

Phase I Environmental Site Assessment

Whitecourt, Alberta
NW 34-59-12 W5M

Prepared for
890801 Alberta Ltd.

August 31, 2018

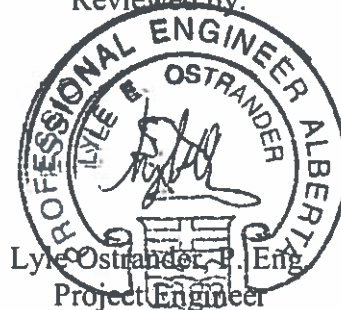
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EXECUTIVE SUMMARY

Alta Tech Environmental Services Inc. (Alta Tech) was retained by Ken Adams of 890801 Alberta Ltd. to conduct a Phase I Environmental Site Assessment (ESA) on a property located within NW 34-59-12 W5M, Whitecourt, Alberta (the Site). The Phase I ESA included the following:

- Obtaining documents pertaining to past and present land use to identify potential environmental concerns with respect to the property;
- Reviewing historical land title records to develop a history of Site ownership;
- Interpreting past activities or land use from aerial photographs;
- Conducting a visual inspection of the Site and surrounding area; and
- Preparing this report.

Results of the Phase I ESA are summarized as follows:

From the aerial photo review, vegetation on the Site was cleared pre-1964, however, no major developments were noted on the Site until the 1980s.

At the time of the Site visit, the 50.36-hectare Site was used for the storage of triangular pipe racks, pipe tubs, waste metals, plastic and woody debris, rig mats, empty barrels, tires and concrete tank weights. No buildings were noted on the Site.

Records indicate that the Site was historically used for the storage of oilfield equipment, wrecked vehicles and unidentified garbage. There are no records of contamination, spills, releases, fires or below ground storage tanks on the Site. Aboveground storage tanks were historically stored on the Site, but the contents of the tanks are unknown.

An AER search revealed one abandoned oil well (license no: 0187209, licensee: Obsidian Energy Ltd.) within the Site. The oil well was constructed in May 1996 and abandoned in September 1996. The drilling waste was buried on the Site using the mix-bury-cover method. A reclamation certificate was issued for the Site and access road in July 2000.

The Site is covered with topsoil and gravel, and vegetated with grasses, shrubs and weeds including sow and Canada thistle. Clearings were noted around the Site that show signs of minor stressed vegetation. No soil staining was noted.

A database search and regulatory review of the Site and surrounding area was conducted. The search revealed five properties within a 500 m search radius that have historical records indicating environmental impacts. One record was identified on the Site relating to a reclamation certificate for the abandoned oil well noted above. The remaining properties identified are located downgradient to the inferred groundwater flow relative to the Site and therefore are not expected to pose an immediate environmental risk to the Site.

In June 2018, Advanced Enviro Engineering Ltd. conducted a Phase I ESA on the Site. Results of the ESA concluded that the overall level of risk from past and present activities on the Site constitute high potential for environmental site contamination. Advanced Enviro Engineering Ltd. recommended a Limited Phase II ESA involving borehole drilling and soil sampling.

Properties surrounding the Site are industrial and commercial, with companies providing oilfield, energy, bulk fuel supply, auto repair, transportation, equipment rental and campground services. At the time of the Site visit, surrounding properties were observed to be well kept with no sign of environmental impacts. However, surrounding properties have a potential to pose an environmental risk to the Site.

Based on the information obtained through all available information sources, and from the Site visit, this Phase I ESA has revealed evidence of potential environmental impacts from present and historical activities on the Site. The storage of oilfield equipment, garbage and historical storage of wrecked vehicles on the Site are of moderate to high environmental concern.

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1 INTRODUCTION

1.1 Objectives

Alta Tech Environmental Services Inc. (Alta Tech) was retained by Ken Adams of 890801 Alberta Ltd. to conduct a Phase I Environmental Site Assessment (ESA) on a property located within NW 34-59-12 W5M in Whitecourt, Alberta (the Site), as shown in Figures 1 and 2 (Appendix A). The assessment included the collection, evaluation, and reporting of available information. The information was collected through desktop review, personal interviews and a Site inspection. Figures, photos, and search result documentation are appended following the text.

1.2 Scope of Work

This report is an assessment of the entire Site. The Phase I ESA included:

- Interviewing personnel;
- Obtaining documents pertaining to past and present land use to identify potential environmental concerns with respect to the Site;
- Reviewing historical land title records to develop a history of Site ownership;
- Interpreting past activities or land use from aerial photographs;
- Conducting a visual inspection of the Site and surrounding area; and
- Preparing this report.

1.3 Limitations

This Phase I ESA report has been prepared by Alta Tech for the exclusive use of 890801 Alberta Ltd. Third party use without the expressed written consent of Alta Tech shall be at such party's sole risk without liability to Alta Tech. Alta Tech assumes no responsibility for any damages, follow-up measures or financial expense that may be a result of this report.

The findings presented in this report are based on the tasks completed by Alta Tech. Best professional judgement, experience with similar investigations, and available data collected within the scope of work form the basis for this report. Alta Tech has prepared this report using information understood to be factual and correct and shall not be responsible for conditions arising from information or facts that were inaccurate, concealed, omitted, misinterpreted or not fully disclosed at the time of investigation.

Unless otherwise specified, this report and scope of work does not include any assessment or make representations of legal or regulatory compliance or interpretation of, geotechnical conditions, existing flood hazard potential, work place safety, ecology, wildlife or wildlife habitat, vegetation, air and noise nuisance, indoor air quality, mould, or hazardous building materials.

2 BACKGROUND AND HISTORY

The legal description of the Site is “all that portion of NW 34-59-12 W5M, which lies to the south of the right bank of the Athabasca River” located in Whitecourt, Alberta. On August 8, 2018, George Okuyelu and Jasmine Boisvert of Alta Tech conducted a Site visit to examine the Site for possible environmental impacts. The Site visit entailed a visual inspection of the lot exterior and adjacent properties. Photographs were taken and are presented in Appendix B.

2.1 Regional Environmental, Geological and Hydrogeology Setting

The elevation of the Site is approximately 693 meters above sea level (masl). The local topography is level. Regional topography is generally flat, sloping to the north, towards the Athabasca River. The Athabasca River is directly adjacent to the north and west of the Site. Historical studies conducted by Alta Tech show groundwater flow in the area is generally to the north towards the Athabasca River. The Site is located in the flood fringe and floodway of the Athabasca River.

The Alberta Environment Water Well records were reviewed to obtain the regional lithology. Overburden in the area generally consists of a top layer of sandy clay underlain by gravel and sand to a depth of approximately 12.8 m followed by soft sandstone to a depth of approximately 15.8 m, which is consistent with Peterson, 1980 and supported by the Formation Log for Well ID 364576. Surficial geological maps available from Alberta Geological Survey (AGS) illustrate the surficial geology is classified as part of the Alluvium Series. Alluvium soils are rapidly to poorly drained soils, consisting of a wide variety of soil material found on the river flats occurring adjacent to the rivers. Soils vary in texture and are characterized as sandy loam to silt loam and may have gravelly subsoils (Wynnyk, 1969).

Geological maps available from Alberta Geological Survey (AGS) illustrate that bedrock in the area belongs to the Paskapoo Formation. The Paskapoo Formation is characterized by grey to greenish-grey, thick-bedded, calcareous, cherty sandstone, grey and green siltstone and mudstone, with minor conglomerate, and thin limestone, coal and tuff beds. Water wells completed in the Paskapoo Formation have expected long-term yields from less than 5 litres up to 25 litres per minute, which shows low to moderately low permeability (Tokarsky, 1977).

2.2 Site Description and Site Operations

The Site is currently owned by Ken Adams of 890801 Alberta Ltd. and he has been in ownership since 2005. The 50.36-hectare Site is located within a Service Industrial zone (M-1) with an environmental constraint (EC) overlay. The Site is accessed from a gravel access road at the southeast corner of the Site.

At the time of the Site visit, the 50.36-hectare Site was used for the storage of triangular pipe racks, pipe tubs, waste metals, plastic and woody debris, rig mats, empty barrels, tires and concrete tank weights. No buildings were noted on the Site. Campsite activities were noted on the northwest corner of the Site. Garbage from multiple sources were noted around the Site.

