



**PHASE I ENVIRONMENTAL SITE ASSESSMENT  
543 41<sup>st</sup> STREET NORTH.  
LETHBRIDGE, ALBERTA**

**CONFIDENTIAL**

Submitted to:  
**543 Business Park Ltd.**

Submitted by:  
**Amec Foster Wheeler**  
**Environment & Infrastructure**  
Lethbridge, Alberta

04 July 2016

Project No.: BX20127



amec  
foster  
wheeler

04 July 2016  
BX20127

543 Business Park Ltd.  
4416 Yale Road West  
Chilliwack, BC V2R 3Z9

Attention: Mr. Jeff Oostenbrink

**Re: Phase I Environmental Site Assessment  
543 41<sup>st</sup> Street North, Lethbridge, Alberta**

Amec Foster Wheeler Environment & Infrastructure (Amec Foster Wheeler) is pleased to submit this report describing the results of the Phase I Environmental Site Assessment for the above-referenced property.

If you have any questions regarding our findings or recommendations, please contact the undersigned at 403-327-7474. Thank you for allowing Amec Foster Wheeler to be of service. We look forward to working with you again.

With appreciation,

**Amec Foster Wheeler  
Environment & Infrastructure,**

Scott Roughead, C.E.T.  
Senior Environmental Technologist

**ASET Member: 98653**

## EXECUTIVE SUMMARY

<b>Project:</b>	Phase I Environmental Site Assessment
<b>Site Civic Address:</b>	543 41 <sup>st</sup> Street North, Lethbridge, Alberta
<b>Legal Description:</b>	Lot 5, Block 24, Plan 1310294
<b>Site Size:</b>	27114.55.00 m <sup>2</sup>
<b>Building Footprint:</b>	Three identical commercial buildings at 929 m <sup>2</sup> each
<b>Site Owners:</b>	543 Business park Ltd.

543 Business Park Ltd. (Client) retained Amec Foster Wheeler Environment & Infrastructure (Amec Foster Wheeler) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 543 41<sup>st</sup> Street North, Lethbridge, Alberta herein referred to as the 'Site'. Approval to proceed with this assessment was provided by Jeff Oostenbrink on 10 June 2016 (Amec Proposal PR16-064).

The purpose of the Phase I ESA was to identify issues of actual or potential environmental concern at the Site that may have resulted from previous or current land use, construction, management or operation of the Site or surrounding properties. Amec Foster Wheeler understands the investigation is being undertaken as part of a due diligence practice prior to property purchase and financing.

## METHODOLOGY

The Phase I ESA was conducted according to the 2001 Canadian Standards Association (CSA), *Phase I Environmental Site Assessment (CAN/CSA Z768-01)* Revised 2012 guideline which is referenced by the Canadian Mortgage and Housing Corporation (CMHC) and the major financial institutions. Amec Foster Wheeler's Phase I ESA standards, procedures and policies were adhered to during the completion of this assessment.

## BACKGROUND

The Site is zoned as DC – Direct Control. The Site is owned by 543 Business Park Ltd. and consists of three identical, 929 m<sup>2</sup> commercial buildings (building 561, 565, 569) constructed in 2014, each complete with four commercial bays.

The Site has been primarily used for commercial retail rental space since its development and construction in 2014. Current occupants include Miller Supply, Ultimate Spa and Lone Pine Embroidery (building 569). Banditos Incorporated and Andy Kent Realty occupy building 565. Building 561 has been unoccupied since its construction.

The Site buildings are situated on a concrete pile foundation with concrete siding and metal roof. Heat is supplied by overhead natural gas heaters and in floor heating. The north half of the Site is paved, with the south half surfaced with gravel and primarily used for storage.

## **FINDINGS**

Based on the information collected during this Phase I ESA, no areas of potential environmental concern (APEC) were identified. An area with apparent water damage was identified in the ceiling on the northeast corner of the building 569 in bay 4 (Photo #8, Appendix D). Moist and dark conditions are conducive to potential mould growth. The presence or absence of mould should be determined by qualified personnel.

This Executive Summary is to be read in conjunction with, and is subject to, the same limitations as the remainder of this report.

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*Amec Foster Wheeler is committed to achieving sustainability through balancing economic growth, social responsibility and environmental protection. Learn more at:  
<http://amec.com/aboutus/sustainability.htm>*

## GLOSSARY OF ABBREVIATIONS

ACM	Asbestos-Containing Materials
APEC	Areas of Potential Environmental Concern
AST	Aboveground Storage Tank
CFC	Chlorofluorocarbon
CMHC	Canadian Mortgage and Housing Corporation
CSA	Canadian Standards Association
DEMR	Department of Energy, Mines and Resources
ELC	Environmental Law Centre
EPEA	Environmental Protection and Enhancement Act
ESA	Environmental Site Assessment
ESAR	Environmental Site Assessment Repository
ESRD	Environment and Sustainable Resource Development
FIP	Fire Insurance Plans
FOIP	Freedom of Information and Protection of Privacy
HCFC	Hydro chlorofluorocarbon
HPA	Hazardous Products Act
L	Litres
LCP	Lead-Containing Paints
MASL	Metres Above Sea Level
MBGS	Metres Below Ground Surface
ODS	Ozone-Depleting Substances
PCB	Polychlorinated Biphenyls
PTMAA	Petroleum Tank Management Association of Alberta
TDG	Transportation of Dangerous Goods
UFFI	Urea Formaldehyde Foam Insulation
UST	Underground Storage Tank
WHMIS	Workplace Hazardous Materials Information System
WL	Working Level

## **1.0 INTRODUCTION**

### **1.1 Project Background**

543 Business Park Ltd. (Client) retained Amec Foster Wheeler Environment & Infrastructure (Amec Foster Wheeler) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 543 41<sup>st</sup> Street North, Lethbridge, Alberta herein referred to as the 'Site'. Approval to proceed with this assessment was provided by Jeff Oostenbrink on 10 June 2016 (Amec Proposal PR16-064).

## **2.0 ENVIRONMENTAL SITE ASSESSMENT PROCESS**

### **2.1 Objectives**

The objective of the Phase I ESA was to identify actual or potential environmental issues of concern at the Site that could be associated with previous or current land use, construction, management or operation of the Site or surrounding properties, and to determine if additional investigations are warranted. These issues are commonly referred to as Areas of Potential Environmental Concern (APEC) and are divided into categories of on-Site or off-Site. Amec Foster Wheeler understands the investigations are being undertaken as part of a due diligence practice prior to property purchase.

The Canadian Standards Association (CSA) notes that no environmental site assessment can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a property. Performance of a standardized environmental site assessment protocol is intended to reduce, but not to eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property, given reasonable limits of time and cost.

### **2.2 Methodology**

Amec Foster Wheeler's methodology in conducting Phase I ESAs is based on the requirements of the 2001 *CSA Phase I Environmental Site Assessment (CAN/CSA Z768-01)* Revised 2012 guideline which sets standards for the review of mandatory and optional information pertaining to a property and its surroundings, completion of detailed checklists, property viewing procedures, interviews, and preparation of the final report. Amec Foster Wheeler's standard procedures for health and safety, site viewing and evaluation, and Amec Foster Wheeler's report writing and review policies were adhered to during the completion of this assessment. Site observations were of a visual, walk-through type and did not include sampling or testing, and is a process consistent with the industry standard.

The assessment comprised five main components:

1. identifying the background environmental setting for the Site and surrounding properties;
2. reviewing available historical archives and government and public agency records for the Site and selected surrounding properties;

3. completing a reconnaissance viewing of the Site and perimeter viewing of surrounding properties;
4. interviewing representatives knowledgeable about the Site and surrounding properties; and
5. preparing a report summarizing the methodology and findings of the Phase I ESA and providing recommendations, if warranted.

The following methodologies were employed and records were reviewed in the completion of this Phase I ESA:

- Alberta Environment and Parks's (AEP's) on-line groundwater database ([www.envinfo.gov.ab.ca/Groundwater](http://www.envinfo.gov.ab.ca/Groundwater)) was reviewed.
- A 1987 surficial geology map of the Site and surrounding lands titled *Quaternary Geology, Southern Alberta* published by the Alberta Research Council was reviewed.
- A 1999 geological map of the Site and surrounding lands titled *Geological Map of Alberta, Alberta Geological Survey* published by Alberta Energy and Utilities Board was reviewed.
- Historical and current land titles for the Site were reviewed to identify landowners and potential land uses. Land titles were provided by the Alberta Registries Spin II, Land Titles Office and are included in Appendix A.
- Historical aerial photography of the Site and surrounding properties was reviewed to identify land uses and development. Photographs were obtained from Amec Foster Wheeler's in-house aerial photograph library and from AEP Air Photo Services and Bing Maps. Reproductions of selected aerial photographs are included in Appendix B.
- Henderson directories for the City of Lethbridge were reviewed for the Site and surrounding area.
- Federal, provincial and municipal government and public agencies were contacted and databases were researched to obtain available environmental information for the Site and selected surrounding properties. Documents received from the agencies and databases are included in Appendix C or maintained in Amec Foster Wheeler's project file.
- Background information gathered for surrounding properties was limited to information that was readily available during the course of this assessment. Historical records reviewed included records available for properties surrounding within a 150 m radius of the subject Site.
- Mr. Scott Roughead of Amec Foster Wheeler conducted the Site viewing on 21 June 2016. The Site and surrounding lands and properties were viewed to identify evidence of potential contamination, including but not limited to, forms of soil disturbance, stressed vegetation, waste storage/spillage, staining of ground surfaces or discolouration of soils, and hazardous materials such as polychlorinated biphenyls, asbestos, urea formaldehyde or chemical management issues. Viewing of surrounding properties was

limited to publicly accessible areas. Copies of selected photographs taken at the time of viewing are included in Appendix D

### **3.0 SITE AND PHYSICAL SETTING**

#### **3.1 Site Facilities and Land**

The Site is located at 543 41<sup>st</sup> Street North, within Plan 1310294, Block 24, and Lot 5. A map showing the location of the Site in Lethbridge is shown in Figure 1. Access to the Site is from the west, adjacent 41<sup>st</sup> Street North. The Site is zoned as DC – Direct Control. The Site is owned by 543 Business Park Ltd. and consists of three identical, 929 m<sup>2</sup> commercial buildings (building 561, 565, 569) constructed in 2014, each complete with four commercial bays.

The Site has been primarily used for commercial retail rental space since its construction in 2014. Current occupants include Miller Supply, Ultimate Spa and Lone Pine Embroidery (building 569). Banditos Incorporated and Andy Kent Realty occupy building 565. Building 561 is currently unoccupied.

The Site buildings are situated on a concrete pile foundation with concrete siding and metal roof. Heat is supplied by overhead natural gas heaters and in floor heat. The north half of the Site is paved, with the south half surfaced with gravel and primarily used for storage.

Water, sewer, storm and electric utilities are supplied by the City of Lethbridge. Atco Gas supplies the Site with natural gas for heating and communication is supplied by Bell Canada.

#### **3.2 Topography and Drainage**

The Paved parking lots and gravelled storage yard are sloped to five catch basins (refer to Figure 2) that drain to the City of Lethbridge Storm lines located beneath 41 Street North. The Site appeared to be well drained at the time of the Site visit.

#### **3.3 Geology and Hydrogeology**

The Quaternary Geology Map of Southern Alberta provided by the Alberta Research Council (1987) indicates the Site consists primarily of glacial deposits including gravel, sand, silt and clay, with some exposed local till and bedrock. These deposits can be up to 60 m thick deposited mainly in floors and terraces of river valleys and melt water channels and deltas. The area is characterized by flat to undulating topography. Surficial geology in the area is dominated by sediments including fine sand, silt and clay, and some minor gravel beds.

The direction of groundwater flow at the Site is unknown. The Oldman River is located approximately 6.2 km west of the Site. Groundwater is expected to flow west towards the Oldman River following the local topography. Underground utility trenches, conduits, installed drainage systems, structures, fill placement, variations in soil type and minor fluctuations in topography may influence the shallow groundwater flow. In addition, seasonal fluctuations of the groundwater elevation and flow direction can be expected. A site-specific groundwater

investigation would be required to determine the actual directions of groundwater flow beneath the Site, which is beyond the scope of a Phase I ESA.

## 4.0 HISTORICAL RECORDS

### 4.1 Land Titles

A listing of the historical landowners from 1943 to present are provided in Table 1. Amec Foster Wheeler's summary of the findings is presented below. Copies of the current and historical land titles are included in Appendix A.

**Table 1: Historical Land Titles**

Dates of Ownership	Short Legal	Title Number	Owners
2013 - Present	1310294;24;5	131 126 019	543 Business Park Ltd.
1951 - 2013	4;21;9;4;NE	74Z219	Her Majesty the Queen in the Right of Alberta
1943 - 1951	993L.K.;1;14	171G2BC	His Majesty the King in the Right of Canada

There were no other easements, orders, rights-of-way, caveats or areas of potential environmental concern identified in the land titles review.

### 4.2 Aerial Photographs

Aerial photographs of the Site and surrounding lands were reviewed. Dates of photographs reviewed ranged from 1950 to 2009 at scales from 1:20 000 to 1:40 000.

Aerial photography does not provide a continuous record of Site development and activities. It is possible that features of interest will have appeared and disappeared between the dates of coverage. In addition, photographic quality and scale are variable and may make features difficult to identify, or their purpose difficult to establish. An interpretation of the aerial photography is presented in Table 2. Amec Foster Wheeler's summary of the findings is provided below. Reproductions of aerial photographs from the years 1950, 1961, 1970, 1979, 1991, 1999 and 2009 are included in Appendix B.

