURE 15



FIGURE 16



FIGURE 17



FIGURE 18



FIGURE 19



FIGURE 20



FIGURE 21

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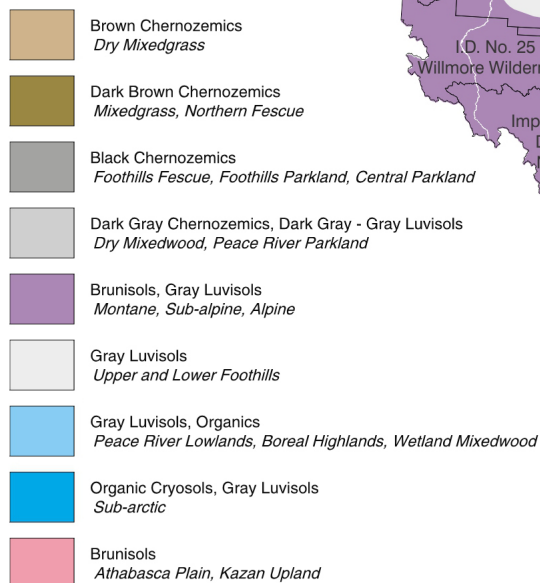
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APPENDIX B: *SOIL CLASSIFICATION OF CANADA*

Soil Group Map of Alberta



Soil Groups* Natural Subregions**

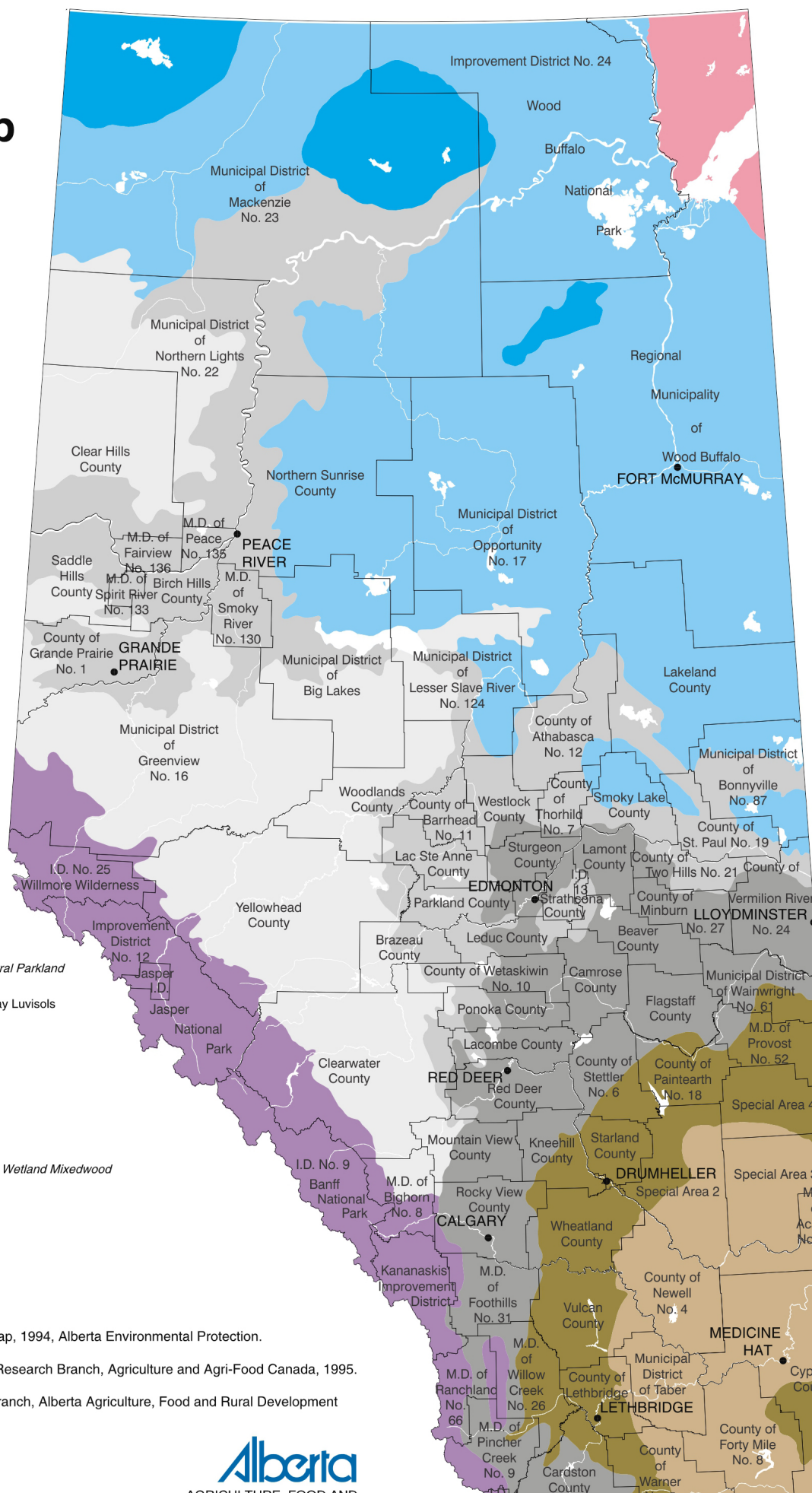


*Alberta Soil Survey information.

**Natural Regions and Subregions of Alberta Map, 1994, Alberta Environmental Protection.

Map compiled by Alberta Land Resource Unit, Research Branch, Agriculture and Agri-Food Canada, 1995.

Produced by Conservation and Development Branch, Alberta Agriculture, Food and Rural Development



APPENDIX C: *ACIMS SEARCH DATA*

Date: 24/10/2023
Requestor: Consultant
Reason for Request: Site Assessment
SEC: 26 **TWP:** 071 **RGE:** 06 **MER:** 6



■ Non-sensitive EOs (updated: June 2022)

M_RR_TTT_SS	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
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No Non-sensitive EOs Found: Next Steps - See FAQ (<https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/faqs.aspx#2> - Process).

■ Sensitive EOs (updated: June 2022)

M-RR-TTT	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
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No Sensitive EOs Found: Next Steps - See FAQ (<https://www.albertaparks.ca/albertaparksca/management-land-use/alberta-conservation-information-management-system-acims/faqs.aspx#2> - Process).

APPENDIX D: *WATER WELL SURVEY*



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 382752
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name		Address		Town		Province		Country		Postal Code	
TRUMPTIER PONTIAC BUICK		GRANDE PRAIRIE									
Location		1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description	