Records indicate that the Site was historically used for the storage of oilfield equipment, wrecked vehicles and unidentified garbage. There are no records of contamination, spills, releases, fires or below ground storage tanks on the Site. Aboveground storage tanks were historically stored on the Site, but the contents of the tanks are unknown. The Site was occupied by Art Primeau Truck Service and Rentals Inc. prior to 890801 Alberta Ltd.'s occupancy.

Two weirs for erosion control were noted along the northern shoreline of the Site into the Athabasca River. A creek runs from east to west on the southern portion of the Site, and a cutline traverses from the north to the south border of the Site for an aboveground powerline. A bridge crosses the creek at the entrance to the Site from the southeast road.

An AER search revealed one abandoned oil well (license no: 0187209, licensee: Obsidian Energy Ltd.) within the Site. The historical licensee was Magin Energy Inc. The oil well was constructed in May 1996 and abandoned in September 1996. The drilling waste was buried on the Site using the mix-bury-cover method. A reclamation certificate was issued for the Site and access road in July 2000.

The Site is covered with topsoil and gravel, and vegetated grasses, shrubs and weeds including sow and Canada thistle. The boundaries of the Site to the north, south and west are surrounded with mature deciduous trees along with some conifers.

2.3 Surrounding Properties

Properties which surrounded the Site are illustrated in Figure 3 (Appendix A) and are described as follows:

- Directly adjacent to the south of the Site is Westview Trailer Park, zoned Manufactured Home/ Site (R-MHP);
- Directly adjacent to the southwest corner of the Site is Total Oilfields Rental Ltd., zoned Heavy Industrial (M-2);
- Directly adjacent to the east of the Site is the right of way (ROW) of Highway 43, zoned Highway Commercial (C-3), followed by vacant treed lots zoned Future Urban Use;
- Directly adjacent to the west of the Site is natural forested land; and
- Directly adjacent to the north of the Site is the Athabasca River.

Refer to Figure 4 (Appendix A) for surrounding land use zoning map.

2.4 Street Directories

The Site is bound by the ROW of Highway 43 to the east. The Site can be accessed from an unnamed gravel road connected to Highway 43 and located at the southeast corner of the Site (Figure 2, Appendix A).

2.5 Land Titles

A title search was conducted for the Site to determine previous ownership. It is noted that the following table does not include the business names or tenants that may have occupied the Site, nor do they indicate the activities that occurred on the Site during the years of occupancy. Copies of the land titles are included in Appendix C. It is noted that no information regarding the land use was presented in the land titles.

Table 1 – Summary of Site Owners – NW 34-59-12 W5M, Whitecourt, AB.

OWNER	DATES	LANDUSE
890801 Alberta Ltd.	2005 – Current	Industrial
Art Primeau Truck Service and Rentals Inc.	1999 – 2005	Unknown
G. A. P. Financial Corporation	1986 – 1999	Unknown
Harpar Tire & Auto Centre Ltd.	1986 – 1986	Unknown
Gala Well Service Ltd.	1985 – 1986	Unknown
Ida Viola Reed	1971 - 1985	Unknown
Frederick E. Reed & Ida Viola Reed	1951 – 1971	Unknown
Mable Linehan	1938 – 1971	Unknown
Paul Linehan	1924 – 1938	Unknown

2.6 Aerial Photographs

Copies of aerial photographs (Appendix A, Plates 1 to 7) were reviewed to describe the land use changes and prior activities at the Site and surrounding properties (AEP, 2018). These changes are described below.

Plate: 1	Year: 1949	Source: ASRD
Roll: AS125	Frame: 133	

- The Site and surrounding areas appear to be natural forested lands with sparse vegetation;
- No sign of development is observed in the surrounding area;
- The ROW of Highway 43 has not been developed; and
- A watercourse connecting the Athabasca River to the McLeod River is visible to the east of the Site.

Plate: 2	Year: 1964	Source: ASRD
Roll: AS900	Frame: 122	

- The central and southern portion of the Site has been cleared and appears to be cultivated;

- The northern and western portions of the Site are still forested along the Athabasca river shoreline;
- The ROW of Highway 43 has been developed;
- Development is visible in the surrounding area south of the Site on both sides of Highway 43. The trailer park in the surrounding area south of the Site has been cleared and appear to hold 18 mobile homes;
- Highway 43 borders the east side of the Site and dissects the Athabasca River to the north. Access roads have been developed south of the Site, along the western and eastern boundaries of Highway 43;
- There appears to be a cutline connected to the Athabasca River on the northeast corner of the Site; and
- There appears to be a cutline from the trailer parker leading into the southeast corner of the Site;

Plate: 3	Year: 1978	Source: ASRD
Roll: AS1726	Frame: 20	

- The Site remains relatively unchanged. The cutlines on the northeast and southeast corners of the Site have been widened;
- More development is visible on the trailer park south of the Site. More mobile homes are visible; and
- There is increased development visible to the north, east and south of the Highway 43.

Plate: 4	Year: 1987	Source: ASRD
Roll: AS3671	Frame: 28	

- A road perpendicular to Highway 43 leads to the center of the cleared portion of the Site;
- Unknown structures are visible on the southeast corner of the Site;
- An access road has been developed along the northeastern boundary of the Site, in between the Site and Highway 43. The access road stops at the centre of the eastern boundary of the Site;
- More development is visible including mobile homes and trailers on the trailer park south of the Site;
- There is increased roadway and property development along Highway 43; and
- There is increased development visible to the south and east of the Site.

Plate: 5	Year: 1997	Source: ASRD
Roll: AS4760	Frame: 158	

- Oilfield and rig equipment are visible around the south-central portion of the Site;

- There is significant roadway and property development east and southwest of the Site, across Highway 43;
- Highway 43 has been widened; and
- More roadways and properties have been developed in the surrounding area.

Plate: 6

Year: 2008

Source: ASRD

Roll:AS5440B

Frame: 109

- Oilfield equipment are noted around the central perimeter of the Site;
- Trees are growing back on the northern portion of the Site;
- An access road has been developed on the southwest corner of the Site;
- There is significant property development in the surrounding area; and
- Highway 43 has been expanded from two to four lanes.

Plate: 7

Year: 2014

Source: Valtus Imagery

- The oilfield and rig equipment noted around the central perimeter of the Site are no longer visible;
- Some structures are visible along the northern boundary of the Site; and
- More development is visible on adjacent properties.

2.7 Previous Environmental Reports

A review of the Government of Alberta Environmental Site Assessment Repository (ESAR) was performed (AEP, 2018). There were no records pertaining to the Site. However, there were several records pertaining to properties within a 500 m search radius of the Site (Figure 5, Appendix A).

A Phase I ESA was conducted on the Site in June 2018 by Advanced Enviro Engineering Ltd. (Advanced Enviro). Results of the ESA concluded that the overall level of risk from past and present activities on the Site constitute high potential for environmental Site contamination. Advanced Enviro recommended a Limited Phase II ESA involving borehole drilling and soil sampling due to the storage of oilfield related equipment and materials on the Site, disposal of hydrovac materials, the commercial and industrial nature of the Site's past and present activities, and debris scattered around the Site.

2.8 Personnel Interviews

An interview was conducted by Jasmine Boisvert of Alta Tech with the current owner of the Site, Ken Adams of 890801 Alberta Ltd., on August 8, 2018 during the Site visit. The following was stated during the interview:

- 890801 Alberta Ltd. has owned the Site since 2005;

- The Site historically served as a storage lot for oilfield equipment, wrecked vehicles & garbage. No structures have been developed under Ken's ownership;
- A sour oil well on the Site was decommissioned in the 1980s;
- Ken is not aware of any historical spills or fires associated with the Site;
- Gravel fill has been brought to the Site for padding and is stored on the northern portion of the Site. Soil fill has been brought on the Site for the construction of weirs;
- There have been no dumps, pits or ditches on the Site;
- No ASTs or USTs have been used on the Site;
- No radioactive materials are stored or used on the Site;
- Ken is not aware of any groundwater monitoring wells on the Site;
- Historical Phase I ESAs have been conducted on the Site, and the most recent was completed by Advanced Enviro Engineering Ltd. in June 2018;
- The oilfield equipment remnants on the Site will be removed from the Site;
- Ken stated that he has had problems with squatters and garbage dumping on the Site. Squatters have been removed, and the garbage dumped throughout the property is in the process of being cleaned up.

3 SITE CONDITIONS

3.1 Above Ground Storage Tanks (ASTs) and Secondary Containment

No ASTs were observed on the Site.

3.2 Underground Storage Tanks (USTs) and Secondary Containment

No USTs were observed on the Site.