**Table 2: Aerial Photographs**

Photo Date and Scale		Photography Interpretation
1950 1:40 000	Site	The Site appeared as vacant farm land.
	Surrounding Properties	All surrounding properties appeared as vacant farm land. Present day location of 43 <sup>rd</sup> Street North is visible to the east of the Site.
1961 1:31 680	Site	The Site appeared as vacant farm land.
	Surrounding Properties	All surrounding properties appeared as vacant farm land.
1970 1:31 680	Site	The Site appeared as vacant land within the industrial subdivision.
	Surrounding Properties	All surrounding properties appeared as vacant farm land. Present day location of 5 <sup>th</sup> Avenue north is visible to the south of the Site.
1979 1:30 000	Site	The Site appeared as vacant land within the industrial subdivision.
	Surrounding Properties	Surrounding properties appear as undeveloped land within the industrial subdivision.
1991 1:20 000	Site	The Site appears similar to the 1979 air photo.
	Surrounding Properties	Surrounding lands appear similar to the 1991 air photo.
1999 1:20 000	Site	The Site appears similar to the 1979 air photo.
	Surrounding Properties	Surrounding lands appear similar to the 1991 air photo.
2009 1:20 000	Site	The Site appears as undeveloped land.
	Surrounding Properties	Versacold is now visible to the north of the Site. Volker Stevin yard is visible to the west of the Site.

#### 4.3 Alberta Environment ESAR Report Summaries

The Alberta Environment Environmental Site Assessment Repository (ESAR) is a public database that provides records related to scientific and technical information provided on assessed sites throughout Alberta. There were no reports identified during the ESAR search.

#### 4.4 Business and Street Directories

A search of the Henderson Directories for the address and surrounding areas was conducted on 29 June 2016. The Site was not listed in the Henderson directories.

#### 4.5 Government and Public Agency Records

Amec Foster Wheeler contacted federal, provincial and municipal government and public agencies and researched databases to obtain current and historical publicly available environmental information about the Site and selected surrounding properties. The responses received from the agencies and obtained from the databases are presented in Table 4. Copies of the correspondence are provided in Appendix C.

**Table 4: Publicly Available Environmental Records**

<p><b>Treasury Board of Canada – Canadian Federal Contaminated Sites:</b>  A search of the Treasury Board of Canada’s online database indicated there were no Canadian Federal Contaminated Sites on the Site or within a 1.5 km radius of the Site.</p>
<p><b>Canadian Nuclear Safety Commission (CNSC) – Licensing of Nuclear Facilities:</b>  A search of the CNSC online database did not identify the Site in ongoing, completed or cancelled nuclear environmental assessments. In addition, no documents were found which included the Site address.</p>
<p><b>Alberta Environment and Parks (AEP) and Environment Canada’s Help End Landfill Pollution (H.E.L.P.) Project Registry – Registered Landfills or Dumps:</b>  A review of the H.E.L.P. Waste Disposal Site database did not identify a registered landfill or dump for NW-4-9-21-W4M.</p>
<p><b>Alberta Recycling Management Authority Website – Landfill Locations:</b>  A review of the list of landfills did not identify a landfill within 500 m of the Site.</p>
<p><b>AEP – Authorization and Approvals for the Site and Surrounding Properties:</b>  A search of the ESRD Authorizations and Approvals database did not identify the record of an active or inactive authorizations or approvals for the Site or surrounding area.</p>
<p><b>AEP Water Well Drilling Reports – Groundwater wells within the Site quarter section:</b>  A search of the ESRD groundwater well records found no groundwater well records on the Site or within 1km of the Site.</p>
<p><b>AEP Environmental Site Assessment Repository (ESAR) – ESAR reports on the Site and surrounding properties:</b>  A search of AEP’s ESAR database did not identify any technical reports for the Site of surrounding properties.</p>
<p><b>AEP Routine Disclosure (RD) and Freedom of Information and Protection of Privacy (FOIP) Office – Potential environmental issues at the Site:</b>  The response from AEP did not identify any records for the Site.</p>
<p><b>Alberta Environmental Law Centre (ELC) – Stop orders, control orders, tickets, violations of various Environmental Acts and wellsite reclamation certificates:</b>  The response from the ELC stated there have not been any relevant enforcement actions issued against 543 Business Park Ltd., the current Site owners.</p>

<p><b>Abacus Datagraphics Limited Database (Abadata)<sup>1</sup></b> – <i>Oil/gas wells, groundwater wells, pipelines, facilities and batteries, ERCB waste control location or landfill, or environmental spills:</i> A search of the Abacus database did not identify; a waste control location, landfill, spill, pipeline, gas well, oil well or facility at the Site or within 1 km of the Site.</p>
<p><b>Petroleum Tank Management Association of Alberta (PTMAA)</b> – <i>Aboveground (AST) and Underground (UST) Bulk Storage Tanks reported since 1992 or surveyed in 1992:</i> The response received from the PTMAA did not identify any ASTs or USTs for the Site.</p>
<p><b>City of Lethbridge Planning, Building and Development</b> – <i>Information pertaining to lot size, building size, building permits issued:</i> No significant correspondence was received from the City of Lethbridge, Building and Development department.</p>
<p><b>City of Lethbridge Fire Services</b> – <i>Records of spills, fires, emergency response, ASTs, USTs or any other environmental concerns at the Site:</i> Correspondence received from the City of Lethbridge Fire Services did not identify any records of concern for the Site.</p>

## 5.0 HISTORICAL ENVIRONMENTAL REPORTS

There were no historic environmental reports available for the Site at the time of the environmental assessment.

## 6.0 ON-SITE ENVIRONMENTAL ISSUES INVENTORY

Mr. Scott Roughead of Amec Foster Wheeler conducted a visual inspection of the Site on 21 June 2016. Photographs taken at the time of the Site inspection are presented in Appendix D.

### 6.1 Land In-Filling

No geotechnical reports were available for Amec Foster Wheeler to review. No evidence of widespread fill material was identified on the Site in the historical review. Amec Foster Wheeler has not identified evidence of widespread non-native fill material on the Site however this does not preclude the existence of fill particularly associated with building foundations. Review of historical development and construction details or an intrusive investigation would be required to confirm the absence of non-native fill materials on the Site.

### 6.2 Dumps and Landfills

#### Background

The *Subdivision and Development Regulation (43/2002)* outlines the development restrictions and set-back distances associated with construction of a school, hospital, food establishment, or residence in the vicinity of an active or inactive/closed dump or landfill. Construction, management and closure of a landfill are regulated under the *Waste Control Regulation (192/1996) (as amended)* and the *Alberta Environment Code of Practice for Landfills*. Dumps and landfills may represent potential sources of soil and groundwater contamination, or health hazards.

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<sup>1</sup> Abacus Datagraphics obtains their data from the AER, Alberta Energy, Alberta Environment and other sources.

## Site

There was no evidence of potential landfills or dumps identified on the Site in the historical review or during the Site reconnaissance.

### 6.3 Methane Gas

#### Background

Methane is a gas derived from the breakdown of organic material or waste under anaerobic conditions (e.g., dumps and landfills). The primary concern with respect to methane is its potential to accumulate in enclosed spaces and explode upon ignition. Methane also acts as an asphyxiant, decreasing the oxygen content of the air, which may cause health concerns, including increased breathing and pulse rates, impaired muscular coordination and fatigue. The *2010 National Building Code* includes provisions for the construction of new buildings which address soil gas ingress into buildings.

#### Site

Based on available information, Amec Foster Wheeler does not expect methane gas to be a potential environmental concern at the Site.

### 6.4 Radon Gas

#### Background

Radon is a colourless, odourless gas that occurs naturally from the breakdown of uranium. Radon can be found in high concentrations where there are soils and rocks containing high levels of uranium, granite, shale or phosphate. In open air or in areas with high air circulation, radon is not considered a health hazard. However, in confined spaces (such as basements), radon can concentrate and become a health hazard.

Health Canada and Canadian Mortgage and Housing Corporation (CMHC) have issued a guide and other papers, which address radon concerns (CMHC 1997). The *2010 National Building Code* includes provisions for the construction of new buildings which address soil gas ingress into buildings. In addition, radon is also governed by the *Occupational Health and Safety Regulation, Alta. Reg. 62/2003*. The concentration of radon progeny (decay products) is measured in units of working level (WL), which is a measure of the potential alpha particles energy per litre of air. The annual exposure limit for the general public is 0.01 WL with the annual occupational exposure limit being 4.0 WL. In homes and other non-occupational settings, the maximum permissible annual average concentration of radon decay products caused by the operation of a nuclear facility is 0.02 WL. Health Canada recommends 0.1 WL as an upper limit. A radon survey of private Canadian residences was published in 2010 by Health Canada in connection with Health Canada's National Radon program. The survey included the evaluation of a select number of private homes from regional health units across Canada.

## Site

Based on the available information, naturally occurring radon is not expected to be a concern at Site.

## 6.5 Water and Groundwater Wells

### Background

The *Water Act* outlines the regulatory requirements for obtaining water from natural water systems in Alberta. A water well licence, permit or approval must be obtained for groundwater wells. Unused groundwater wells must be properly decommissioned in accordance with the *Water (Ministerial) Regulation 205/1998 (as amended)*. Groundwater wells in themselves do not typically represent a contaminant source of environmental concern; however, they can act as a conduit for liquid-phase impacts to an aquifer.

### Site

Water for the Site is supplied by the City of Lethbridge municipal services.

A search of the Alberta Environment Water Well site did not identify any water wells within 1.0 km of the Site. Note that a 1.0 km radius has been applied for general data collection purposes. Additionally, no wells were observed during the Site reconnaissance.

## 6.6 Gas Wells and Pipelines

### Background

Oil and gas pipelines containing crude oil, refined petroleum products, sour/sweet gas, natural gas liquids, and produced/salt water make up over 85 percent of all pipelines in Alberta and extend for more than 370,000 kilometres throughout the province. The three primary types of oil and gas pipelines are transmission trunk lines, gathering systems, and distribution lines. Pipelines can range in size from 5 to 122 cm in diameter. The pipeline right-of-way widths are typically 15 to 18 metres and can be up to 45 metres wide.

Ground disturbance in the right-of-way of a pipeline is defined by and regulated under the *Pipeline Act RSA 2000* and the *Pipeline Regulation Alta. Reg. 91/2005 (as amended)*. Ground disturbance must be completed in accordance with the applicable Alberta ERCB regulations and must meet the requirements of the licensee. Ground disturbance may not be undertaken within the right-of-way for a pipeline without the approval of the licensee of the pipeline. If approval cannot reasonably be obtained from the licensee, approval must be obtained from the ERCB prior to the commencement of any ground disturbance. Reclamation of pipelines in Alberta is regulated under the *Environmental Protection and Enhancement Act*, the *Public Lands Act*, the *Water Act* and the 1994 *Environmental Protection Guidelines for Pipelines*.

Pipeline leaks may be caused by a single catastrophic event or by a combination of events including excavation damage, corrosion, material/weld defects, or vandalism. Indicators of a possible pipeline failure or leak in the environment can include: dead or discoloured vegetation,

sunken or depressed soils along the right-of-way, pools of hydrocarbon liquid at the surface of the right-of-way, odours, surface gas bubbles or clouds of vapour.

## Site

The historical review did not identify evidence of any pipelines or wells on the Site. No high-pressure pipeline right-of-way signs/posts were observed or reported during the Site reconnaissance.

## 6.7 Chemical Inventory, Storage and Handling

### Background

In Alberta, the storage, handling and transportation of hazardous chemicals is regulated by the *Occupational Health and Safety Regulation, Alta Reg. 62/2003*, the *2006 Alberta Fire Code (as amended)*, *Workplace Hazardous Materials Information System (WHMIS)* and the *Transportation of Dangerous Goods Act (TDG Act)*. The historical and current chemical handling and storage practices as well as incidents or accidents are factors which will contribute to the likelihood of chemical impacts to a property. The effect of chemical drips, leaks, spills or releases will depend on a number of influencing factors. The type and volume of chemical, duration of the discharge, type and condition of the affected substance, ambient and ground temperatures, and precipitation are a few of these factors.

### Site

At the time of the Site visit bulk lubricants for commercial sale were stored within Banditos Incorporated (building 569, bay 1) and Miller Supply (Building 565, bay 2 and 3). All bulk lubricants were stored in sealed, 20 liter plastic pails and 1000 liter intermediate bulk container (IBC) pallet tanks. The bulk lubricants include motor oil, gear oil and compressor oil. The exact quantity was unknown at the time of the Site investigation.

## 6.8 Storage Tanks

### Background

Fuel storage at industrial facilities in Alberta is regulated by the following regulations and codes and agencies: the *2010 National Fire Code of Canada*; the *2006 Alberta Fire Code*; the *Waste Control Regulation, Alta Reg. 192/1996 (as amended)*, the *2003 Environmental Code of Practice for Aboveground and Underground Storage Tank Systems Containing Petroleum and Allied Petroleum Products*, the PTMAA and the local Fire Departments. In general, the codes and regulations apply to storage tanks associated with flammable and combustible liquids, and chemicals and include petroleum products as well as some thinners, solvents and inks. The Alberta Fire Code provides construction requirements of storage tanks and associated connections. Under the authority of Alberta Labour, which has delegated this authority to the PTMAA, all underground storage tanks and aboveground storage tanks with a capacity of 2 500 L or greater, excluding agricultural properties, require registration with the PTMAA.

### Site

Storage tanks were not identified on-Site at the time of the Site investigation. The response received from the PTMAA is located in Appendix C of subject report.

## 6.9 Pesticides

### Background

In Alberta, storage, handling and use of pesticides (herbicides, insecticides, fungicides and rodenticides) are regulated under the Alberta Environmental Protection and Enhancement Act, the *Pesticide (Ministerial) Regulation (43/1997)*, the *Pesticide Sales Handling, Use and Application Regulation 24/1997* and the Environmental Code of Practice for Pesticides. The human health concerns associated with pesticides are varied, depending on the specific pesticide. They can range from non-carcinogenic effects such as hepatotoxicity to carcinogenic effects.

### Site

There was no evidence of pesticide storage or use noted during the Site inspection.

## 6.10 Non-Hazardous and Hazardous Waste

### Background

The *Waste Control Regulation (192/1996) (as amended)* of the EPEA and the *TDG Act* outline the specific regulatory requirements of waste (non-hazardous, hazardous and hazardous recyclables) generation, handling, transporting and disposal in Alberta. Section 179 of the EPEA requires that a Personal Identification Number be obtained from ESRD if the facility generates, transports, stores or disposes of hazardous waste beyond the small quantities exemption listed in the *Waste Control Regulation*. The *TDG Act* requires that anyone transporting hazardous wastes and recyclables, which are considered dangerous goods, must carry a current certificate of TDG training.