NE		26	71	6	6	2			4600KS		
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)				Elevation			
ft from				Latitude 55.181595 Longitude -118.801329				ft			
ft from				How Location Obtained				How Elevation Obtained			
				Map				Not Obtained			

Drilling Information	
Method of Drilling	Type of Work
Rotary	New Well-Decommissioned
Proposed Well Use	View Decommissioning Report
Industrial	

Formation Log			Measurement in Imperial		
Depth from ground level (ft)	Water Bearing	Lithology Description			
25.00		Clay & Rocks			
480.00		Sandy Shale			

Yield Test Summary			Measurement in Imperial		
Recommended Pump Rate			igpm		
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)			

Well Completion			Measurement in Imperial		
Total Depth Drilled	Finished Well Depth	Start Date	End Date		
480.00 ft					
Borehole					
Diameter (in)	From (ft)	To (ft)			
0.00	0.00	480.00			
Surface Casing (if applicable)			Well Casing/Liner		
Size OD : 0.00 in			Size OD : 0.00 in		
Wall Thickness : 0.000 in			Wall Thickness : 0.000 in		
Bottom at : 0.00 ft			Top at : 0.00 ft		
			Bottom at : 0.00 ft		
Perforations					
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)	
Perforated by					
Annular Seal					
Placed from 0.00 ft to 0.00 ft					
Amount					
Other Seals					
Type			At (ft)		
Screen Type					
Size OD : 0.00 in					
From (ft)	To (ft)	Slot Size (in)			
Attachment					
Top Fittings			Bottom Fittings		
Pack					
Type			Grain Size		
Amount					

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner
JACK PINE DRLG	Date approval holder signed



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 382752
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

GOWN ID

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy. The information on this report will be retained in a public database.