3.3 Sumps

No sumps were observed on the Site.

3.4 Waste Generation and Disposal

3.4.1 Non-Hazardous Waste

Non-hazardous wastes are not generated on the Site. However, garbage was noted around the Site.

3.4.2 Hazardous Waste

No hazardous wastes are generated on the Site.

3.5 Water and Wastewater Discharges

No structures were present on the Site at the time of this assessment.

3.6 Storm Water Discharges

Based on observed Site topography, surface runoff on the Site drains to the north towards the Athabasca River and to an unnamed creek to the south.

3.7 Stressed Vegetation

There were multiple areas where vegetation appeared to have been disturbed or no longer present.

3.8 Fill

Gravel fill was noted on the northern corner of the Site. Soil fill material from the weir construction was also noted on the northern portion of the Site.

3.9 Heating and Cooling Systems

No structures were present on the Site at the time of this assessment.

3.10 Hazardous Building Materials

No structures were present on the Site at the time of this assessment.

3.11 Polychlorinated Biphenyls (PCBs)

No transformers were observed on the Site.

3.12 Staining

No surface stains were observed on the Site.

3.13 Monitoring Wells

No monitoring wells were observed on the Site.

3.14 Other Environmental Conditions

Waste from multiple sources were present on the Site. Remnants of oilfield activities, including scrap metal from decommissioned rigs and other debris were present on the Site. There was also indication of squatting activities present on the northwest portion of the Site as there was a path leading to an area of disturbed vegetation and discarded garbage. Household garbage bags were observed throughout the Site especially in the northwest squatting area and in the north-central area of the Site. Mr. Adams stated that he was in the process of cleaning up the oilfield equipment and the garbage around the Site.

Properties surrounding the Site are industrial and commercial, with companies providing oilfield, energy, bulk fuel supply, auto repair, transportation, equipment rental and campground services. At the time of the Site visit, surrounding properties were observed to be well kept with no sign of environmental impacts. However, surrounding properties have a potential to pose an environmental risk to the Site.

4 DATABASE SEARCH AND REGULATORY REVIEW

All database search and regulatory review documentation is included in Appendix D. Database searches and regulatory review documentation were completed by Jasmine Boisvert of Alta Tech.

4.1 Petroleum Tank Management Association of Alberta (PTMAA)

The Petroleum Tank Management Association of Alberta (PTMAA) performed a search on NW 34-59-12 W5M. The PTMAA search did not reveal any historical petroleum storage tanks registered on the Site.

4.2 National Pollutant Release Inventory (NPRI)

A search was conducted on the NPRI for companies within a 1.0 km radius of the Site that have reported pollutant releases. This search revealed no relevant records pertaining to the immediate Site and a 1.0 km search radius (NPRI, 2018).

4.3 Environmental Site Assessment Repository (ESAR)

A review of Alberta Environment and Parks ESAR online database was performed (AEP, 2018). There was one record pertaining to the immediate Site and several records pertaining to properties within a 500 m search radius of the Site (Figure 5). Properties with historical ESAs are described as follows:

- The Site - NW 34-59-12 W5M (Art Primeau Truck Service)
 - One abandoned oil well (license no: 0187209, licensee: Obsidian Energy Ltd.) was noted on the Site. The oil well was constructed in May 1996 and abandoned in September 1996. The drilling waste from the well operations was buried on the Site using the mix-bury-cover method. A reclamation certificate (certificate no: 40252) was issued for the Site and access road in July 2000.
- 5501 Kepler Street, Whitecourt, AB (Former Trails North ESSO Service Station):
 - In 2007, O'Connor Associates Environmental Inc. (O'Connor), completed a supplementary subsurface investigation on the property. Results indicated the presence of hydrocarbons in soil and groundwater exceeding guidelines (O'Connor, 2008).
 - In 2008, Golder Associates (Golder) completed a groundwater monitoring and sampling program for Imperial Oil Ltd. Results of the investigation showed water from three of twelve monitoring wells submitted for laboratory analyses exceeded guidelines for toluene, xylenes and ethylbenzene. Non-aqueous phase liquids were not detected in any of the nineteen wells investigated on the property (Golder, 2009).
 - In 2010, Golder completed a groundwater monitoring and sampling program for Imperial Oil Ltd. Results of the investigation showed water from three of twelve monitoring wells submitted for laboratory analyses exceeded guidelines for toluene, xylenes, benzene and ethylbenzene. Non-aqueous phase liquids were not detected in any of the twenty wells investigated on the property. Groundwater was inferred to flow northeast (Golder, 2010a).

- Several environmental investigations, risk management plans and field data reports have been conducted on the property.
 - Located approximately 230 m southeast of the Site.
- 5128 Caxton Street West, Whitecourt, AB (Gateway ESSO Service Station):
 - In 2004, Morrow Environmental Consultants Inc. (Morrow) completed a site inspection and annual groundwater monitoring and sampling event on the property. Results indicated the presence of petroleum hydrocarbons in groundwater. Groundwater was inferred to flow in an easterly direction (Morrow, 2005a).
 - In 2005, Morrow completed an ESA in conjunction with site demolition activities. Demolition work was completed by Hazco Environmental Services Ltd. completed, which included the removal of all petroleum related infrastructure, vehicle hoists, water and sewer holding tanks, propane tank and concrete building foundation and footings. Analytical results following demolition activities indicated hydrocarbon contamination in soil (Morrow, 2005b).
 - Located approximately 355 m southeast of the Site.
- 10-34-59-21 W5M, Whitecourt, AB (Home Oil Company Ltd.)
 - A reclamation certificate was issued in 1964 for a wellsite within 10-34-59-12 W5M.
 - Located approximately 215 m east of the Site.
- 3902-35 Street, Whitecourt, AB (MFI Cardlock ESSO #880666)
 - A series of environmental investigations and monitoring reports have been conducted on the property since 1989. The most recent monitoring event was completed in 2010 by Golder. The 2010 monitoring event indicated that hydrocarbon constituents were detected in groundwater above governing criteria on the property and off the property to the east (Golder, 2010b).
 - Located approximately 300 m southeast of the Site.
- 5123 Highway Street, Whitecourt, AB (Formerly Whitecourt Gasland/ Currently Husky)
 - Environmental Assessments have been conducted by Sentar Consultants Ltd. (Sentar) in 1996 and Stanley Consulting Group Ltd. (Stanley) in 1997. The reports indicated that soils were contaminated with petroleum hydrocarbon constituents exceeding guidelines. From Stanley's 1997 report, it was concluded that based on the remediation program proposed by Husky and Gasland, further work at the property was not required. No further documentation can be found to determine if the remediation program was implemented or if contaminants still remain on the property. In 2002, Alberta Environment requested that an update on the property be provided as the last report indicated contaminants were still present.

- In 2011, Nichols Environmental Canada Ltd. (Nichols) conducted confirmatory soil sampling after the removal of five USTs on the northwest portion of the property. During the removal of the USTs, approximately 517 m³ of impacted soils were disposed of at a Class II Landfill. Confirmatory samples of the excavation indicated hydrocarbon concentrations were below the applicable guidelines (Nichols, 2011).
- Located approximately 390 m southeast of the Site.

4.4 Water Well Search

The Alberta Environment and Parks (AEP) Water Well Information Database records were searched for a 500 m radius around the Site. One water well was identified on the Site and one water well was identified with the 500 m search radius. (Appendix D). The well on Site was drilled for domestic and industrial use, has a depth of 52 feet, and a static water level of 8.30 feet. The well off-site within the 500 m search radius of the Site is for domestic use, and its depth and static water level is unknown.

4.5 Public Land Standing Search

A surface public land standing search was performed on NW 34-59-12-W5M using the Alberta Department of Energy Electronic Transfer System. This search revealed no records pertaining to the immediate Site (Alberta Energy, 2018).

4.6 Alberta Energy Regulator (AER) Environmental Records Search

An Alberta Energy Regulator (AER) search was performed on NW 34-59-12 W5M. This search revealed one abandoned oil well (license no: 0187209, licensee: Obsidian Energy Ltd.) within the Site. The oil well was constructed in May 1996 and abandoned in September 1996. The drilling waste was buried on the Site using the mix-bury-cover method. A reclamation certificate was issued for the Site and access road in July 2000.