### Site

There were no areas of potential environmental concern associated with waste handling or disposal, or evidence of unauthorized dumping observed or reported during the Site reconnaissance.

## 6.11 Air Emissions

### Background

Requirements for an Air Emissions Approval in Alberta are outlined in the *Environmental Protection and Enhancement Act* (EPEA), specifically within the *Activities Designation Regulation (276/2003)*. The Substance Release Division of the Activities Designation Regulation specifically identifies substance release activities that require air emissions approvals. The operation of fuel burning equipment for comfort heating in a building does not require an approval under the EPEA.

### Site

There are no known historical or current activities which generate emissions from the Site, which would require an air emissions approval. Amec Foster Wheeler has not identified a source of air emission, exempt from an approval, which represents potential source of environmental concern to the Site.

## 6.12 Storm, Sanitary and Process Wastewater

### Background

The *Water Resources Act* outlines the regulatory requirements for obtaining water from natural water systems in Alberta, as well as discharging to these systems. The requirements for approval, with respect to wastewater and stormwater drainage in Alberta, are outlined in the EPEA, specifically within the *Activities Designation Regulation (276/2003)*. The Substance Release Division of the Activities Designation Regulation specifically identifies substance release activities, which require wastewater and stormwater drainage approvals. Regulatory control of wastewater and stormwater discharges is regulated by the *Alberta Wastewater and Storm Drainage Regulation (119/1993) (as amended)* and the *Wastewater and Storm Drainage*

(*Ministerial Regulation (120/1993)*). The release of normal domestic sewage and normal stormwater to the municipal sanitary and storm sewerage systems does not require an approval under EPEA. Control of discharges to the municipal sewerage system is the responsibility of the municipality.

## Site

The Site is connected to the municipal storm and sanitary sewerage system. Precipitation and meltwater are directed to five catch basins located in the paved parking areas. Amec Foster Wheeler did not identify areas of potential environmental concern associated with Site drainage.

## 6.13 Spills, Surface Staining and Stressed Vegetation

### Background

The *Transportation of Dangerous Goods Act, 1992, S.C. 1992, c. 34*, and the *Transportation of Dangerous Goods (TDG) Regulations (SOR/2001 – 286)* identify the nine classes of regulated substances. The regulation outlines under what conditions a release or ‘spill’ of a substance into the environment must be reported to the appropriate local authorities and if applicable, to ESRD.

The properties of a substance, in combination with the physical condition and properties of the material which are stained, will affect the nature, degree and extent of impact caused by a release. Surface discolouration or staining of the ground surface as well as surface films, odour, or textural anomalies may be representative of either a one-time spill or release event or the result of long-term spills, drips or leaks which may have occurred during storage, decanting or filling. Localized or widespread stressed vegetation, evident by foliage discolouration, changes in vegetation cover, areas of predominant chemical tolerant plant species, or areas devoid of vegetation may also be evidence of subsurface impacts associated with historical spills or releases. The application of new gravel or surface materials or the relocation of the filling/decanting stations or storage facilities can make evidence of a potential subsurface issue difficult to identify.

## Site

Amec Foster Wheeler did not identify evidence of a spill, surface staining or stressed vegetation during the Site reconnaissance.

## 6.14 Mould

### Background

Many different mould species can cause health concerns, especially in indoor environments. Moulds can produce allergens that can trigger allergic reactions or even asthma attacks in people allergic to mould. They can cause potentially life-threatening infections in people with compromised immune systems. Some mould species such as *Aspergillus versicolor* and *Stachybotrysatra* produce toxins that can have both acute and chronic health effects.

Different species can grow on a variety of substrates such as wood, paper, carpet, foods, and insulation. Moulds can grow on just about any organic substrate as long as moisture and oxygen are present. Controlling moisture can control mould growth but spores already present will not be eliminated. Mould can often be hidden from immediate view and can grow on the undersides of carpet, ceiling tiles or drywall. In damp areas or places where water leaks are known to have occurred, mould growth should be suspected. Qualified Occupational Health and Safety personnel can confirm this by inspection.

Care must be taken in the removal or clean up of mould affected building materials. The minimum personal protective equipment recommended is eye-goggles, gloves, and an N-95 respirator. It is particularly important not to raise dust during the removal, as this will spread the spores. Amec Foster Wheeler recommends that only qualified people be involved in the removal of mould-affected materials.

Suspected mould growth on building materials is identified by visual growth or evidence of water intrusion/damage. Microbial growth may occur within enclosed spaces and may not be evident from a walk through building assessment. Removal of materials containing mould should be done in accordance with *Occupational Health and Safety Regulation, Alta Reg. 62/2003* and the *Occupational Health and Safety Code 2009*.

## Site

No mould was observed during site reconnaissance, however, Evidence of water was identified within the northeast corner of the ceiling in bay 4 of building 569 (Photo #8, Appendix D). The presence of moist and dark conditions within building materials is conducive to mould growth.

## 6.15 Equipment Containing Hazardous Substances

### Background

Hydraulic fluids include a large group of liquids the most common of which include mineral oils, organophosphate ester, and polyalphaolefin. Some fluids have an odour some do not, and some are combustible and some are not. Hydraulic fluids are either petroleum hydrocarbon derivatives or man-made. The health and environmental effects of hydraulic fluids is also variable; however, their carcinogenicity has not been evaluated. In the environment, hydraulic fluids tend to degrade rapidly but may be persistent for more than a year. The toxic effects of hydraulic fluids on humans and other organisms are poorly understood.

Building operating equipment such as hydraulic lift equipment, in-ground vehicle hoists, hydraulic piston-style elevators, some escalators, and hydraulic dock levellers operate with hydraulic fluids and possibly lubricants within their system and in reservoirs. The construction of a building and installation of these types of equipment typically include in-ground hydraulic cylinders and/or below floor pits or vaults which are either lined with concrete or open to the soils or aggregate material beneath a building foundation. The equipment requires regular inspection and maintenance. In the event of manufacturing defects, damage or as the equipment deteriorates over time, seals and valves may fail and fluids can be released.

Mercury has historically been employed in the construction of thermostats, switches and lamps. Commercial switches and thermostats reportedly may contain 2 to 18 mg of mercury with industrial switches and equipment containing 5 kg or more. Older mercury-containing lamps can contain up to 80 mg of mercury per lamp. Fluorescent lamps manufactured since 2000 have in the order of 4 to 12 mg of mercury per lamp. Other types of lamps, such as metal-halide and high-pressure sodium vapour, can also contain mercury in the order of 20 to 250 mg/lamp.

Mercury was also commonly added to leaded paints as a fungal retardant (biocide); however, it is not commonly tested for as the proper handling and disposal of lead-containing paints would typically minimize any safety or disposal issues for mercury. The Surface Coating Materials Regulations (April 2005) restricted the maximum total mercury content of paints and other liquid coating materials to 10 mg/kg in or around premises attended by children or pregnant women.

Ionization smoke detectors use a small radioactive source in detecting smoke particles. The radionuclide used is an oxide of Americium-241, which is bonded to a metallic foil and sealed in an ionization chamber. Americium-241 emits alpha particles and low-energy gamma rays. The smoke detector alarm is activated when the flow of alpha particles is interrupted by smoke particles. When smoke detectors are used in accordance with manufacturer requirements and are not opened, they do not pose a radiation human health risk. The Atomic Energy Control Board (AECB) achieves regulatory control of nuclear materials and nuclear facilities through a comprehensive licensing system, which is administered through the cooperation of federal and provincial government departments such as health, environment, transportation and labour.

The handling and disposal of mercury wastes are regulated by *the Waste Control Regulation 192/1996 (as amended)* and the *Canadian Environmental Protection Act*. Disposal of small quantities of radioactive/liquid mercury waste (one to two smoke detectors or thermostats), and mercury vapour waste (10 or less lamps), into non-hazardous waste receptacles is generally acceptable. Larger quantities are regulated for disposal as Special Wastes.

## Site

Based on the date of construction (2014) it is unlikely that equipment containing significant amounts of hazardous substances are present on-Site.

## 6.16 Equipment Containing Polychlorinated Biphenyl Fluids

### Background

Polychlorinated Biphenyl (PCB) containing products were manufactured for use in applications where stable, fire-resistant, and heat-transfer properties were demanded up to approximately 1980. Most PCBs were sold for use as dielectric fluids (insulating liquids) in electric transformers and capacitors. Other uses included heat transfer fluid, hydraulic fluid, dye carriers in carbonless copy paper, some electrical and communication components, plasticizers, paints, plastics, rubbers, lubricants, wax extenders, adhesives, caulking compounds and other materials that required durability and resistance to thermal and photo-reactive processes and weathering for industrial applications. Since 1977, the Government of Canada has adopted

various regulations and taken measures to manage PCB manufacture, import, export, sale, storage, transportation, destruction and releases into the environment. PCBs are currently regulated under the *PCB Regulations (SOR/2008-273)*. The *PCB Regulations* set deadlines for ending the use of PCBs in concentrations at or above 50 mg/kg, eliminating all PCBs and equipment containing PCBs currently in storage, and limiting the period of time PCBs can be stored before being destroyed. These deadlines apply based on the liquid or solid state of the PCB, the concentration of the PCB or the type of equipment or materials the PCB is contained in.

Human health concerns associated with PCBs include carcinogens, if they are ingested, and toxic by-products including furans and dioxins, if they are burned.

## Site

Based on the date of construction (2014) it is unlikely that PCB is present in transformers located on-Site.

## 6.17 Equipment Containing Ozone-Depleting Substances

### Background

An ozone-depleting substance (ODS) refers to any substance containing chlorofluorocarbon (CFC), hydrochlorofluorocarbon (HCFC), Halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, packaging, laminates, aerosols, air conditioning and refrigerants, propellants, fire extinguishers, cleaning solvents, and in the sterilization of medical equipment. Federal regulations introduced in 1995 required the elimination of production and import of CFCs by 01 January 1996 (subject to certain essential uses), a suspension on the production and import of HCFC-22 by 01 January 1996, and the complete elimination of HCFC-22 by the year 2020. The HPA does not require the licensing, approval, or registration of property at which ODSs have been identified. However, Alberta regulations require the licensing of contractors who handle ODSs through equipment servicing.

## Site

Air-conditioning units, fridges and freezers were identified on-Site and may contain ODS.

## 6.18 Asbestos-Containing Materials

### Background

Asbestos-containing materials (ACMs) were generally discontinued from use in Canada in the late 1970s to early 1980s, although non-friable asbestos is still found in many more recent buildings. ACMs are fibrous hydrated silicates, and can be found in building materials as either 'friable' or 'non-friable' asbestos products. Friable asbestos (material containing 0.1 percent or greater asbestos fibres), refers to materials that can be readily crumbled using hand pressure, separating asbestos fibres from the binding materials with which they are associated. Non-friable material (material containing 1.0 percent or greater asbestos fibres) refers to

asbestos that is associated with a binding agent (such as tar or concrete), preventing ready release of airborne fibres. Friable asbestos is commonly found in boiler and pipe insulation. Non-friable or bound asbestos is typically found in roofing tars, floor tiles, and precast asbestos concrete products commonly referred to as 'transite'.

The only method of confirming whether materials are asbestos-containing is to sample and analyze the suspect materials. Any potential ACM must be treated as an ACM unless laboratory analysis indicates otherwise. Alberta Labour and the Alberta Asbestos Abatement Manual state that asbestos/asbestos fibres are not permitted in or to enter into building air plenums. Employees present in buildings with known or suspect ACMs must be informed and all ACMs must be identified. Materials that are identified as containing asbestos which are in poor condition should immediately be managed, either by proper encapsulation or removal. ACMs will also become an issue during renovation, alteration, maintenance or demolition activities during which these materials would be disturbed. Removal of materials containing asbestos should be done in accordance with *Alberta Human Resources & Employment Health and Safety, Alberta Asbestos Abatement Manual, Current Edition, Occupational Health and Safety Regulation, Alta Reg. 62/2003* and the *Occupational Health and Safety Code 2009*.

## Site

Based on the date of construction (2014) asbestos materials are not likely present on-Site.

## 6.19 Lead-Containing Paint

### Background

Lead was used extensively for pigmentation, sealing, and as a drying agent in oil based paints up until the early 1950s. Exterior paints typically contained up to 60 percent lead by weight. Beginning in the 1960s, a decrease in the content of lead employed in paints was initiated. In 1976, the federal government passed the *Liquid Coating Materials Regulations* under the *Canadian Hazardous Products Act* limiting the amount of lead for interior paints to 0.5 percent by weight of the dried paint film. Exterior and commercial paints could still contain lead and these lead paints were routinely used in buildings until the early 1980s. In 2005, under the *Hazardous Products Act*, the federal government issued the *Surface Coating Materials Regulations SOR/2010-224*, which limited the amount of lead permissible in paints and other surface coating materials to 0.009 percent lead by dry weight (90 mg/kg). This reduction does not generally apply to surface coatings applied to buildings or other structures used for agricultural or industrial purposes as an anti-weathering or anti-corrosive coating.

The presence of lead-containing paints (LCPs) in buildings represents the most significant hazard where persons, notably small children, may ingest peeling or flaking LCPs. The generation of airborne lead-containing dust created during renovation, demolition, or construction activities (i.e., during sanding and grinding), or like actions on deteriorated painted surfaces (peeling/flaking) also comprises a potential health concern. The Alberta Occupational Health and Safety Regulation occupational exposure limits for an eight-hour period for lead in air is 0.05 mg/m<sup>3</sup>. The Canadian Council of Ministers of the Environment has also established allowable concentrations of lead in soil, sediment and water.

The presence of LCPs can only be verified through sampling and analysis of suspect paint samples. If present, LCPs may be addressed through the implementation of appropriate management or abatement plans to protect the health of persons working at the property, as required under the *Occupational Health and Safety Act*. Appropriate management and disposal plans are also required where maintenance, alteration, renovation, or demolition activities undertaken at a property may disturb these lead-containing materials and generate waste materials as required under the *Occupational Health and Safety Code 2009*.