Well Identification and Location										Measurement in Imperial	
Owner Name		Address		Town		Province		Country		Postal Code	
TRUMPTIER PONTIAC BUICK		GRANDE PRAIRIE									
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	NE	26	71	6	6	2		4600KS			
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
ft from					Latitude 55.181595 Longitude -118.801329					Elevation ft	
ft from					How Location Obtained					How Elevation Obtained	
					Map					Not Obtained	

Additional Information										Measurement in Imperial
Distance From Top of Casing to Ground Level in										
Is Artesian Flow										
Rate igpm										
Is Flow Control Installed										
Describe										
Recommended Pump Rate										ft
Recommended Pump Intake Depth (From TOC)										ft
Pump Installed										ft
Type										H.P.
Make										Model (Output Rating)
Did you Encounter Saline Water (>4000 ppm TDS)										ft
Depth										ft
Well Disinfected Upon Completion										
Gas										ft
Depth										ft
Geophysical Log Taken										
Submitted to ESRD										
Remedial Action Taken										
Sample Collected for Potability										Submitted to ESRD
Additional Comments on Well										

Yield Test			Taken From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level		
		ft		
Method of Water Removal				
Type				
Removal Rate igpm				
Depth Withdrawn From ft				
If water removal period was < 2 hours, explain why				

Water Diverted for Drilling		
Water Source	Amount Taken	Diversion Date & Time
	ig	

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well	Certification No
UNKNOWN NA DRILLER	1
Company Name	Copy of Well report provided to owner
JACK PINE DRLG	Date approval holder signed

APPENDIX E: *ENVIRONMENTAL PROTECTION ORDERS*



[Environmental compliance enforcement](#)

Historical environmental enforcement search

Find historical enforcement records taken against a company or individual related to Alberta Environment and Protected Areas legislation.

On this page:

- [Suggestions for searching](#)
- [Search enforcements](#)
- [Search Results](#)
- [Legend: Act codes and names](#)

Search historical compliance enforcement records taken against a company or individual related to Alberta Environment and Protected Areas current and past legislation.

Alberta Energy Regulator (AER) enforcement actions are not included in this database. To access AER enforcement records, visit the AER website at:

- [Compliance Dashboard](#)

Suggestions for searching

The Accountable Party field in the lookup tool is not case specific.

To improve search results on Accountable Party(s), note the following tips:

- When searching for corporations ending in Limited, Ltd, Incorporated and/or Inc, type only the first portion of the corporate name to capture possible variations. (Example: ABC Company)
- If you are unsure of the exact title of a company, type partial spellings to improve search results. (Example: ABC Company type only ABC)
- When searching for an individual, type the last name first and use only partial spellings (Example: for John Smith type Smith, J or just Smith to capture any/all variations).
- Use the name when a Municipality is the accountable party:
(Example: City of Lethbridge type Lethbridge, City or Municipal District of Opportunity type Opportunity No. 17, Municipal District)

The enforcement search tool summarizes data collected at different points in time and does not necessarily represent the most current information available. This information is provided without warranty of any kind, and the department disclaims any liability for losses or damages resulting from the use of or reliance on this information.

Search Results

We found 0 matches using the following search criteria:

Accountable Party: "Can Axis Holdings Inc."