4.7 Municipal Land Files

A review of the Town of Whitecourt municipal land files was conducted on August 21, 2018. The review revealed that two permits were issued for the Site. A permit was issued in 1995 for oilfield equipment storage, and in 1996 a permit was issued for a gas wellsite and access road. There are no records of any contamination, spills, releases, or below ground storage tanks on the Site. Above ground storage tanks were stored on the property, but it is unknown what contents were stored in these tanks. There were two known bylaw infractions and both infractions have been corrected. In 2007, the property owner parked vehicles outside the property boundaries. The other bylaw infraction was that wrecked vehicles and associated garbage were stored on the property, but these wrecked vehicles and associated garbage have since been removed. There are no landfills within 1 km of the Site.

5 EVALUATION OF FINDINGS

At the time of the Site visit, the 50.36-hectare Site was used for the storage of triangular pipe racks, pipe tubs, waste metals, plastic and woody debris, rig mats, empty barrels, tires and concrete tank weights. No buildings were noted on the Site.

Records indicate that the Site was historically used for the storage of oilfield equipment, wrecked vehicles and unidentified garbage. There are no records of contamination, spills, releases, fires or below ground storage tanks on the Site. Aboveground storage tanks were historically stored on the Site, but the contents of the tanks are unknown.

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The Site is covered with topsoil and gravel, and vegetated with grasses, shrubs and weeds including sow and Canada thistle. Clearings were noted around the Site that show signs of minor stressed vegetation. No soil staining was noted.

A database search and regulatory review of the Site and surrounding area was conducted. The search revealed five properties within a 500 m search radius that have historical records indicating environmental impacts. One record was identified on the Site relating to a reclamation certificate for the abandoned oil well noted above. The remaining properties identified are located downgradient to the inferred groundwater flow relative to the Site and therefore are not expected to pose an immediate environmental risk to the Site.

In June 2018, Advanced Enviro Engineering Ltd. conducted a Phase I ESA on the Site. Results of the ESA concluded that the overall level of risk from past and present activities on the Site constitute high potential for environmental site contamination. Advanced Enviro Engineering Ltd. recommended a Limited Phase II ESA involving borehole drilling and soil sampling.

Properties surrounding the Site are industrial and commercial, with companies providing oilfield, energy, bulk fuel supply, auto repair, transportation, equipment rental and campground services. At the time of the Site visit, surrounding properties were observed to be well kept with no sign of environmental impacts. However, surrounding properties have a potential to pose an environmental risk to the Site.

6 CONCLUSION

Based on the information obtained through all available information sources, and from the Site visit, this Phase I ESA has revealed evidence of potential environmental impacts from present and

historical activities on the Site. The storage of oilfield equipment, garbage and historical storage of wrecked vehicles on the Site are of moderate to high environmental concern.

7 ESA STANDARD

The Phase I ESA was conducted in accordance with the Canadian Standards Association (CSA), Z768-01 Phase I Environmental Site Assessment (CSA, 2001). This Standard establishes the principles and practices that are applicable to a Phase I ESA.

8 REFERENCES

Advanced Enviro Engineering Ltd., (Advanced Enviro, 2018). *Phase I Environmental Site Assessment NW-34-59-12-W5M*. Whitecourt, Alberta, July 9, 2018.

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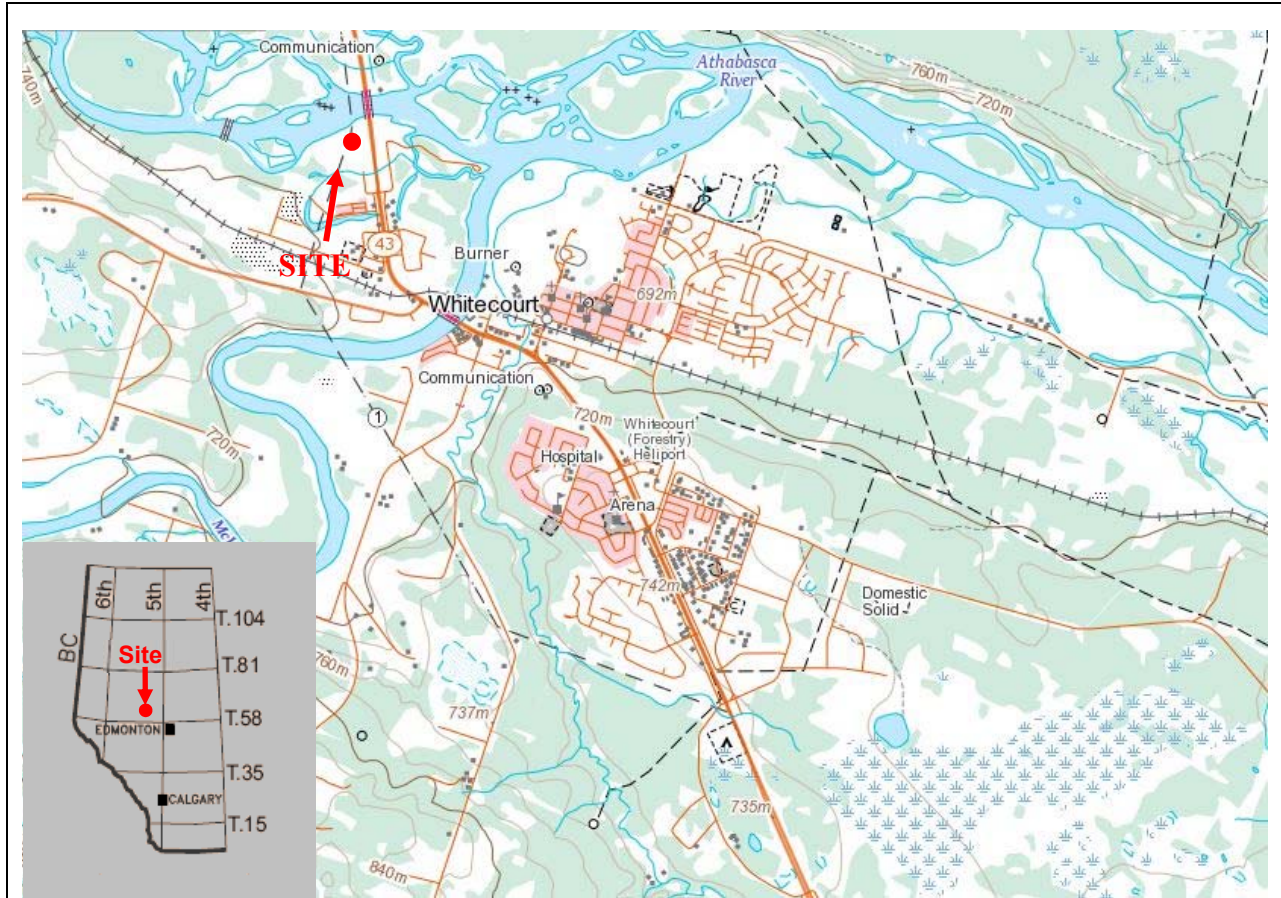
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APPENDIX A