## Site

Based on the date of construction lead base paints are not likely present on-Site.

## 6.20 Urea Formaldehyde Foam Insulation

### Background

Urea Formaldehyde Foam Insulation (UFFI) was widely used as an insulating material in the 1970s and up until December 1980, when a ban on the use of UFFI was enacted under the HPA. UFFI is low-density foam that is formed by the polymerization of urea and formaldehyde liquids. Some buildings were constructed with UFFI. In addition, UFFI was commonly injected through walls by drilling injection holes, typically in roof structures, ceilings and overhangs. The HPA does not require the licensing, approval or registration of a property where UFFI has been identified except for residential properties. The human health concerns associated with UFFI are the release of gases as the UFFI cures, ages and degrade. Sampling and analysis is required to confirm the presence of UFFI in suspect materials.

## Site

Based on the date of construction (2014) UFFIs are not likely to be present on-Site.

## 7.0 OFF-SITE SURROUNDING LAND USES

Amec Foster Wheeler visually inspected the surrounding land uses within a 150 m radius of the Site on 21 June 2016 on foot to identify current land uses and to identify off-site areas of potential environmental concern to the subject Site. Surrounding lands were viewed from publicly accessible areas and Amec Foster Wheeler did not enter any of the observed off-site buildings. The Site and surrounding lands are illustrated in Figure 1. A summary of observations regarding surrounding land use is provided below.

### North

Versa Cold.

### East

43<sup>rd</sup> Street North followed by agricultural land.

## **South**

Southern Irrigation.

## **West**

Volker Stevin yard.

## 8.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the information collected during this Phase I ESA, no areas of potential environmental concern (APEC) were identified. An area with apparent water damage was identified in the ceiling on the northeast corner of the building 569 in bay 4 (Photo #8, Appendix D). Moist and dark conditions are conducive to potential mould growth. The presence or absence of mould should be determined by qualified personnel.

The opinions in this report are based on the assumption that information provided to Amec Foster Wheeler, and information presented by others in reports to various agencies, is accurate and complete.

## 9.0 CLOSURE

This report was prepared for the exclusive use of 543 Business Park Ltd and is intended to provide an environmental assessment of the property located at the Site described herein, at the time of the Site visit. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Amec Foster Wheeler will be required. With respect to third parties, Amec Foster Wheeler has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the Phase I ESA of the property conducted by Amec Foster Wheeler. It is based solely on the conditions of the Site encountered at the time of the Site visit on 21 June 2016, supplemented by a review of historical information and data obtained by Amec Foster Wheeler as described in this report, and discussion with a representative of the owner/occupant, as reported herein. Except as otherwise maybe specified, Amec Foster Wheeler disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Amec Foster Wheeler after the time during which Amec Foster Wheeler conducted the Phase I ESA. In evaluating the property, Amec Foster Wheeler has relied in good faith on information provided by other individuals noted in this report. Amec Foster Wheeler has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Amec Foster Wheeler accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted. Amec Foster Wheeler makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel. This Report is also subject to the further Standard Limitations contained in Appendix F.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully submitted,

**Amec Foster Wheeler**  
**Environment & Infrastructure**



Scott Roughead, C.E.T.  
Senior Environmental Technologist  
**ASET Member: 98653**

***Reviewed by:***

Ryan Hornung, B.Sc., P.Ag..  
Senior Environmental Scientist

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## Figures

**Figure 1: Location Plan**

**Figure 2: Site Plan**



Amec Foster Wheeler Environment & Infrastructure

469 - 40th Street South  
 Lethbridge, Alberta CANADA T1J 4M1  
 Tel. (403) 327-7474  
 Fax (403) 327-7682



543 Business Park Ltd.

TITLE	LOCATION PLAN	DWN BY:	BJ	DATUM:	NA	DATE:	JULY 2016
PROJECT	Phase I Environmental Site Assessment 543 - 43rd Street North Lethbridge, Alberta	CHK'D BY:	SR	PROJECT NO:	BX20127	FIGURE 1	
		SCALE:	NTS				



Amec Foster Wheeler Environment & Infrastructure  
 469 - 40th Street South  
 Lethbridge, Alberta CANADA T1J 4M1  
 Tel. (403) 327-7474  
 Fax (403) 327-7682



543 Business Park Ltd.

TITLE	SITE PLAN	DWN BY:	BJ	DATUM:	NA	DATE:	JULY 2016
PROJECT	Phase I Environmental Site Assessment 543 - 43rd Street North Lethbridge, Alberta	CHK'D BY:	SR	PROJECT NO:	BX20127	FIGURE 2	
		SCALE:	NTS				

## **Appendix A**

### **Land Titles**



## LAND TITLE CERTIFICATE

S  
 LINC                      SHORT LEGAL                      TITLE NUMBER  
 0035 574 897            1310294;24;5                      131 126 019

## LEGAL DESCRIPTION

PLAN 1310294  
 BLOCK 24  
 LOT 5  
 EXCEPTING THEREOUT ALL MINES AND MINERALS  
 AREA: 2.712 HECTARES (6.7 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE  
 ATS REFERENCE: 4;21;9;4;NE

MUNICIPALITY: CITY OF LETHBRIDGE

REFERENCE NUMBER: 131 028 910

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION	
131 126 019	31/05/2013	TRANSFER OF LAND	\$1,800,000	SEE INSTRUMENT	

## OWNERS

543 BUSINESS PARK LTD.  
 OF 4416 YALE ROAD WEST  
 CHILLIWACK  
 BRITISH COLUMBIA V2R 3Z9

## ENCUMBRANCES, LIENS &amp; INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
021 424 422	02/12/2002	UTILITY RIGHT OF WAY GRANTEE - THE CITY OF LETHBRIDGE. AS TO PORTION OR PLAN:0214067
121 017 279	19/01/2012	MORTGAGE MORTGAGEE - THE BANK OF NOVA SCOTIA. PO BOX 48700 BENTALL CENTRE, 595 BURRARD ST

( CONTINUED )

PS 2 of 3

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ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

# 131 126 019

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
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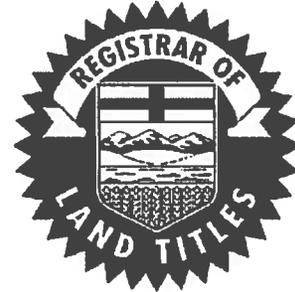
VANCOUVER  
BRITISH COLUMBIA V7X1V6  
ORIGINAL PRINCIPAL AMOUNT: \$7,000,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 13 DAY OF JUNE,  
2016 AT 11:37 A.M.

ORDER NUMBER: 30847963

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).

Pg 3 of 3

SR 78146889

R 1310294 BK 24 lot 5

back to 1940.

(NE 4 - 9 - 21 - W 4)

131 126 019 (check)



74 Z 219 (SPIN last title).

74 Z 219 memo

76 Z 59

60 I 195

60 A 55

49 I 13

(19 34)

xx

MLET 60

JUN 14 2016



HISTORICAL LAND TITLE CERTIFICATE  
TITLE CANCELLED ON APRIL 02, 1993

S  
LINC                      SHORT LEGAL                      TITLE NUMBER  
0022 171 938            4;21;9;4;NE                      74Z219

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 21 TOWNSHIP 9  
SECTION 4

QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS  
EXCEPTING FIRSTLY:

PLAN	NUMBER	HECTARES	(ACRES)
ROADWAY	2HZ	0.967	(2.39)
SUBDIVISION	1485LK	1.17	(2.88)
ROAD WIDENING	8011190	1.250	(3.09)

SECONDLY: 26 HECTARES (64.24 ACRES) MORE OR LESS, BEING THE WESTERLY 1060 FEET IN WIDTH THROUGHOUT THE SAID QUARTER SECTION

THIRDLY: THE MOST EASTERLY 155 FEET IN PERPENDICULAR WIDTH OF THE MOST WESTERLY 1215 FEET IN PERPENDICULAR WIDTH OF THE NORTH EAST QUARTER OF SAID SECTION 4 LYING BETWEEN THE NORTHERN LIMIT OF FIFTH AVENUE NORTH SHOWN ON A PLAN REGISTERED IN SAID OFFICE AS NO. 2HZ AND THE SOUTHERN LIMIT OF NINTH AVENUE NORTH, SHOWN ON A PLAN REGISTERED IN SAID OFFICE AS NO 1485LK CONTAINING 3.625 HECTARES (8.958 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS AND THE RIGHT TO WORK THE SAME

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF LETHBRIDGE

---

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
74Z219	16/04/1951			NOT EST-4948ES

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OWNERS

HER MAJESTY THE QUEEN IN RIGHT OF CANADA

-----  
ENCUMBRANCES, LIENS & INTERESTS

PAGE 2  
# 74Z219

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
1476GK .	22/04/1952	EASEMENT AS TO PORTION OR PLAN:GL95 "0.97 OF AN ACRE, FOR GAS PIPE LINE R/W"
9026HC .	08/02/1957	MORTGAGE MORTGAGEE - MONTREAL TRUST COMPANY. "MORTGAGE OF UTILITY RIGHT OF WAY NO. 1476GK"
7245HN .	27/11/1958	CAVEAT CAVEATOR - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. "S. 16 1/2 FT. OF E. 500 FT."
2800LQ .	06/12/1972	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE OLDMAN RIVER REGIONAL PLANNING COMMISSION.
931 072 077	02/04/1993	TRANSFER OF LAND OWNERS - THE CITY OF LETHBRIDGE. 910 - 4TH AVENUE S., LETHBRIDGE ALBERTA T1J0P6 NEW TITLE ISSUED

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 14 DAY OF JUNE,  
2016 AT 03:21 P.M.

ORDER NUMBER: 30862041

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).

LAND TITLES ACT, Sec. 81—The land mentioned in any certificate of title granted under this Act shall by implication and without any special mention therein, unless the contrary is expressly declared, be subject to—  
 (a) Any subsisting reservations or exceptions contained in the original grant of the land from the Crown;  
 (b) All usual taxes, including litigation and drainage district rates;  
 (c) Any public highway or right-of-way or other public easement, howsoever created upon, over or in respect of the land;  
 (d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the lease;  
 (e) Any decrees, orders or executions against or affecting the interest of the owner of the land which have been registered and undisturbed in force against the owner;  
 (f) Any right of representation which may by statute be vested in any person, body corporate, or His Majesty;  
 (g) Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province.



219  
 Found an instrument registered at 348  
 P. on the 16 day of APRIL  
 A.D. 1951  
 Under 4948 (Stat. E.S.S. 149)  
 R. B. HALL  
 ACTING Registrar (S. 29.5)

# Certificate of Title

Assoc. Fund Value \$ \_\_\_\_\_ Refer Cert. No. 76 Z. 59  
 Unearned Inc. Value \$2334.25

South Alberta Land Registration District

This is to Certify that HIS MAJESTY THE KING IN RIGHT OF

CANADA

is now the owner of an estate in fee simple  
 of and in THE NORTH EAST QUARTER OF SECTION FOUR (4) IN TOWNSHIP NINE (9) RANGE TWENTY ONE

(21) WEST OF THE FOURTH MERIDIAN IN THE PROVINCE OF ALBERTA CONTAINING ONE HUNDRED AND SIXTY (160) ACRES MORE OR LESS.

EXCEPTING FIRSTLY, SIXTY FOUR AND TWENTY FOUR HUNDREDTHS (64.24) ACRES MORE OR LESS BEING THE WESTERLY ONE THOUSAND AND SIXTY (1060) FEET IN WIDTH THROUGHOUT THE SAID QUARTER SECTION, AND

SECONDLY, TWO AND THIRTY NINE HUNDREDTHS (2.39) ACRES MORE OR LESS REQUIRED

FOR A SURVEYED ROADWAY AS SHOWN ON A PLAN OF SURVEY OF THE SAID ROADWAY ON RECORD IN THE DEPARTMENT OF LANDS AND FORESTS AS NO. 1861 R.D. AND ALSO IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISTRICT AS 2 H. 2.

**CANCELLED ON GENERAL DATES 2/8/76**

THE LAND HEREIN DESCRIBED CONTAINING NINETY THREE AND THIRTY SEVEN HUNDREDTHS (93.37) ACRES MORE OR LESS.

RESERVING UNTO HIS MAJESTY ALL COAL AND UNTO THE ALBERTA RAILWAY AND IRRIGATION COMPANY ALL OTHER MINERALS AS SET FORTH IN TRANSFER REGISTERED AS 3576 E.M.

AND SUBJECT TO THE RESERVATIONS, CONDITIONS, RIGHTS AND PROVISOS AS ARE SET FORTH IN NOTIFICATION REGISTERED AS 4948 E.S., AND

subject to the encumbrances, liens and interests notified by memorandum in writing or endorsed hereon, or which may hereafter be made in the register

In Witness Whereof I have hereunto subscribed my name and affixed my

official seal this SIXTEENTH day of APRIL A.D. 1951

Wm. H. Hall Registrar  
 South Alberta Land Registration District

P.O. Address \_\_\_\_\_  
 0.97 of an acre - Easement (subject to) Gas Pipe Line R/W - Plan C.L. 95 - 17 March 1952 - 11.46 H.M. - 22 April 1952 - 1476 G.H.R.