Action: All

Date range: From 1/1/1950 To 10/24/2023

Search completed on 10/24/2023

Legend: Act codes and names

Act code	Act name
ACA	Agricultural Chemicals Act

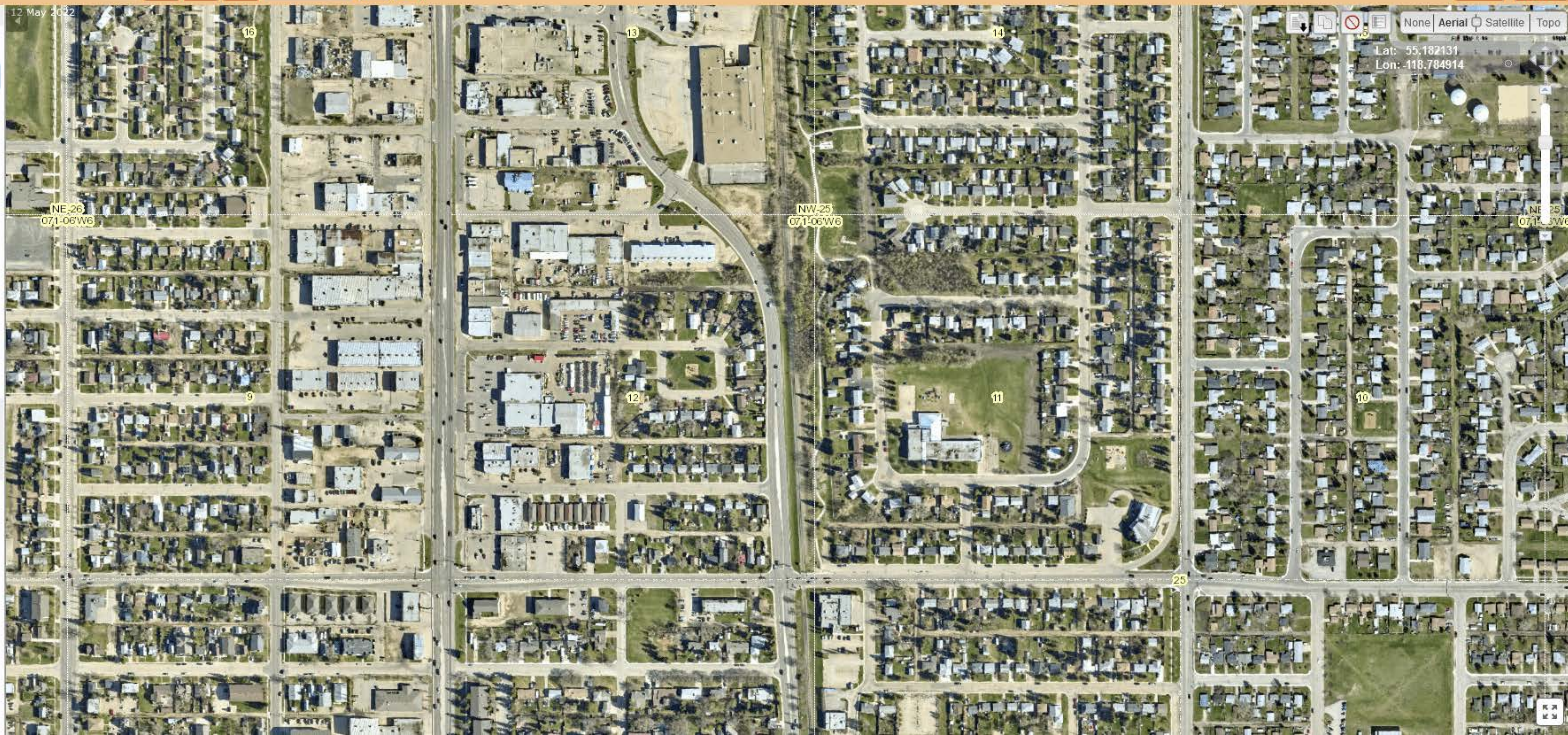
AEPEA, AEPEA(R)	Environmental Protection and Enhancement
BCA	Beverage Container Act
CAA	Clean Air Act
CC	Criminal Code of Canada
CCEMA	Climate Change and Emissions Management Act
CEPA	Canadian Environmental Protection Act
CWA	Clean Water Act
DEA	Department of the Environment Act
DGTHA	Dangerous Goods Transportation and Handling Act
EMCRA	Emissions Management and Climate Resilience Act
FA, FEDFISH, FFA	Fisheries Act (Canada)
FRSTA	Forests Act
HCA	Hazardous Chemicals Act
LA	Litter Act
MBCA	Migratory Birds Convention Act, 1994
OH&S	Occupational Health and Safety Act
PCPA	Pest Control Products Act
PLA	Public Lands Act
TDGA	Transportation of Dangerous Goods Act
TDGCA	Transport of Dangerous Goods Control Act
WA	Water Act
WRA	Water Resources Act

Contact

If you have questions about the enforcement actions records search, or require assistance with a search, contact the Environmental Investigations Section at:

Email: AEP.EEB-EnvironmentalInvestigations@gov.ab.ca

APPENDIX F: *ABADATA SEARCH*



APPENDIX G: *ASCA SEARCH*

October 25, 2023

Trent Thompson
Bolson Engineering
21707 80 Ave NW
Edmonton, Alberta T5T 4S2

Email: tthompson@bolson.ca

Re: ASCA Storage Tank Your File No: 110-2388

Dear Trent Thompson,

As per your search requests received October 24, 2023, Alberta Safety Codes Authority (ASCA) has searched the storage tank database for existing and former installations of storage tank systems, as defined by the Fire Code, including those known to be inside structures at the following addresses.