FIGURES AND AERIAL PHOTOS






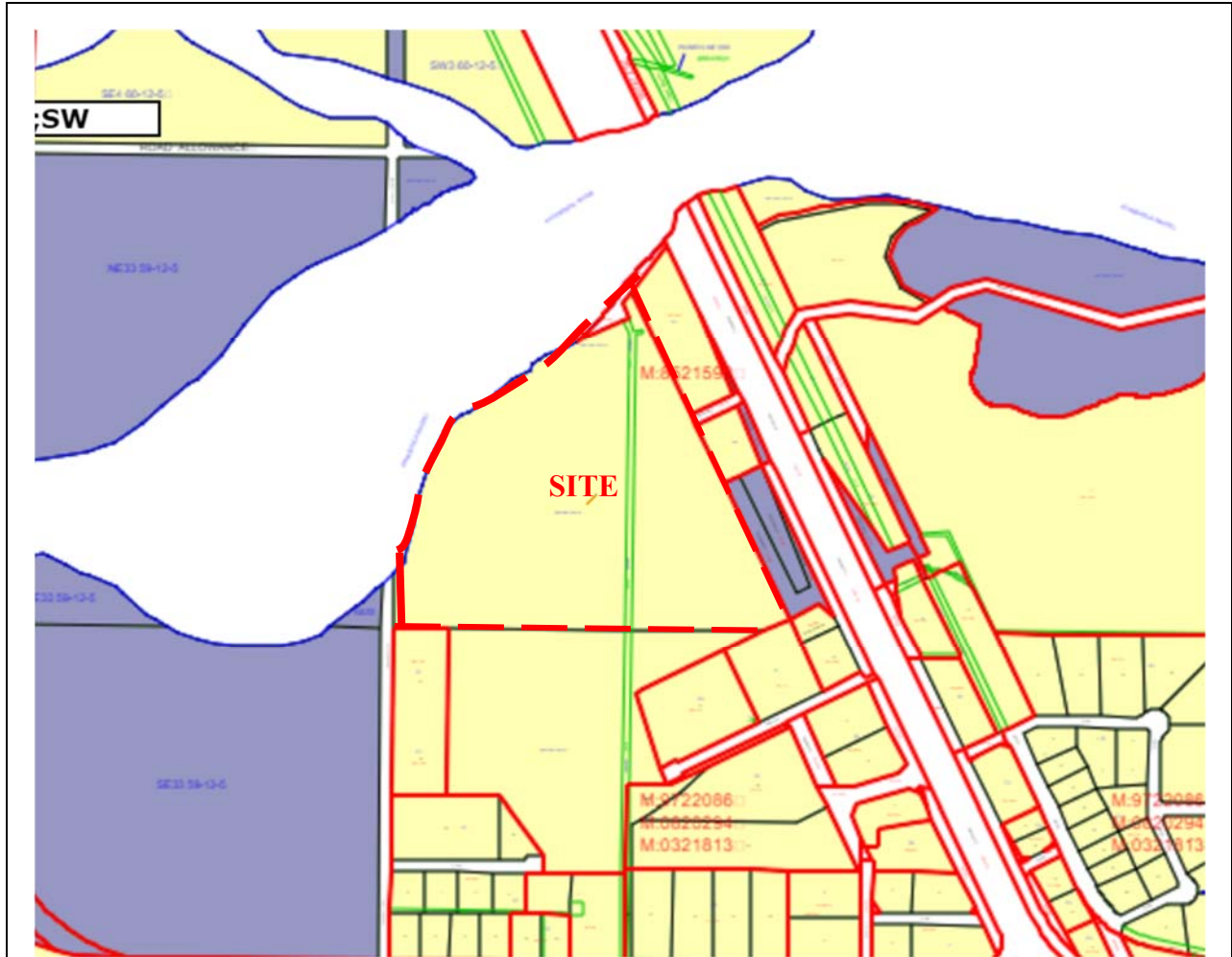
Source: Natural Resources Canada Toporama – Topographic Map (August 2018)

<p>FIGURE 1</p>	<p>Site Location</p>	<p style="text-align: center;"><u>LEGEND</u></p> <div style="display: flex; align-items: center; justify-content: center;"> <div style="margin-right: 20px;"> <p>• Approximate Site Location</p> </div> <div style="font-size: 48px;"> <p>↑ N</p> </div> </div>
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>	
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>	
<p>Phase I ESA</p>	<p>August 2018</p>	






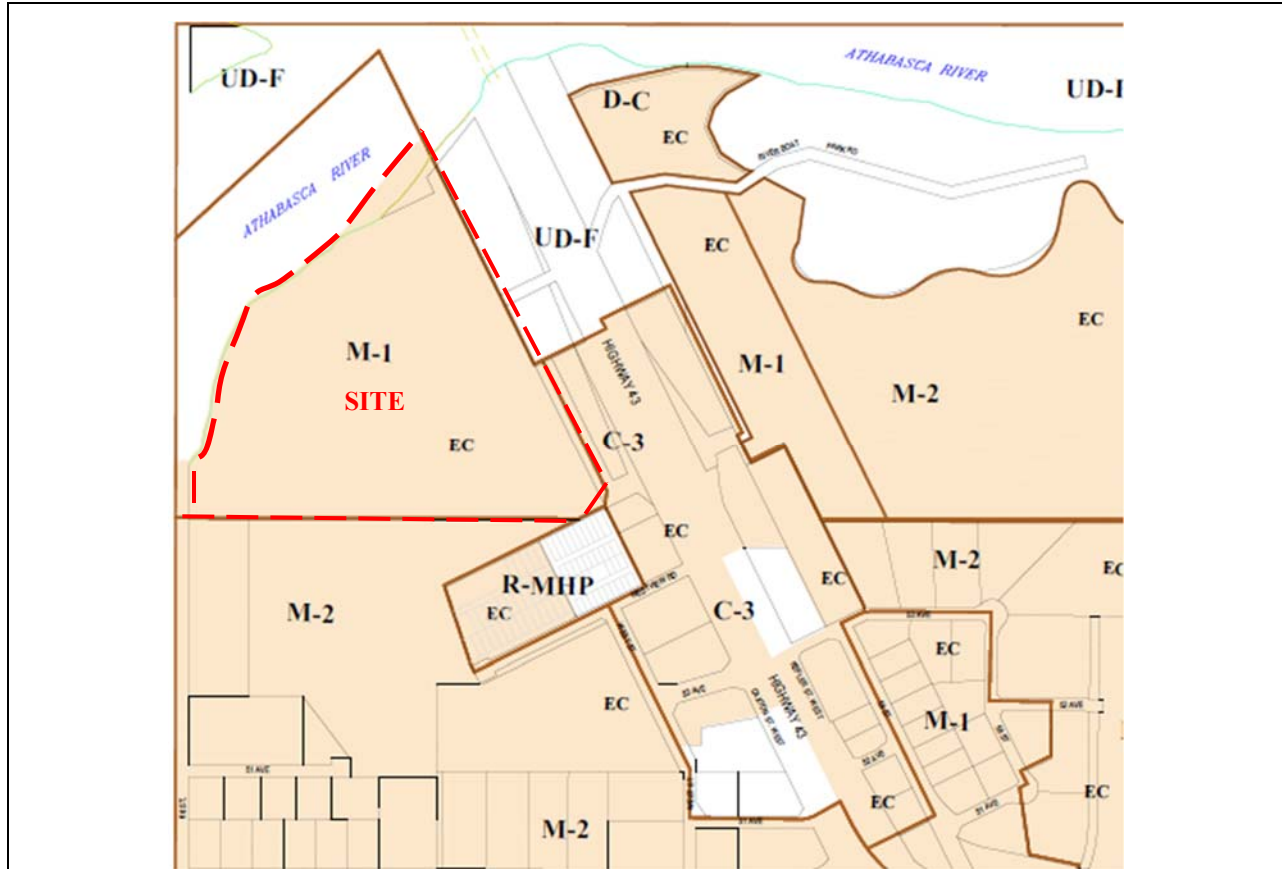
Source: Valtus Imagery Services, 2014

<p>FIGURE 2</p>	<p>Site Layout</p>	<p><u>LEGEND</u></p>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>	 <p>Approximate Site Boundary</p>	
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>		
<p>Phase I ESA</p>	<p>August 2018</p>		



Source: Spin II Host Map

<p>FIGURE 3</p>	<p>Adjacent Properties</p>	<p>LEGEND</p>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>	 <p>Approximate Site Boundary</p>	
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>		
<p>Phase I ESA</p>	<p>August 2018</p>		