OVER

Sheet 341CC has lapsed on notice - 20 March 1951 - 10<sup>23</sup> AM - 13 Sept 1951 - 249361  
Sheet 4935CO has lapsed on notice - 13 Dec. 1951 - 10<sup>14</sup> AM - 17 Dec. 1951 - 784464

Withdrawal of invalidly issued Certificate 5631 D.P. - 23 Nov 1951 - 10<sup>23</sup> AM - 26 Nov 1951 - 28796X  
Withdrawal of invalidly issued Certificate 5631 D.P. - 23 Nov 1951 - 10<sup>23</sup> AM - 26 Nov 1951 - 11090P  
Certificate - Imperial Oil Limited - 22 Apr. 1953 - 2<sup>02</sup> PM - 27 Apr. 1953  
(Petroleum, Natural Gas + Related Hydrocarbons except Coal + Vol. Esters)

This Certificate is cancelled and a new Certificate 96 F 189 issued to  
Boston Payne (Exec.) Ltd.  
under Transfer to (London) Transmittal Form the  
above named registered owner. D. N. 23 April 1954  
and Registered at 3.54 o'clock P.M. on day  
June A.D., 1954 No. 6604 G.R.  
Wm Wray Registrar

LAND TITLES ACT, Sec. 61.—The land mentioned in any certificate of title granted under this Act shall by implication and without any special mention therein, unless the contrary is expressly declared, be subject to—

- (a) Any subsisting encumbrances or exceptions contained in the original grant of the land from the Crown;
- (b) All unpaid taxes, including irrigation and drainage district rates;
- (c) Any public highway or right-of-way or other public easement, howsoever created upon, over or in respect of the land;
- (d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the lease;
- (e) Any decree, order or execution issued or affecting the interests of the owner of the land which have been registered and maintained in force against the owner;
- (f) Any right of expropriation which may by statute be vested in any person, body corporate or His Majesty;
- (g) Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province.



Based on a statement registered on 10, 17  
 A on the 29 day of DECEMBER  
 1947  
 Number 7397 (Book B, X, 5, 195)  
 W. FORBES  
 Registrar, S. A. L. R. D.

# Certificate of Title

Assec Fund Value \$03,379.00  
 Unearned Inc. Value \$15,950.00

Refer Govt. No. 60 I. 195

South Alberta Land Registration District

This is to Certify that \_\_\_\_\_

THE GOVERNMENT OF ALBERTA  
 AS REPRESENTED BY THE REGISTRAR OF  
 LANDS AND MINES.

is now the owner of an estate in fee simple \_\_\_\_\_

of and in THE NORTH HALF OF SECTION FOUR (4) AND THE SOUTH HALF OF SECTION NINE (9) ALL IN

TOWNSHIP NINE (9) RANGE TWENTY ONE (21) WEST OF THE FOURTH MERIDIAN IN THE PROVINCE OF ALBERTA CONTAINING TOGETHER SIX HUNDRED AND FORTY (640) ACRES MORE OR LESS.

EXCEPTING OUT OF THE NORTH WEST QUARTER OF SECTION FOUR (4) ONE AND FIFTY ONE ONE HUNDREDTHS (1.51) ACRES MORE OR LESS BEING THAT PORTION WHICH IS COMPRISED WITHIN A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISTRICT AS LETHBRIDGE 4310 A.L.

THE LAND HEREIN COMPRISED CONTAINING TOGETHER SIX HUNDRED AND THIRTY EIGHT AND FORTY NINE HUNDREDTHS (638.49) ACRES MORE OR LESS.

RESERVING UNTO HIS MAJESTY ALL COAL AND UNTO THE ALBERTA RAILWAY AND IRRIGATION COMPANY ALL OTHER MINERALS AS SET FORTH IN TRANSFERS REGISTERED AS 7576 E.M. AS TO THE NORTH HALF OF SECTION FOUR (4) AND THE SOUTH EAST QUARTER OF SECTION NINE (9) AND 2414 P.E. AS TO THE SOUTH WEST QUARTER OF SAID SECTION NINE (9) AND

**CANCELLED**

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my

official seal this TWENTY NINTH  
 day of DECEMBER A.D. 1947

*W. Forbes* Registrar  
 South Alberta Land Registration District

P.O. Address \_\_\_\_\_

From the

day of

over

This Certificate is cancelled as to NE 1/4 Sec. 4 - Ex. 14  
 except Mines and Minerals and a new Certificate  
 issued to H. M. King  
 (Roadway) under Plan \_\_\_\_\_ Dated: 27 January 1954  
 and Registered at 10<sup>00</sup> AM, 27 March 1954 as 247

The Certificate is cancelled as to NE 1/4 of Sec. 4 - Ex. 14  
 and a new Certificate 747,219 is issued  
 taking in Right of Abandonment  
 under Transfer to \_\_\_\_\_ from the  
 above named \_\_\_\_\_  
 and Registered at 4<sup>45</sup> PM, 17 April 1951  
 A.D., by 51 AM No. 4945 E.S.

SE 1/4 of 9 - Great Canadian Western Natural Gas Company Limited  
 (Strip 1/2 ft in width)  
 18 March 1952 - 10:21 AM - 20 March 1952 - 621 G.H. E.

SW 1/4 of 9, which is shown as Parcel A containing 12 acres  
 Plan 4046 G.S.  
 Lethbridge Co-operative Packers Limited - 90146 - 27 Feb. 1953 - 2<sup>00</sup> PM - 16 April 1953 - 514E

Withdrawal of Consent 621 G.H. - 10<sup>00</sup> June, 1954 - 10<sup>00</sup> AM - 20<sup>00</sup> June, 1954 - 1673 G.T. F.

THIS CERTIFICATE IS CANCELLED as to SE 1/4 of Sec. 9 (part)  
 of 160.0 ft of 1/4 sec. 9 cont. 52 ac. 2 and 6/161.0 ft of West  
 160.0 ft of SE 1/4 cont. 28.93 ac. 1 - Notification  
 in accordance with the transfer, subject to any exceptions and/or reser-  
 vations therein and a new Certificate No. 101-Z-35  
 issued this 7 day of Oct. 1955 to C. O. McPherson  
 D.B. 1690 E.S. W. Murray A.D. Reg.

Plan 11 250 ft of West 1/2 ft of 1/4 sec. 14 cont. 1/2 acre to the West of Parcel A, Plan 4078 G.S.  
 Great Western Oil Company Ltd. - 24 Sept. 1957 - 10<sup>30</sup> AM - 27 Sept. 1957 - 2172 H.S.

Notification containing 0.8033 acres  
 shown as Parcel "B" Plan 1062 203  
 issued 17 April 1958 - Twenty Seven Oil Company  
 D.B. 6104 E.S. W. Murray A.D. Reg.

THIS CERT. OF TITLE IS CANCELLED as to 0.938 acres  
 in accordance with the transfer, subject to any exceptions and/or reser-  
 vations therein and a new Certificate of Title No. 14277 249  
 issued this day of 19 to  
 D.B. \_\_\_\_\_ A.D. Reg.

This Certificate is cancelled as to 0.938 acres in NW 4  
 except Mines and Minerals and a new Certificate  
 issued to H. M. The Queen.  
 (Roadway) under Plan \_\_\_\_\_ Dated \_\_\_\_\_ 19\_\_\_\_  
 and Registered at \_\_\_\_\_ 22 Feb. 1956 as 4053 J.K.  
 W. Murray A.D. Reg.

THIS CERT. OF TITLE IS CANCELLED as to 7.98 acres in NW 4  
 To Plan of Subdivision  
 in accordance with the transfer, subject to any exceptions and/or reser-  
 vations therein and a new Certificate of Title No. 14277 249  
 issued this 22 day of Feb. 1956 to H. M. The Queen - Minister of Lands & Mines  
 D.B. 4054 J.K. W. Murray A.D. Reg.

THIS CERT. OF TITLE IS CANCELLED as to 1.91 ACRES  
 in NW 4 - 4 - To Plan of STREET  
 in accordance with the transfer, subject to any exceptions and/or reser-  
 vations therein and a new Certificate of Title No. 167-5-61  
 issued this 2 day of Sept. 1954 to J. L. \_\_\_\_\_  
 D.B. 4319 J.K. W. Murray A.D. Reg.

Withdrawal of Consent - 20<sup>00</sup> AM - 1 Feb. 1952 - 1452 L.D.  
 W. Murray A.D. Reg.

THIS CERT. OF TITLE IS CANCELLED as to 1.761 acres  
 in accordance with the transfer, subject to any exceptions and/or reser-  
 vations therein and a new Certificate of Title No. 167-5-61  
 issued this 3 day of Feb. 1954 to J. L. \_\_\_\_\_  
 D.B. 2350 J.G. W. Murray A.D. Reg.

THIS CERT. OF TITLE IS CANCELLED as to 1.761 acres  
 in accordance with the transfer, subject to any exceptions and/or reser-  
 vations therein and a new Certificate of Title No. 171-7-24-31-1000  
 issued this 17 day of Aug. 1972 to J. L. \_\_\_\_\_  
 D.B. 923 L.H. W. Murray A.D. Reg.

of  
 or  
 off  
 day  
 P.O.

LAND TITLES ACT, Sec. 31.—The land mentioned in any certificate of title granted under this Act shall by implication and without any special mention therein, unless the contrary is expressly declared, be subject to—

- (1) Any subsisting encumbrances or exceptions contained in the original grant of the land from the Crown;
- (2) All unpaid taxes, including irrigation or drainage district rates;
- (3) Any public highway or right-of-way or other public easement, however created upon, over or in respect of the land;
- (4) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the lease;
- (5) Any decrees, orders or carelessness actions or affecting the interest of the owner of the land which have been registered and subsist in force against the owner;
- (6) Any right of expropriation which may by statute or ordinance be vested in any person, body corporate, or His Majesty;
- (7) Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province.



DB

Land on instrument registered at 3.06 a/c/d  
 P. on the 18 day of FEBRUARY  
 of 1943  
 Number 2416 Dist. F.E. Site 69  
 W. FORBES  
 Registrar, P.A.S.P.A.

# Certificate of Title.

Asses. Fund Value \$35000.00

Unearned Inc. Value \$17558.47

Refer Cert. No. 60, A, 54

60, A, 55  
60, I, 194

South Alberta Land Registration District.

This is to Certify that HIS MAJESTY THE KING IN THE RIGHT OF

CANADA

is now the owner of an estate in fee simple

of and in THE NORTH HALF OF SECTION FOUR (4) AND THE SOUTH HALF OF SECTION NINE (9) ALL IN TOWNSHIP NINE (9) RANGE TWENTY ONE (21) WEST OF THE FOURTH MERIDIAN IN THE PROVINCE OF ALBERTA CONTAINING TOGETHER SIX HUNDRED AND FORTY (640) ACRES MORE OR LESS.

TO ENDORSEMENTS ON BACK OF TITLE

EXCEPTING OUT OF THE NORTH WEST QUARTER OF SECTION FOUR (4) ONE AND FIFTY ONE ONE HUNDREDTHS (1.51) ACRES MORE OR LESS BEING THAT PORTION WHICH IS COMPRISED WITHIN A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISTRICT AS LETHBRIDGE 4310 A.L.

THE LAND HEREIN COMPRISED CONTAINING TOGETHER SIX HUNDRED AND THIRTY EIGHT AND FORTY NINE HUNDREDTHS (638.49) ACRES MORE OR LESS.

RESERVING UNTO HIS MAJESTY ALL COAL AND UNTO THE ALBERTA RAILWAY AND IRRIGATION COMPANY ALL OTHER MINERALS AS SET FORTH IN TRANSFERS REGISTERED AS 3576 E.M. AS TO THE NORTH HALF OF SECTION FOUR (4) AND ..... AS TO THE SOUTH EAST QUARTER OF SECTION NINE (9) AND 2414 F.E. AS TO THE SOUTH WEST QUARTER OF SAID SECTION NINE (9) AND

subject to the encumbrances, liens and interests notified by memorandum, endorsed written, or endorsed hereon, or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my

official seal this EIGHTEENTH day of FEBRUARY A.D. 1943.

Registrar

This Certificate is cancelled P.O. Address \_\_\_\_\_ South Alberta Land Registration District.

and a new Certificate 26759 issued to Minister of Lands & Mines from the under transfer to Asst. above named registered owner dated 7 Nov 1942 and registered at 10 o'clock A.M. this 29 day of Dec A.D. 1942 as No. 7397EX

W. J. Dalbey

LAND TITLES ACT, Sec. 57.—The land mentioned in any certificate of title granted under this Act shall by implication and without any special mention therein, unless the contrary is expressly declared, be subject to—

- (a) Any existing restrictions or exceptions contained in the original grant of the land from the Crown;
- (b) All unpaid taxes, including irrigation or drainage district rates;
- (c) Any public highway or right-of-way or other public easement, however created, upon, over or in respect of the land;
- (d) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the same;
- (e) Any decrees, orders or court decisions affecting the interests of the owner of the land which have been registered and maintained in force against the owner;
- (f) Any right of escheat which may by statute or ordinance be vested in any person, body corporate, or His Majesty;
- (g) Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province.



Based on instrument registered at 10.09.42  
 A on the 7 day of NOVEMBER  
 A.D. 19 42  
 Number 139 Book F.P. Folio 4  
 W. FORBES  
 Registrar S.A.L.R.D.

# Certificate of Title.

Assesed Fund Value \$7846.00

Refer Cert No. 19.1.13

Unearned Inc Value \$6920.00

South Alberta Land Registration District.

This is to Certify that ROGER CHARLES LUND OF PALO ALTO IN THE

STATE OF CALIFORNIA; ONE OF THE UNITED STATES OF AMERICA, (FARMER)

CANCELLED

is now the owner of an estate in fee simple

of and in THE NORTH HALF OF SECTION FOUR (4) IN TOWNSHIP NINE (9) RANGE TWENTY ONE (21)

WEST OF THE FOURTH MERIDIAN IN THE PROVINCE OF ALBERTA CONTAINING THREE HUNDRED AND TWENTY (320) ACRES MORE OR LESS;

EXCEPTING OUT OF THE NORTH WEST QUARTER THAT PORTION WHICH IS COMPRISED WITHIN A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION DISTRICT AS LETHBRIDGE 4310 A.L. CONTAINING ONE AND FIFTY ONE ONE HUNDREDTHS (1.51) ACRES MORE OR LESS;

THE LAND HEREIN COMPRISED CONTAINING THREE HUNDRED AND EIGHTEEN AND FORTY NINE HUNDREDTHS (318.49) ACRES MORE OR LESS.

RESERVING UNTO HIS MAJESTY ALL COAL AND UNTO THE ALBERTA RAILWAY AND IRRIGATION COMPANY ALL OTHER MINERALS AS SET FORTH IN TRANSFER REGISTERED AS 3576 E.M. AND

CANCELLED

*subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register.*

*In Witness Whereof I have hereunto subscribed my name and affixed my official seal this* SEVENTH

*day of* NOVEMBER A.D. 19 42

*W. Forbes* - Registrar

South Alberta Land Registration District

P.O. Address PALO ALTO, CALIFORNIA, U.S.A.