1. 11034 100 St Grande Prairie, Alberta | Lot: 3A Block: 2 Plan: 1565RS
2. **11044 100 St Grande Prairie, Alberta | Lot: N/A Block: 2 Plan: 2592HW**
(What is in **BOLD** is what is in our database)

The search of the storage tank database determined no records were available for location(s) **#1** as requested.

The search of the storage tank database determined records were available for location (s) **#2** as requested. Please see the attached report for details.

The Freedom of information and Protection of Privacy Act govern information provided. Please note that databases are not complete. The main limitation of these databases is that they only include information reported through registration and permitting 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. ASCA's storage tank systems database is solely maintained based on information provided by owners and or operators of storage tank systems; therefore, the database may not reflect information related to all existing or former storage tank systems in Alberta. Further information on storage tank systems or investigations involving a spill/release or contamination may be filed with the local fire service or Alberta Environment.

Regards,

Brenda Shepherd

Administrative Associate

Alberta Safety Codes Authority

Safety Codes Council | safetycodes.ab.ca

Tel. 780.969-1001 | Toll-Free 1-888-413-0099

.....

TMS - Tank Management System**Generic Site/Tank Detail by Site Name Reporting**
(PUBLIC DOCUMENT)
(Section A General Information)**1. Site Name: DOUG MARSHALL MOTOR CITY****Site #: 5220****Class: B****2. Reference:****3a. Urban:** Address: 11044-100 STREET**Status: TOS**

City/Town: 0132 GRANDE PRAIRIE (P)

3b. Rural: County/MD/ID:**3b. Legal Land Description:** LSD: $\frac{1}{4}$ of Sec. / Twp. / Rge. / W. of

Lot:

Block: 2

Plan: 2592HW

4. Owner: #4172DOUG MARSHALL MOTOR CITY
111701-101 AVE
GRANDE PRAIRIE AB T8V 2N1**5. Operator: #4172**DOUG MARSHALL MOTOR CITY
111701-101 AVE
GRANDE PRAIRIE AB T8V 2N1**6. Type of Facility:** a. Petroleum Sales:

b. Facility Owner Usage: Commercial / Industrial

7. Supplier of Petroleum Products:**8. Number of Tanks:** Underground: 0 Aboveground: 1

Under the authority of the Safety Codes Act, this information is being collected by ASCA and will be released to the public upon request in accordance with the Freedom of Information and Protection of Privacy (FOIP) Act.

If you have any questions, please contact ASCA at the address noted on the form or call 780-413-0099 or 1-888-413-0099.

TMS - Tank Management System**Generic Site/Tank Detail by Site Name Reporting
(PUBLIC DOCUMENT)****(Section B Petroleum Tank Information)****Site Name: DOUG MARSHALL MOTOR CITY****Site #: 5220****Tank ID Number: 1****1****2**

Tank Type: Aboveground

Split Tank:

Tank Serial #: U-001609

Year & Month of Removal:

199612

199612

Removal Company:

UNKNOWN

Foreman's Name:

Foreman's Certification Number:

Reason for Removal:

NoLongerRequired

NoLongerRequired

Is the tank a: New

Replacement

New

Facility Design Engineer:

Engineering Firm:

Professional Registration #:

Installer Company Name: G & M PLUMBING

Foreman's Name:

Foreman's Certification Number:

Year and Month of Installation: 15/07

Condition at Installation: New

Years of previous service: 0

0

0

Status of Tank: Temporarily Out of Service

Removed

Removed

Year & Month of last use: 202011

Tank Material: Steel

Other Tank Material:

Contents: Used Oil

Allied Petroleum Products:

Tank Capacity: 4550

0

0

Tank Construction Specifications: ULC 652

Other:

Generic Site/Tank Detail by Site Name Reporting
(PUBLIC DOCUMENT)**Site Name: DOUG MARSHALL MOTOR CITY****Site #: 5220****Tank ID Number: 1****1****2**

Tank Type: Aboveground

Cathodic Corrosion Protection:

Secondary Containment:

Other:

Tank Collision Protection: Posts, Curbs

Spill Containment: Fixed Suction Tube

Overfill Prevention: Tank Gauging

Other:

Leak Detection: Monitor Secondary
ContainmentMonitor Secondary
Containment

Other:

Sumps Installed: None

Sump Leak Detection: None

Tank Leak Test:

Date:

Method:

Testing Company:

Result:

Pipe Leak Test:

Date:

Method:

Testing Company:

Result:

Underground Piping: No

No

No

Piping Material:

Other:

Steel Piping Cathodic Protection:

Piping Secondary Containment:

Type of Pumping System:

Line Leak Detection:

Other:

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT)

Site #: 5220

(Section C Site Sensitivity)

Site Name: DOUG MARSHALL MOTOR CITY

1. Tanks located within 500 meters of a groundwater well: No

2. Tanks located within 200 meters of a surface water body: No

Type of surface water:

Other:

3. Tanks located within 150 meters of a major underground structure: No

Type of underground structure:

Other:

Suite 980, 10303 Jasper Avenue
Edmonton, AB Canada T5J 3N6
PH: 780-425-8265 or 1-866-222-8265
FAX: 780-425-4722 WEBSITE: www.ptmaa.ab.ca

RECEIVED
SEP 23 2005
PTMAA

Petroleum Storage Tank Closure Report

Underground storage tank systems must be removed from the ground and disposed of in accordance with Section 4.10.3 and 4.10.4 of the Alberta Fire Code. Upon completion of the tank(s) removal, complete this form and mail or fax same to the PTMAA. If contamination is encountered during removal of tank(s), notification must be made to the fire authority in accordance with Article 4.3.16.3 of the Alberta Fire Code 1997 and Alberta Environment at 1-800-222-6514 in accordance with Section 110 of the Environmental Protection & Enhancement Act.

FOR PTMAA USE ONLY							
Date Received: 2005/09/23 Municipality #: 905-00 Site #: 5220							
SECTION 1: FACILITY INFORMATION							
Facility Name: Dong Marshall Motor City Ltd				Site #: 5220			
Address: 11044 100 St							
City: Grande Prairie		Postal Code: T8V 2N1		Telephone: 8311540			
Legal Land Description (if available): 5329333							
LSD ____ % of Sec. ____ /Twp. ____ /Rge. ____ /W of ____ Mer. or Lot ____ Block ____ Plan ____							
SECTION 2: TANK OWNER INFORMATION							
Name: Dong Marshall Motor City Ltd				4172			
Address: 9305 46 Ave				City: Grande Prairie			
Postal Code: T8V 2G7		Contact Person: Dong Marshall		Telephone: 8311540			
SECTION 3: TANK REMOVAL INFORMATION							
Tank # (from regist. application)	Capacity (litres)	Tank Age	Product Stored	Tank Material	Date Removed	Reason For Removal (facility closing, facility improvements, tank leaking)	Tank Replaced Yes/No
1	13600	?	gasoline	steel	Dec. 1996	Fac. ltry improvements	Yes
Removal date was sometime in the early 1990s							

DECOMMISSION DATE

1996/12/01

SECTION 4: INFORMATION ON PARTY PERFORMING TANK REMOVAL		
Name:	Telephone #:	
Address:	City:	
Postal Code:	Removal Supervisor :	Certification #:

SECTION 5: SITE CONTAMINATION INFORMATION (where applicable)			
Was contamination encountered during removal or decommissioning?		<input type="checkbox"/> Yes	<input type="checkbox"/> No
Was Alberta Environment notified?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ YY/MM/DD
Was the Fire Official notified?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____ YY/MM/DD
Was a site subsurface investigation conducted?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Planned
If yes, who did investigation?		_____ Company	_____ Branch
Was remediation/clean-up work conducted at the site?		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> Planned
If remediation/clean-up work was conducted, is it:		<input type="checkbox"/> Complete	<input type="checkbox"/> Ongoing
If complete, date completed:		_____ YY / MM / DD	
Remediation supervised by:		_____ Company	_____ Branch

Comments: My records of this removal have been destroyed. I just remember the gigantic hole, covering the entire drive way.

I certify that the information in this report is true and complete to the best of my knowledge.