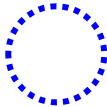




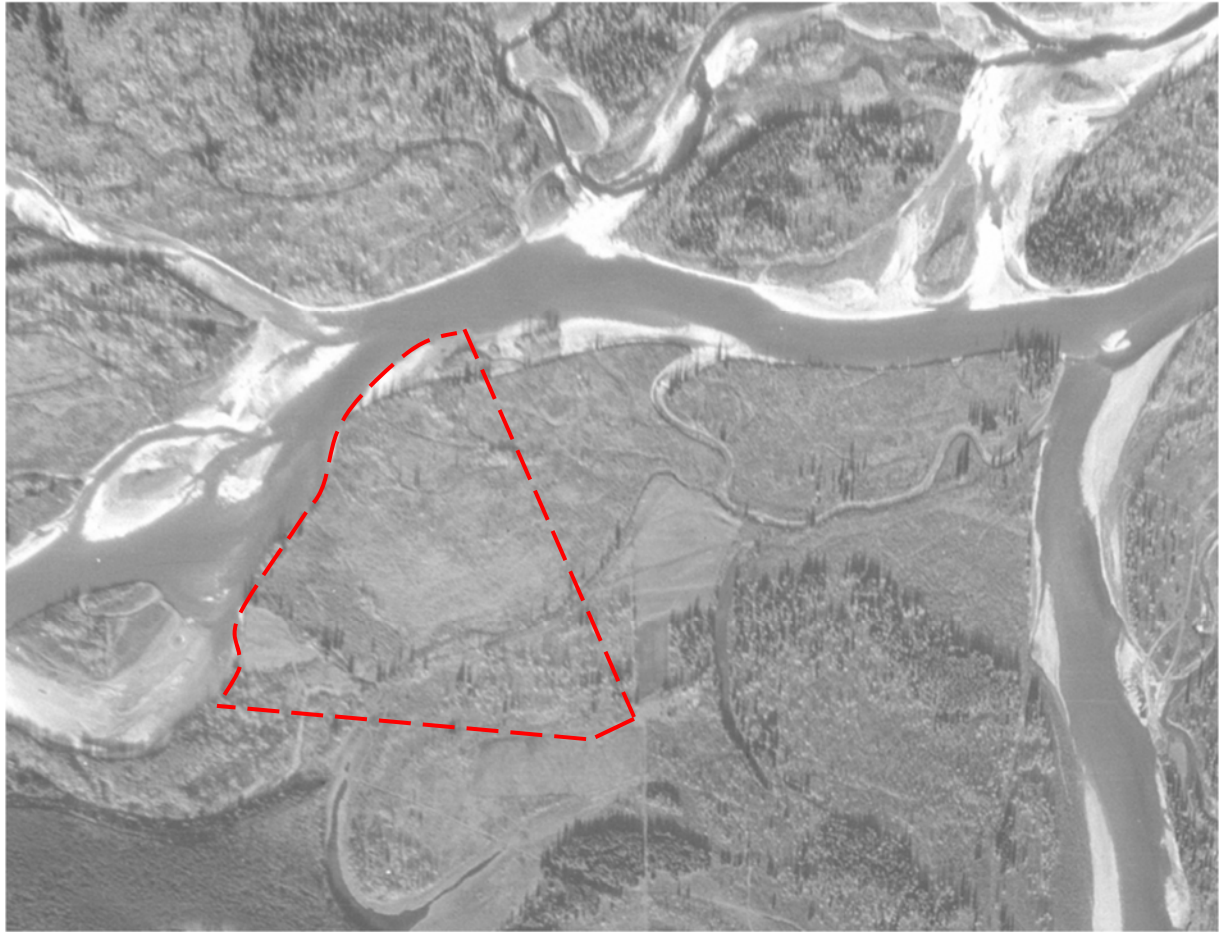
Source: Town of Whitecourt, Land Use Bylaw 1506 – Districts & Overlays, November 2016

<p>FIGURE 4</p>	<p>Land Use Zoning Map</p>	<p style="text-align: center;">LEGEND</p> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="border: 2px dashed red; width: 40px; height: 40px; margin-right: 10px;"></div> <p>Approximate Site Boundary</p> <div style="text-align: right;"> </div> </div> <p style="text-align: center;">PLANNING AND DEVELOPMENT LAND USE BYLAW 1506 - DISTRICTS & OVERLAYS ORIGINAL - SEPTEMBER 2015 AMENDED - NOVEMBER 2015</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">C-1 Core Commercial - Downtown</td> <td style="width: 50%;">D-C Direct Control</td> </tr> <tr> <td>C-2 Service Commercial</td> <td>D-C_{Res} Direct Control Residential</td> </tr> <tr> <td>C-3 Highway Commercial</td> <td>R-1A Low Density Residential A</td> </tr> <tr> <td>C-4 Neighbourhood Commercial</td> <td>R-1B Low Density Residential B</td> </tr> <tr> <td>C-5 Main Street Downtown</td> <td>R-1C Low Density Residential C</td> </tr> <tr> <td>C-6 Mixed Use Residential - Downtown</td> <td>R-ER Estate Residential</td> </tr> <tr> <td>C-7 Hilltop Commercial</td> <td>R-2 Duplex Residential</td> </tr> <tr> <td>M-1 Service Industrial</td> <td>R-3 Medium Density Residential</td> </tr> <tr> <td>M-2 Heavy Industrial</td> <td>R-4 High Density Residential</td> </tr> <tr> <td>M-3 Business Industrial</td> <td>R-MHS Manufactured Home/Site Built</td> </tr> <tr> <td>P-1 Parks and Recreation</td> <td>R-MHP Manufactured Home Park</td> </tr> <tr> <td>UD-F Future Urban Development</td> <td></td> </tr> <tr> <td>U-S Urban Services</td> <td></td> </tr> <tr> <td>DC Direct Control</td> <td></td> </tr> <tr> <td>EC Environmental Constraints Overlay</td> <td></td> </tr> </table> <p>Source: Town of Whitecourt Land Use District Map, November 2015</p>	C-1 Core Commercial - Downtown	D-C Direct Control	C-2 Service Commercial	D-C _{Res} Direct Control Residential	C-3 Highway Commercial	R-1A Low Density Residential A	C-4 Neighbourhood Commercial	R-1B Low Density Residential B	C-5 Main Street Downtown	R-1C Low Density Residential C	C-6 Mixed Use Residential - Downtown	R-ER Estate Residential	C-7 Hilltop Commercial	R-2 Duplex Residential	M-1 Service Industrial	R-3 Medium Density Residential	M-2 Heavy Industrial	R-4 High Density Residential	M-3 Business Industrial	R-MHS Manufactured Home/Site Built	P-1 Parks and Recreation	R-MHP Manufactured Home Park	UD-F Future Urban Development		U-S Urban Services		DC Direct Control		EC Environmental Constraints Overlay	
C-1 Core Commercial - Downtown	D-C Direct Control																															
C-2 Service Commercial	D-C _{Res} Direct Control Residential																															
C-3 Highway Commercial	R-1A Low Density Residential A																															
C-4 Neighbourhood Commercial	R-1B Low Density Residential B																															
C-5 Main Street Downtown	R-1C Low Density Residential C																															
C-6 Mixed Use Residential - Downtown	R-ER Estate Residential																															
C-7 Hilltop Commercial	R-2 Duplex Residential																															
M-1 Service Industrial	R-3 Medium Density Residential																															
M-2 Heavy Industrial	R-4 High Density Residential																															
M-3 Business Industrial	R-MHS Manufactured Home/Site Built																															
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UD-F Future Urban Development																																
U-S Urban Services																																
DC Direct Control																																
EC Environmental Constraints Overlay																																
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>																															
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>																															
<p>Phase I ESA</p>	<p>August 2018</p>																															





Source: www.esar.alberta.ca, accessed August 2018

<p>FIGURE 5</p>	<p>ESAR Map</p>	<p>LEGEND</p>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>	 <p>Approximate Site Boundary</p>	
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>	 <p>Approximate 500 m Search Radius</p>	
<p>Phase I ESA</p>	<p>August 2018</p>	 <p>Environmental Investigation Markers</p>	




Source: Alberta Environment and Parks Air Photo Distribution

<p>PLATE 1</p>	<p>1949 Aerial Photograph</p>	<p style="text-align: center;"><u>LEGEND</u></p> <div style="display: flex; align-items: center; justify-content: space-between;"> <div style="border: 2px dashed red; width: 40px; height: 40px; margin-right: 10px;"></div> <p>Approximate Site Boundary</p> <div style="text-align: right;">  </div> </div>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>		
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>		
<p>Phase I ESA</p>	<p>August 2018</p>		