This Certificate is cancelled.....  
and a new Certificate 602195 issued in  
N.M. the King in the Right of Canada  
under Transfer to *Herr* from the  
above named registered owner dated 14 Nov. 1942  
and his interest at 3:06 o'clock P.M. on 18  
February A.D., 1943 as 2416 F.F.  
*C. F. Arber*  
as Auctioneer

LAND TITLES ACT, Sec. 11.—The land mentioned in any certificate of title granted under this Act shall be free from all incumbrances and without any special conditions thereon, unless the contrary is expressly declared, be subject to—

- (a) Any existing mortgages or encumbrances contained in the original grant of the land from the Crown;
- (b) All special taxes, including irrigation or drainage district rates;
- (c) Any public highways or rights-of-way or other public easements, however created upon, over or in respect of the land;
- (d) Any existing lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the lease;
- (e) Any decrees, orders or executions against or affecting the interest of the owner of the land which have been registered and maintained in force against the owner;
- (f) Any rights of occupation which may by statute or ordinance be vested in any person, body corporate, or His Majesty;
- (g) Any right-of-way or other easements granted or assumed under the provisions of any Act or law in force in the Province.



Based on instrument registered at 10, 16 ...  
 FVR A on the 2 day of OCTOBER  
 Vol. 219 34  
 Number 3576  
 J. B. M. S. 103  
 J. B. M. S. Registrar, S.A.L.R.D.

# Certificate of Title.

Asses. Final Value \$7846.25

Refer Cert. No. 10, 0, 103

Unearned Initial Value \$6920.25

South Alberta Land Registration District.

**CANCELLED** This is to Certify that THE LAND AND DEVELOPMENT COMPANY

LIMITED

is now the owner of an estate in fee simple

of and in THE NORTH HALF OF SECTION FOUR (4) IN TOWNSHIP NINE (9) RANGE TWENTY ONE (21) WEST

OF THE FOURTH MERIDIAN IN THE PROVINCE OF ALBERTA CONTAINING THREE HUNDRED AND TWENTY (320) ACRES MORE OR LESS.

EXCEPTING OUT OF THE NORTH WEST QUARTER THAT PORTION WHICH IS COMPRISED WITHIN A PLAN OF RECORD IN THE LAND TITLES OFFICE FOR THE SOUTH ALBERTA LAND REGISTRATION

DISTRICT AS LETHBRIDGE 4310 A.L. CONTAINING ONE AND FIFTY ONE ONE HUNDREDS (1.51) ACRES MORE OR LESS.

THE LAND HEREIN COMPRISED CONTAINING THREE HUNDRED AND EIGHTEEN AND FORTY NINE HUNDREDS (318.49) ACRES MORE OR LESS.

RESERVING UNTO HIS MAJESTY ALL COAL AND UNTO THE ALBERTA RAILWAY AND IRRIGATION COMPANY ALL OTHER MINERALS AS SET FORTH IN TRANSFER REGISTERED AS 3576 E.M. AND

**CANCELLED**

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my

official seal this SECOND

day of OCTOBER A.D. 1934

*J. B. M. S.* Registrar

South Alberta Land Registration District

P.O. Address LETHBRIDGE, ALBERTA,

NOTIFICATION (Tax Recovery Act 1938)  
 by Department of Finance, W. 1115  
 Dated 21 March 1939  
 10 April 1939  
 5005 E.O.

By virtue of a tax consolidation agreement dated the 29th day of May 1942 the interest of Royal Lumber in their lands is protected by the provisions of The Local Tax Arrears Consolidation Act, 1935. Registered 29th day of May 1942 No. 632 EX 1/2

WITHDRAWAL OF TAX NOTIFICATION #6005 E.O.  
 Registered at 10:22 A.M. 14 Aug. 1942 No. 825 E.T.

60A 55.

This Certificate is

issued to Progen Charles

under Transfer to 24 Feb 1937.

above named registrant 109

and registered at 139 F.E.

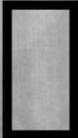
Charles A. B. Hall  
at New York

## **Appendix B**

### **Aerial Photographs**



Site



amec  
foster  
wheeler

Project:

**Phase I ESA  
543 41 Street North, Lethbridge, Alberta.**

Air Photo 1950

CLIENT:  
**543 Business Park Ltd.**

DATE: July 2016	JOB No.: BX20127	SCALE: N.T.S	APPENDIX A	REV. 1
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Site

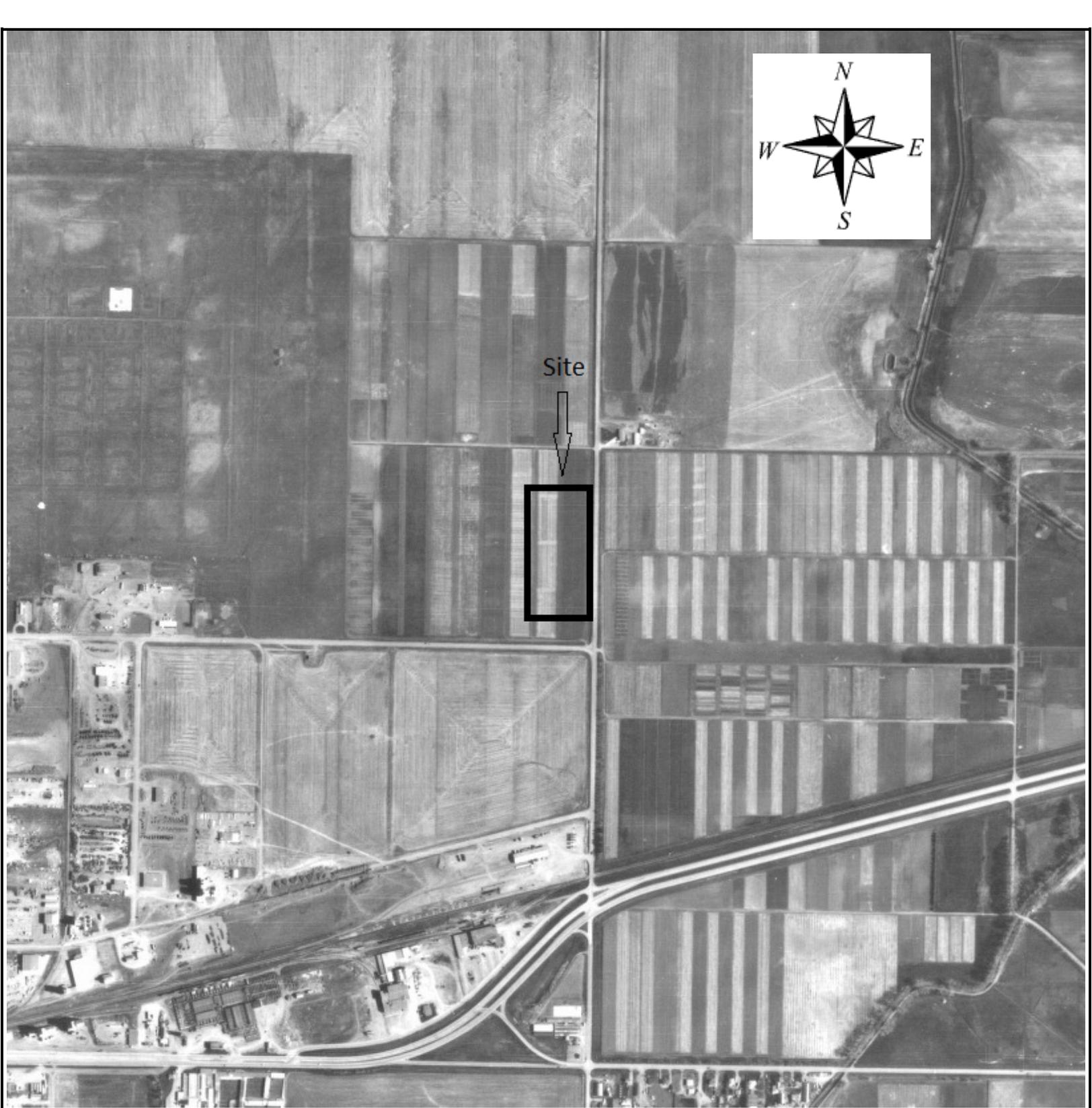


Project: **Phase I ESA**  
**543 41 Street North, Lethbridge, Alberta.**

Air Photo 1961

CLIENT:  
**543 Business Park Ltd.**

DATE: July 2016	JOB No.: BX20127	SCALE: N.T.S	APPENDIX A	REV. 1
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Project:

**Phase I ESA**  
**543 41 Street North, Lethbridge, Alberta.**

Air Photo 1970

CLIENT:  
**543 Business Park Ltd.**

DATE:

July 2016

JOB No.:

BX20127

SCALE:

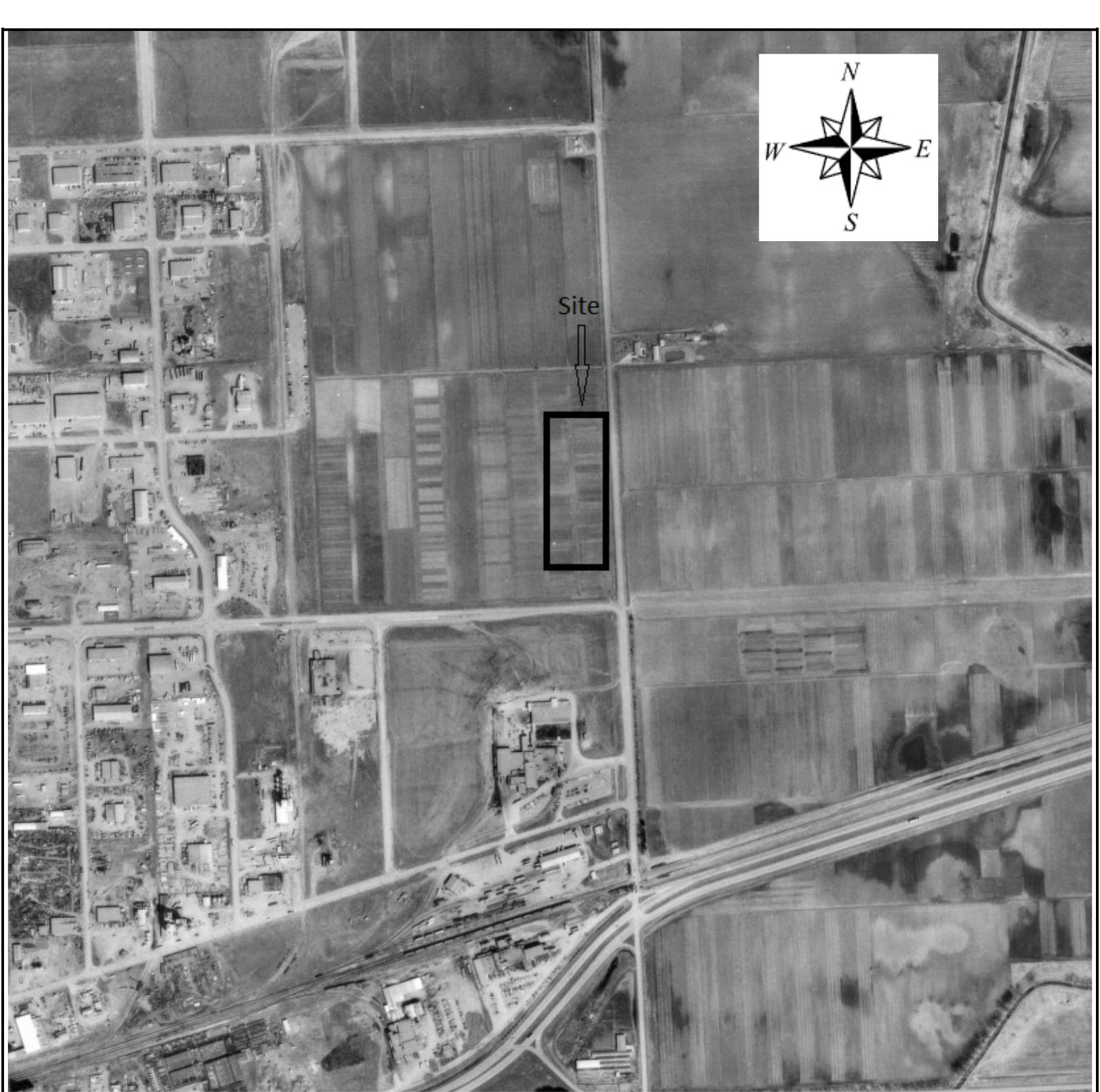
N.T.S

APPENDIX

A

REV.