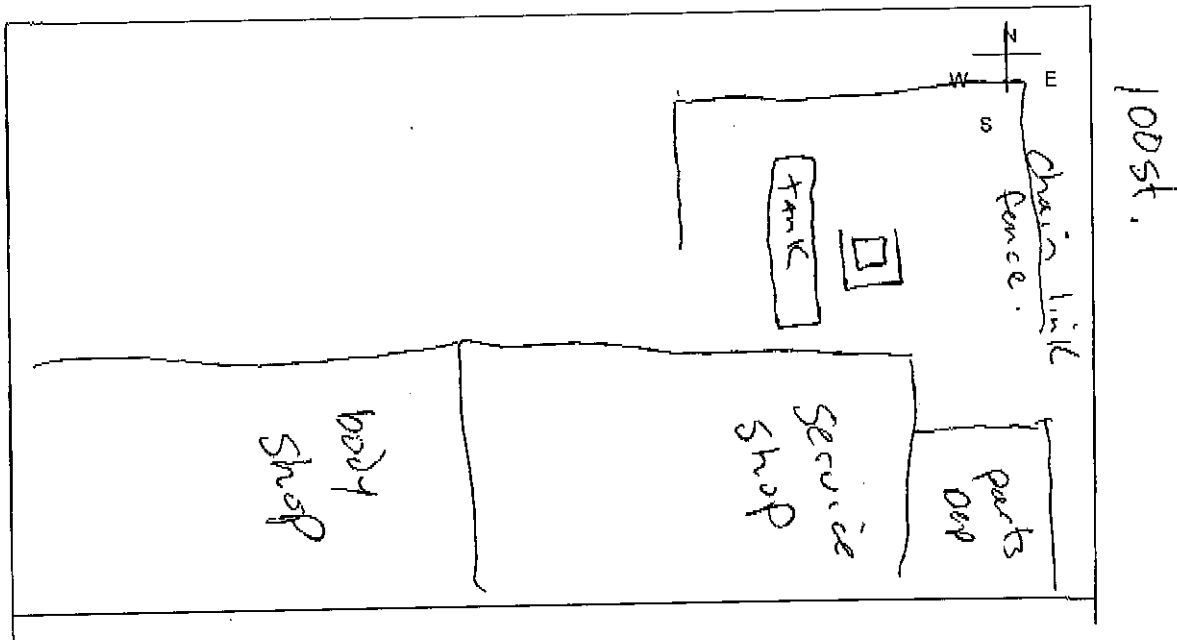
DAN Marshall 05/04/13
Owner/Operator (YY/MM/DD)

Under the authority of the Safety Codes Act, this information is being collected by the Petroleum Tank Management Association of Alberta (PTMAA) and will be released to the public upon request in compliance with the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions, please contact the PTMAA at the address noted on this form.

S-5220

**SECTION E:
OTHER INFORMATION**

1. **Site Diagram:** (Please number tanks in accordance with information provided and illustrate in relation to streets and buildings.)

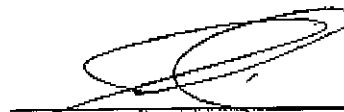


2. **Comments:**

3. **Questionnaire Completed By:** GARY GREIG 7805329333
(Name, Please Print) (Bus. Phone #)

4. I hereby confirm that the information provided on this questionnaire is complete and accurate to the best of my knowledge.

15/07/28
(YY/MM/DD)


Signature (Owner of Tanks(s) or
Authorized Representative)

Under the authority of the Safety Codes Act, this information is being collected by the Petroleum Tank Management Association of Alberta (PTMAA) and will be released to the public upon request in compliance with the Freedom of Information and Protection of Privacy (FOIP) Act. If you have any questions, please contact the PTMAA at the address noted on this form or call (780)425-8265.

APPENDIX H: *LAND TITLE SURVEY*

LAND TITLE CERTIFICATE

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

852 110 734

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

172 061 818 07/03/2017 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ALBERTA TREASURY BRANCHES.
C/O CARTER, LOCK & HARRIGAN
200, 9803 101 AVE
GRANDE PRAIRIE
ALBERTA T8V0X6
AGENT - NATASHA COLLINS

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 24 DAY OF
OCTOBER, 2023 AT 04:47 P.M.

ORDER NUMBER: 48697232

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).