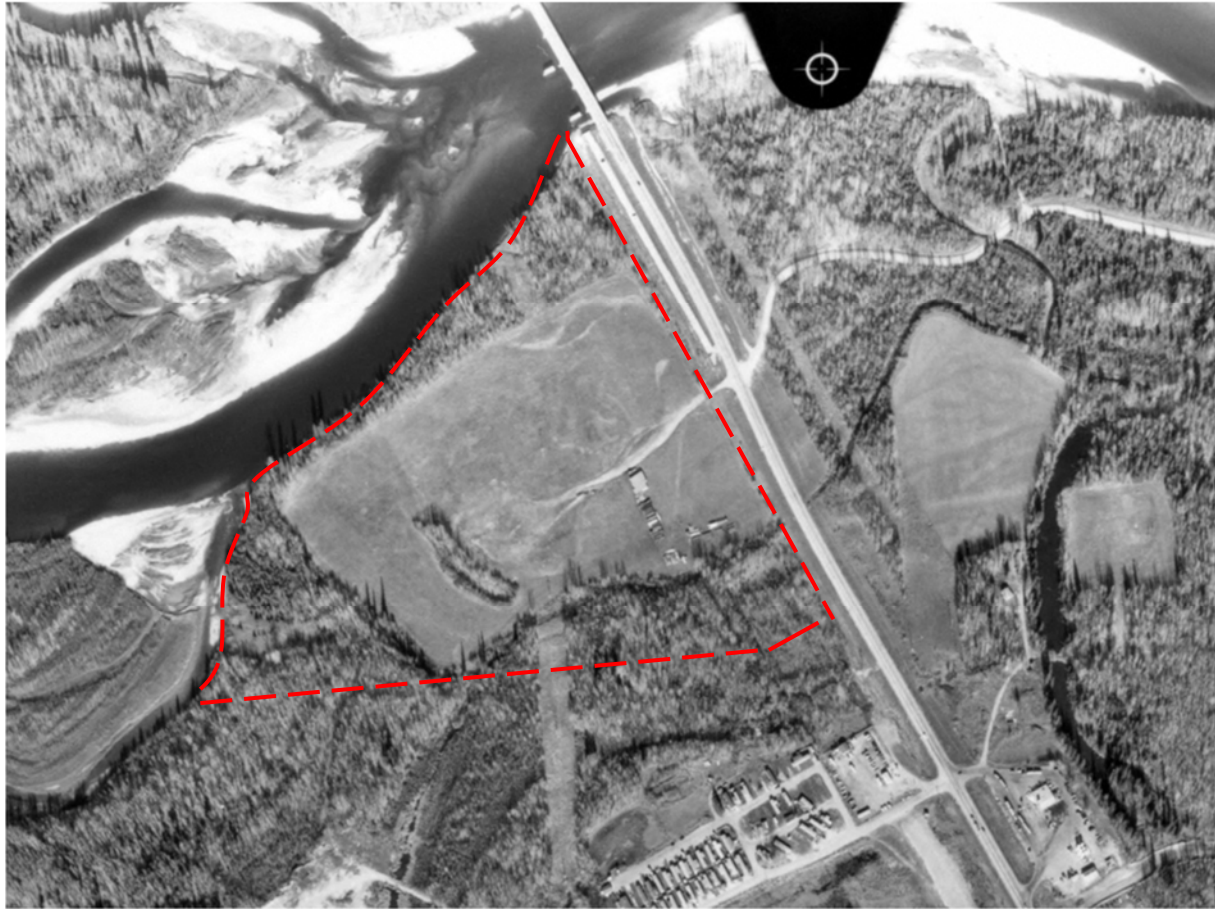
Source: Alberta Environment and Parks Air Photo Distribution

<p>PLATE 2</p>	<p>1964 Aerial Photograph</p>	<p style="text-align: center;"><u>LEGEND</u></p> <div style="display: flex; align-items: center; justify-content: space-between;"> <div style="border: 2px dashed red; width: 40px; height: 40px; margin-right: 10px;"></div> <p>Approximate Site Boundary</p> <div style="text-align: right; font-size: 2em;"> <p>↑ N</p> </div> </div>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>		
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>		
<p>Phase I ESA</p>	<p>August 2018</p>		

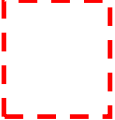




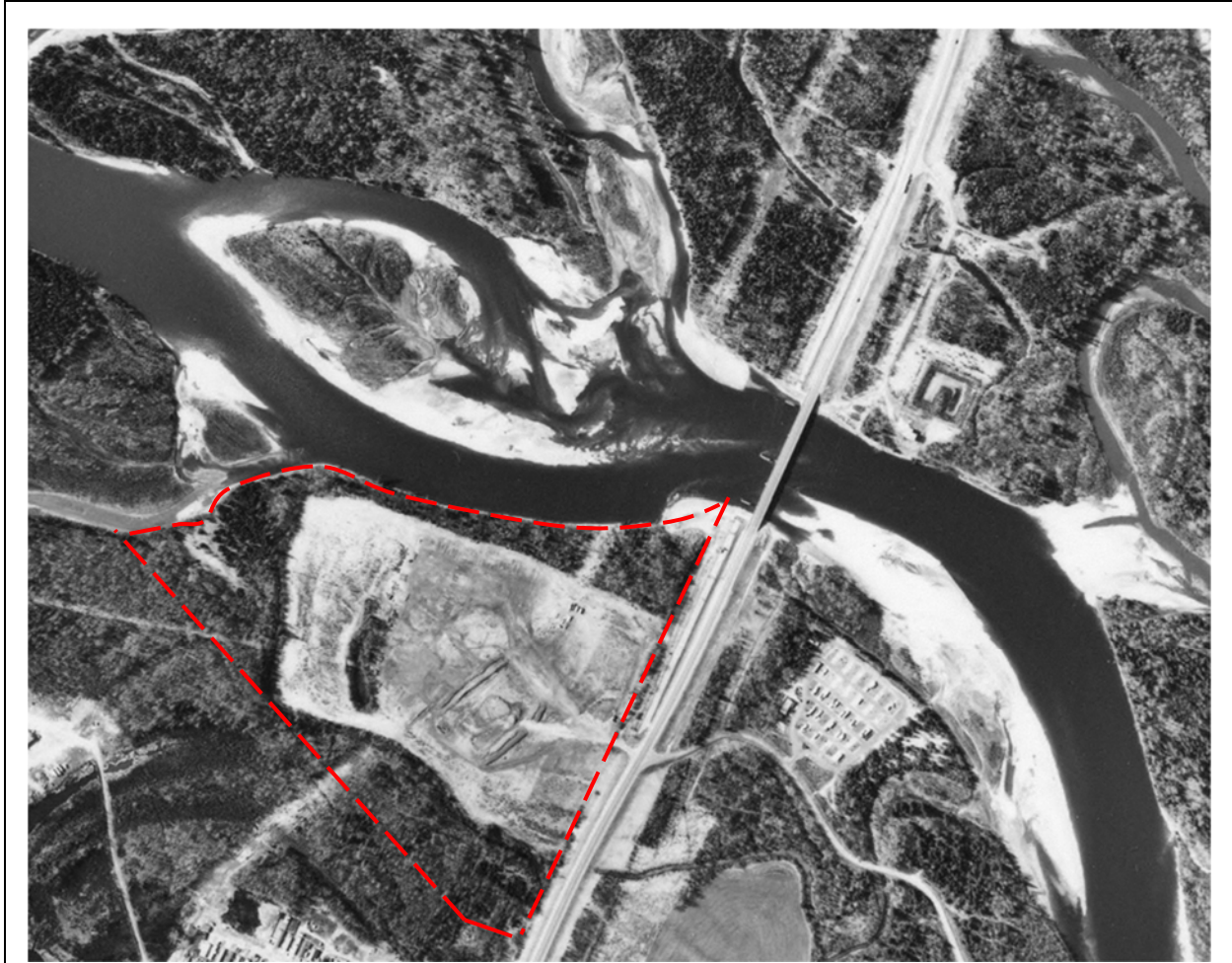
Source: Alberta Environment and Parks Air Photo Distribution

<p>PLATE 3</p>	<p>1978 Aerial Photograph</p>	<p style="text-align: center;"><u>LEGEND</u></p> <div style="display: flex; align-items: center; justify-content: space-around;"> <div style="border: 2px dashed red; width: 40px; height: 40px; margin-right: 10px;"></div> <p>Approximate Site Boundary</p> <div style="font-size: 2em; margin-left: 20px;">↑ N</div> </div>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>		
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>		
<p>Phase I ESA</p>	<p>August 2018</p>		



Source: Valtus Imagery Services

<p>PLATE 4</p>	<p>1987 Aerial Photograph</p>	<p><u>LEGEND</u></p>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>	 <p>Approximate Site Boundary</p>	
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>		
<p>Phase I ESA</p>	<p>August 2018</p>		