1



Site

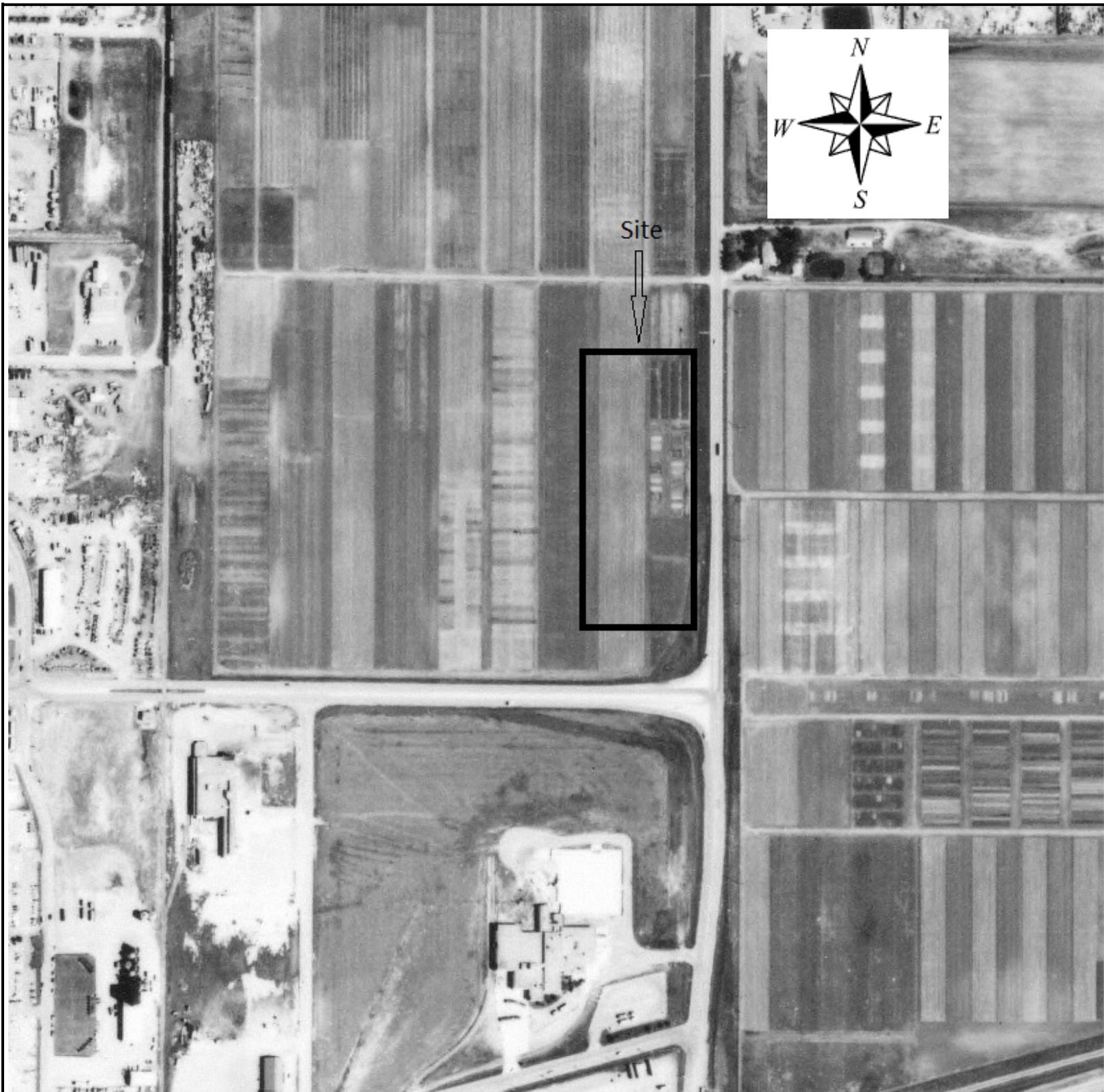


Project: **Phase I ESA**  
**543 41 Street North, Lethbridge, Alberta.**

Air Photo 1979

CLIENT:  
**543 Business Park Ltd.**

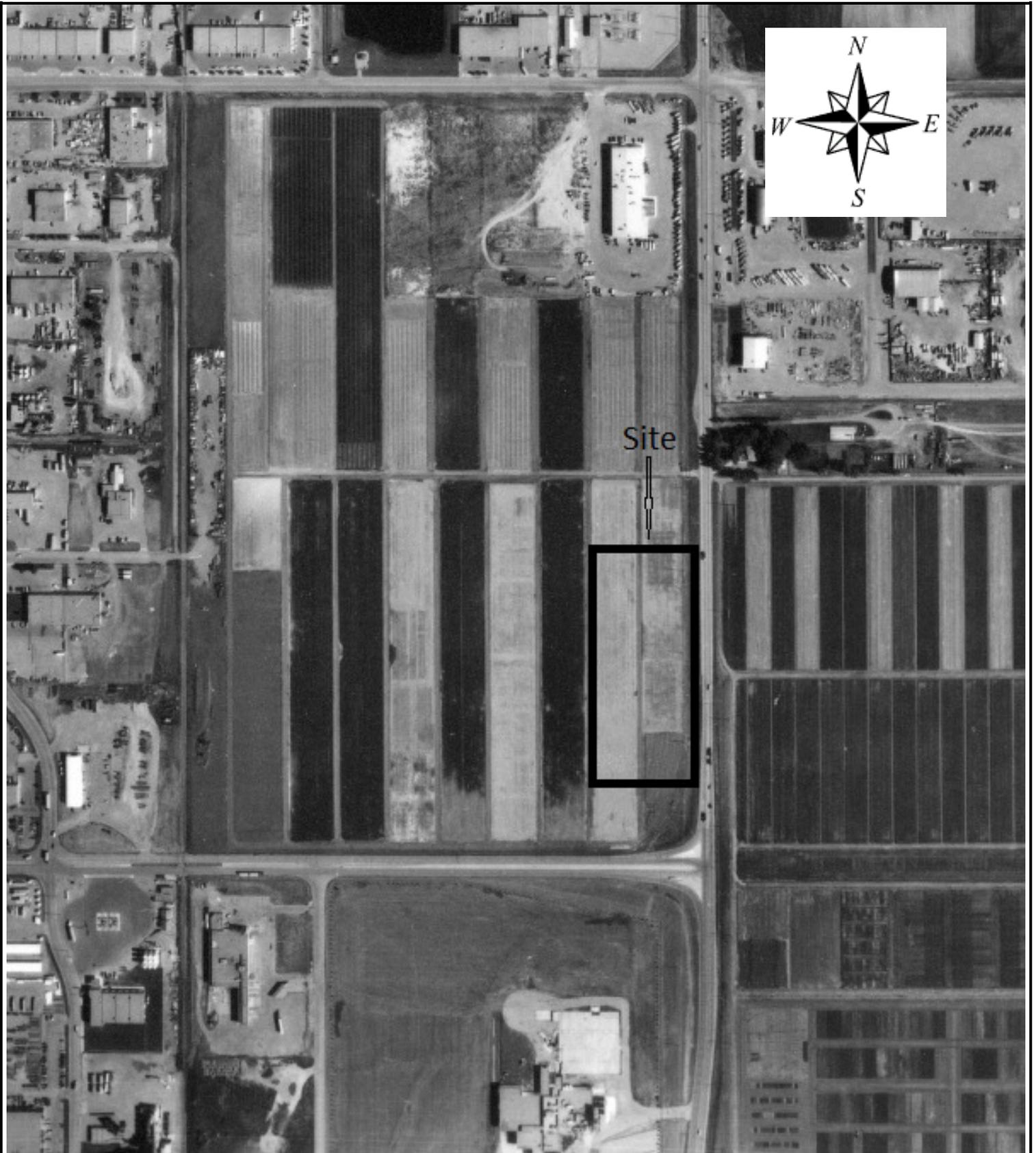
DATE: July 2016	JOB No.: BX20127	SCALE: N.T.S	APPENDIX A	REV. 1
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Project: **Phase I ESA**  
**543 41 Street North, Lethbridge, Alberta.**

Air Photo 1991

CLIENT: <b>543 Business Park Ltd.</b>	DATE: July 2016	JOB No.: BX20127	SCALE: N.T.S	APPENDIX A	REV. 1
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Project:

**Phase I ESA  
543 41 Street North, Lethbridge, Alberta.**

Air Photo 1999

CLIENT:  
**543 Business Park Ltd.**

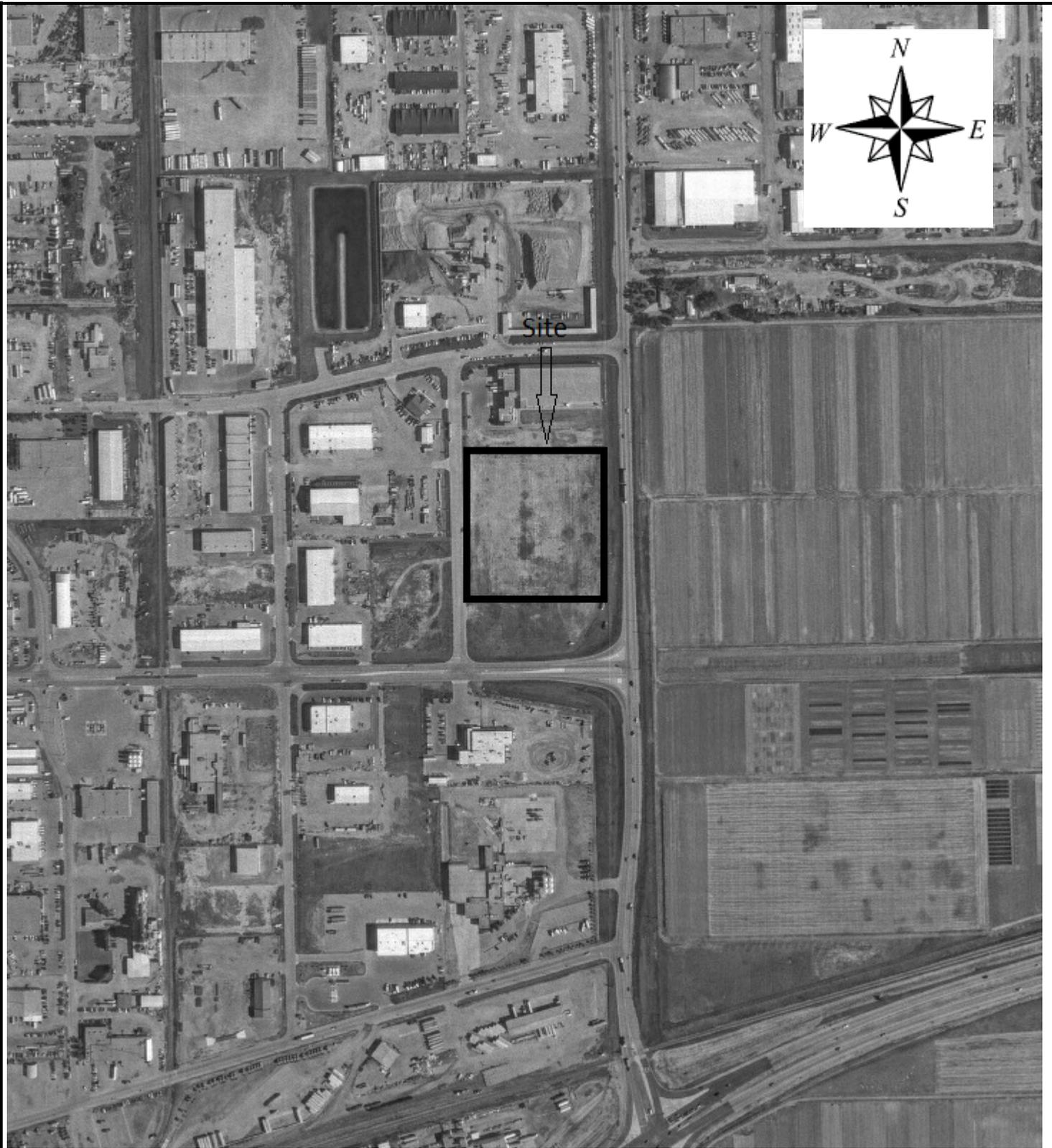
DATE:  
July 2016

JOB No.:  
BX20127

SCALE:  
N.T.S

APPENDIX  
A

REV.  
1



Project: **Phase I ESA**  
**543 41 Street North, Lethbridge, Alberta.**

Air Photo 2009

CLIENT:  
**543 Business Park Ltd.**

DATE:	JOB No.:	SCALE:	APPENDIX	REV.
July 2016	BX20127	N.T.S	A	1

## **Appendix C**

### **Documentation**



## Petroleum Tank Management Association of Alberta

Suite 980, 10303 Jasper Avenue  
Edmonton, Alberta T5J 3N6  
PH: (780)425-8265 or 1-866-222-8265  
FAX: (780)425-4722

June 13, 2016

Scott Roughead  
AMEC Foster Wheeler  
469 - 40 Street South  
Lethbridge, AB  
T1J 4M1

Dear Scott Roughead:

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:

543 - 41 Street North, Lethbridge  
Plan 1310294, Block 24, Lot 5

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,

*Tonnie Jacobsen*  
PTMAA

## **ENVIRONMENTAL LAW CENTRE**

#410, 10115 - 100A Street, Edmonton, AB T5J 2W2

Phone: (780) 424-5099 Fax: (780) 424-5133

Internet: [www.elc.ab.ca](http://www.elc.ab.ca) E-Mail: [elc@elc.ab.ca](mailto:elc@elc.ab.ca)

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June 14, 2016

Our File: 107499

Mr. Scott Roughead  
Amec Foster Wheeler  
469-40 Street South  
Lethbridge, AB T1J 4M1

Dear Mr. Roughead:

### **RE: Search Requested - 543 Business Park Ltd**

In response to your request of June 13, 2016, 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 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.

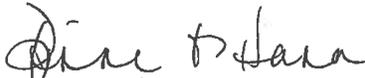
This search is limited to the following enforcement actions under EPEA and its predecessor legislation: Tickets, Prosecutions, Administrative Penalties, Warnings, Enforcement Orders, Enforcement Orders Concerning Waste, Environmental Protection Orders, Emergency Environmental Protection Orders, Emission 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 Alberta Environment ("AENV"). AENV advises that they try to provide the best information possible. However, AENV 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.

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.



CITY OF  
*Lethbridge*

Office of  
FIRE PREVENTION

June 14, 2016

Amec Foster Wheeler  
469 – 40 Street South  
Lethbridge, AB

Attention: Scott Roughead

**Re: 543 41 Street North. Lethbridge, AB**

Dear Mr. Roughead,

With regard to your request for information on the above, please be advised that to the best of our knowledge and in accordance with our files, we find no outstanding fire code violations or environmental concerns.

This letter does not serve to limit the liability or responsibilities of past, present, or future owners of this property to ensure that the requirements under the Alberta Fire Code are met.

Our invoice in the amount of \$105.00 is enclosed for our services. If you have any further questions or concerns, please do not hesitate to contact this office at 320-3811.

Thank you,

Heath Wright,  
Chief Fire Marshal  
SCO112461

Fire Prevention Bureau  
207 – 4 Ave South  
Lethbridge, AB. T1J 0M8  
Ph: 403-320-3811, Fax: 403-327-3511  
Email: [fireprevention@lethbridge.ca](mailto:fireprevention@lethbridge.ca)

## Alberta Water Wells

### Map View Choices

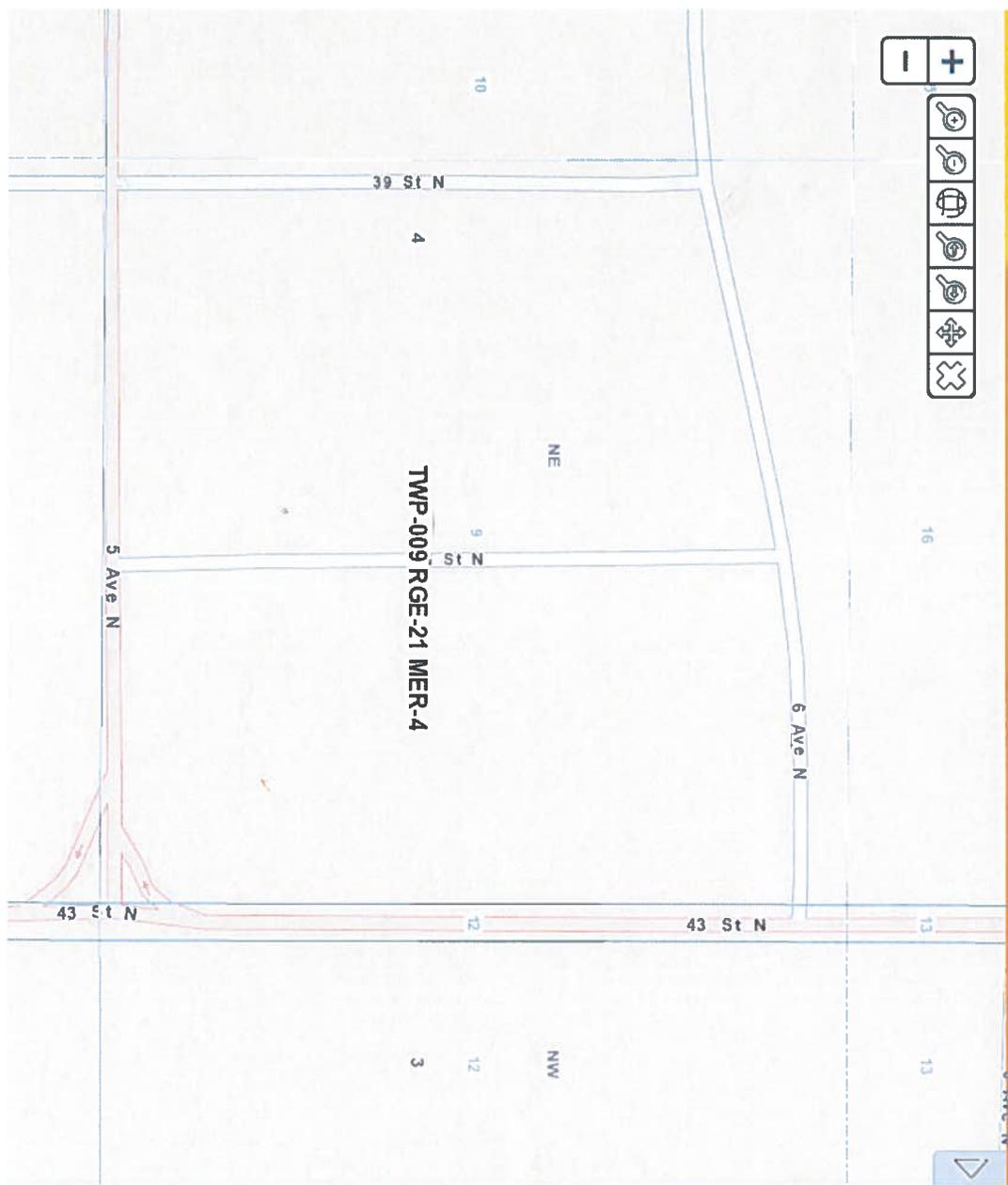
There are two layers of well reports: The **Water Well Drilling** layer displays golden rod dots (●) for all water well drilling and related reports. The **Baseline Water Well Test** layer displays magenta diamonds (◆) for all test results for the baseline water well test program. A well icon on the map represents an approximate well location. Clicking on the icon will open a popup with information on the well and a link to the well's report. If multiple wells are in the same approximate location then the popup will indicate the number of wells and allow switching between information for each well.

### Searching For Wells

The **Find Water Wells** tab provides several options for searching and viewing water wells. Selecting any of the available options prompts users to type the required information and click on search. A list of the wells will show up in a table. If only one well, then a link to open report will show (the ID number). If there is more than one well, click the **Generate Report** button to see the detailed listing of these wells in the **Reconnaissance Report (PDF)**.

- **Select By Legal Land Description option**  
Searches by using the Alberta Township System. Users enter the quarter-section (or legal subdivision), section, township, range and meridian for the location they want to search in.
- **Select By Owner Name option (water well drilling reports only)**  
Searches using the name of the well owner at the time the well was drilled.
- **Select By Selection**  
Searches within an area that users can define on the map with a selection of drawing tools.
- **Select By Well ID/Test ID option**  
Searches using the designated well or well test identification number for that particular report.

**Current Scale:** 1:4,514

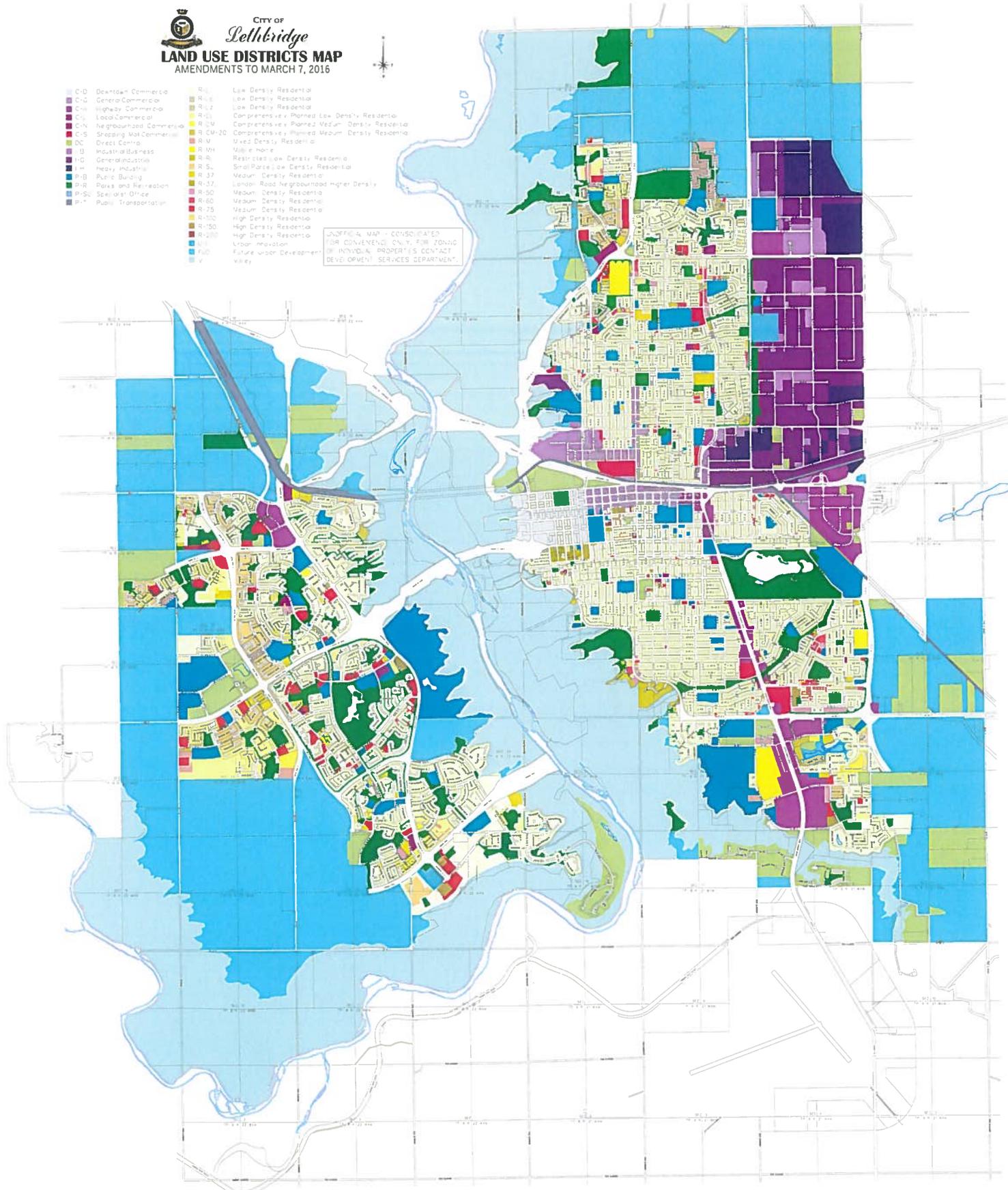



**CITY OF**  
*Lehigh Valley*  
**LAND USE DISTRICTS MAP**  
 AMENDMENTS TO MARCH 7, 2016



- |                              |  |
|------------------------------|--|
| C-D Downtown Commercial      | R-1 Low Density Residential                              |
| C-G General Commercial       | R-2 Low Density Residential                              |
| C-H Highway Commercial       | R-3 Comprehensive Planned Low Density Residential        |
| C-L Local Commercial         | R-4 Comprehensive Planned Medium Density Residential     |
| C-N Neighbourhood Commercial | R-CM-20 Comprehensive Planned Medium Density Residential |
| C-S Shopping Mall Commercial | R-M Mixed Density Residential                            |
| DC Direct Centre             | R-100 Village Home                                       |
| IB Industrial Business       | R-R Restricted Low Density Residential                   |
| IG General Industrial        | R-SL Small Parcel Low Density Residential                |
| IH Heavy Industrial          | R-37 Medium Density Residential                          |
| PB Public Building           | R-37 London Road Neighbourhood Higher Density            |
| PR Parks and Recreation      | R-50 Medium Density Residential                          |
| PO Postal Office             | R-60 Medium Density Residential                          |
| PT Public Transportation     | R-75 Medium Density Residential                          |
|                              | R-100 High Density Residential                           |
|                              | R-150 High Density Residential                           |
|                              | R-200 High Density Residential                           |
|                              | UI Urban Innovation                                      |
|                              | FUD Future Urban Development Valley                      |
|                              | V Valley   |

UNOFFICIAL MAP - CONSULTED FOR CONVEYANCE ONLY. FOR ZONING OF INDIVIDUAL PROPERTIES CONTACT DEVELOPMENT SERVICES DEPARTMENT.





Industrial Business



Property Information

543 41 ST N

General Information

Roll Number:	4141005430001
Address:	543 41 ST N
Plan:	1310294
Block:	24
Lot:	5
Legal:	PLAN 1310294 BLOCK 24 LOT 5
Area:	291858.60 ft <sup>2</sup>   27114.55 m <sup>2</sup>   6.70 acres
Perimeter:	2156.72 ft   657.37 m
Zone:	DC

\* Imagery: 2013 Ortho



 View in Google Street View |  Get Directions |  Printable Version  
Assessment Summary Report

**NEW**



43 ST N

## **Appendix D**

### **Site Photographs**



Photo #1: Viewing east at four occupied bays.



Photo #2: Unoccupied bays to left of photo.



Photo #3: Compressor Oil stored for commercial sale within bay.



Photo #4: Compressed gas stored for commercial distribution within bay.



Photo #5: Paved and sloped parking between commercial bays with catch basins for surface water runoff.



Photo #6: Graveled storage area located over south half of Site.



Photo #7: Versa Cold frozen storage warehouse located north of Site.



Photo #8: Potential location for mold growth from former leaking roof in northeast corner of bay 4, building 569.

## **Appendix E**

### **Limitations**

## LIMITATIONS

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
  - a. The Standard Terms and Conditions which form a part of our Professional Services Contract;
  - b. The Scope of Services;
  - c. Time and Budgetary limitations as described in our Contract; and
  - d. The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Site and attendant structures. Our conclusions cannot and are not extended to include those portions of the Site or structures, which are not reasonably available, in Amec Foster Wheeler's opinion, for direct observation.
4. The environmental conditions at the Site were assessed, within the limitations set out above, having due regard for applicable environmental regulations as of the date of the inspection. A review of compliance by past owners or occupants of the Site with any applicable local, provincial or federal by-laws, orders-in-council, legislative enactments and regulations was not performed.
5. The Site history research included obtaining information from third parties and employees or agents of the owner. No attempt has been made to verify the accuracy of any information provided, unless specifically noted in our report.
6. Where testing was performed, it was carried out in accordance with the terms of our contract providing for testing. Other substances, or different quantities of substances testing for, may be present on-site and may be revealed by different or other testing not provided for in our contract.
7. Because of the limitations referred to above, different environmental conditions from those stated in our report may exist. Should such different conditions be encountered, Amec Foster Wheeler must be notified in order that it may determine if modifications to the conclusions in the report are necessary.
8. The utilization of Amec Foster Wheeler's services during the implementation of any remedial measures will allow Amec Foster Wheeler to observe compliance with the conclusions and recommendations contained in the report. Amec Foster Wheeler's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
9. This report is for the sole use of the party to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or the part, or any reliance thereon or decisions made based on any information or conclusions in the report is the sole responsibility of such third party. Amec Foster Wheeler accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
10. This report is not to be given over to any third party for any purpose whatsoever without the written permission of Amec Foster Wheeler.
11. Provided that the report is still reliable, and less than 12 months old, Amec Foster Wheeler will issue a third-party reliance letter to parties that the client identifies in writing, upon payment of the then current fee for such letters. All third parties relying on Amec Foster Wheeler's report, by such reliance agree to be bound by our proposal and Amec Foster Wheeler's standard reliance letter. Amec Foster Wheeler's standard reliance letter indicates that in no event shall Amec Foster Wheeler be liable for any damages, howsoever arising, relating to third-party reliance on Amec Foster Wheeler's report. No reliance by any party is permitted without such agreement.