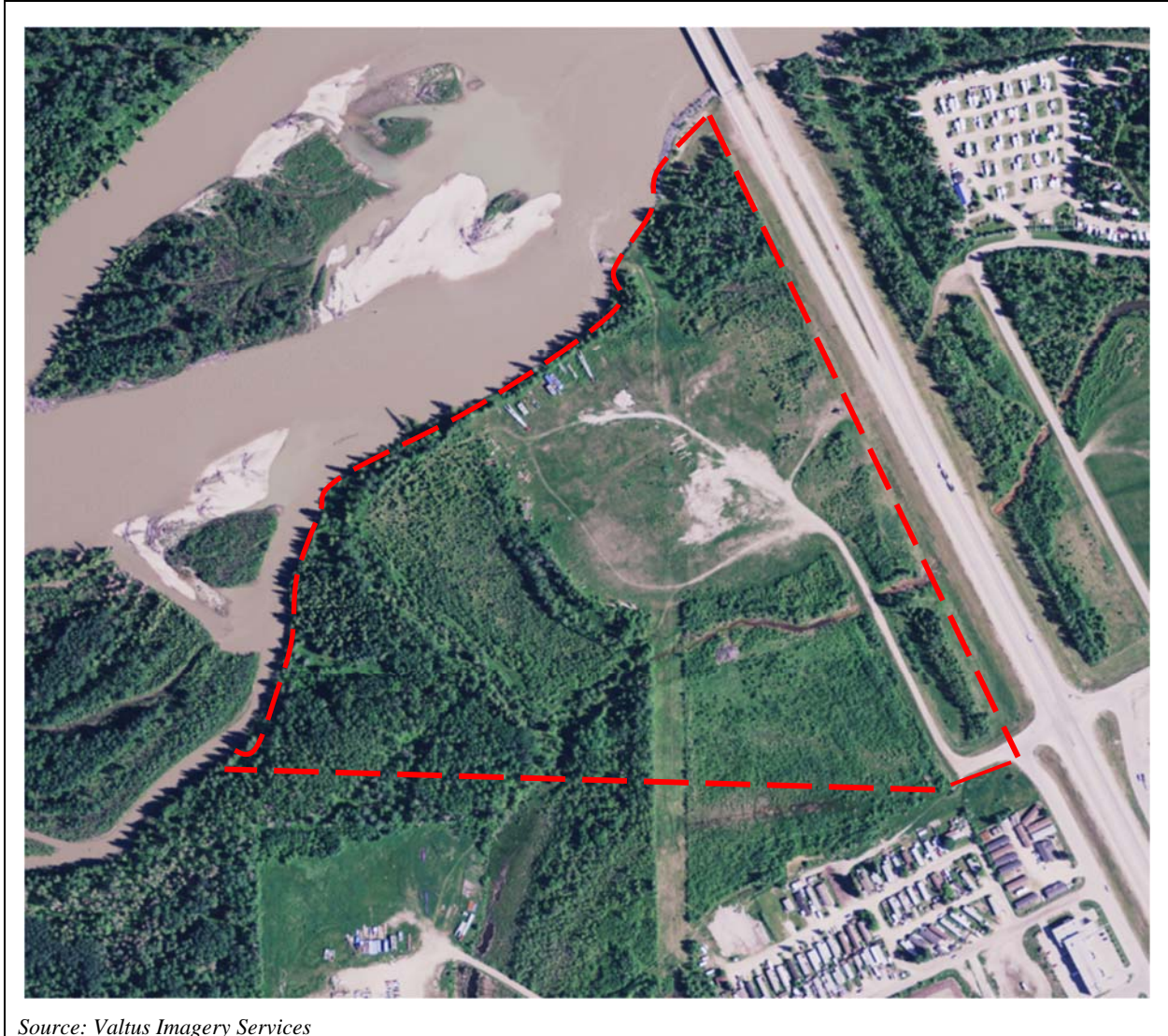
Source: Valtus Imagery Services

<p>PLATE 5</p>	<p>1997 Aerial Photograph</p>	<p style="text-align: center;"><u>LEGEND</u></p> <div style="display: flex; justify-content: space-around; align-items: center;"> <div data-bbox="831 1283 945 1409" style="border: 2px dashed red; width: 40px; height: 40px;"></div> <div data-bbox="961 1308 1117 1367"> <p>Approximate Site Boundary</p> </div> <div data-bbox="1252 1299 1406 1394"> </div> </div> <div data-bbox="899 1623 1360 1724" style="text-align: right; margin-top: 20px;"> </div>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>		
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>		
<p>Phase I ESA</p>	<p>August 2018</p>		



Source: Valtus Imagery Services

<p>PLATE 6</p>	<p>2008 Aerial Photograph</p>	<p>LEGEND</p>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>	 <p>Approximate Site Boundary</p>	
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>		
<p>Phase I ESA</p>	<p>August 2018</p>		



Source: Valtus Imagery Services

<p>PLATE 7</p>	<p>2014 Aerial Photograph</p>	<p style="text-align: center;">LEGEND</p> <div style="display: flex; align-items: center; justify-content: space-around;"> <div style="border: 2px dashed red; width: 40px; height: 40px; margin-right: 10px;"></div> <p>Approximate Site Boundary</p> <div style="text-align: center;"> <p>↑ N</p> </div> </div>	
<p>PROJECT LOCATION</p>	<p>NW 34-59-12 W5M Whitecourt, Alberta</p>		
<p>CLIENT</p>	<p>890801 Alberta Ltd.</p>		
<p>Phase I ESA</p>	<p>August 2018</p>		

APPENDIX B

SITE PHOTOS

EXTERIOR PHOTOS



Entrance into the Site facing south. Photo taken at creek crossing.



General view of the Site taken from the Athabasca River Shoreline facing south.



General view of the Site facing east.



Garbage on the Site.



Oilfield equipment including waste metals, triangular pipe racks and pipe tubs around the Site.



More oilfield equipment around the Site.



More oilfield equipment around the Site.



More oilfield equipment around the Site.



Woody debris on the Site.



Rig mats on the Site.



Squatting activities on the northwest corner of the Site.



Squatting activities on the northwest corner of the Site.



Squatting activities on the northwest corner of the Site.



Sand and gravel piles north of the Site.



Close-up of sand and gravel piles on the Site.



Clearings on the Site that show some evidence of stressed vegetation.



Clearings on the Site that show some evidence of stressed vegetation.



Clearings on the Site that show some evidence of stressed vegetation.



Clearings on the Site that show some evidence of stressed vegetation.



Powerline ROW running from north to south across the Site.

APPENDIX C

OWNERSHIP/HISTORICAL DOCUMENTATION



LAND 'TITLE' CERTIFICATE

S
 LINC SHORT LEGAL TITLE NUMBER
 0028 738 029 5;12;59;34;NW 052 186 129

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)
 TOWNSHIP FIFTY NINE (59)
 RANGE TWELVE (12)
 WEST OF THE FIFTH MERIDIAN, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF
 THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
 SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A. D. 1909, CONTAINING
 50.36 HECTARES (124.40 ACRES), MORE OR LESS.

EXCEPTING THEREOUT:		HECTARES (ACRES) MORE OR LESS	
A) PLAN 3300JY	ROAD	4.38	10.82
B) PLAN 3671KS	SUBDIVISION	11.76	29.16
C) PLAN 6660KS	SUBDIVISION	0.004	0.04
D) PLAN 7521121	SUBDIVISION	0.036	0.09
E) PLAN 8221110	ROAD	0.238	0.59
F) PLAN 9623452	SUBDIVISION	3.16	7.81
G) PLAN 9623455	DESCRIPTIVE	0.908	2.24
H) PLAN 0120458	ROAD	0.224	0.55

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF WHITECOURT

REFERENCE NUMBER: 012 040 860 +8

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
052 186 129	14/05/2005	TRANSFER OF LAND	\$171,785	\$171,785

OWNERS

890801 ALBERTA LTD.
 OF BOX 973
 WHITECOURT
 ALBERTA T7S 1N9

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

REGISTRATION

052 186 129

NUMBER	DATE (D/M/Y)	PARTICULARS
9420H	19/02/1965	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 AS TO PORTION OR PLAN:1402NY (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 022220440) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 072422995) (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 072524870) (DATA UPDATED BY: CHANGE OF ADDRESS 092057651)
862 214 867	03/10/1986	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ALTALINK MANAGEMENT LTD. 2611 - 3 AVE SE CALGARY ALBERTA T2A7W7 (DATA UPDATED BY: TRANSFER OF CAVEAT 022189541) (DATA UPDATED BY: CHANGE OF ADDRESS 082539548)
962 286 241	18/10/1996	CAVEAT RE : SEE CAVEAT CAVEATOR - THE TOWN OF WHITECOURT. BOX 509 WHITECOURT ALBERTA T7S1N6 AGENT - BUD WINGER SECTION 669 (MUNICIPAL GOVERNMENT ACT)
152 143 379	15/05/2015	CAVEAT RE : ROADWAY CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION NORTH CENTRAL REGION ALBERTA TRANSPORTATION BOX 4596, 4513-62 AVE BARRHEAD ALBERTA T7N1A5

TOTAL INSTRUMENTS: 004

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 2 DAY OF AUGUST,
2018 AT 01:26 P.M.

ORDER NUMBER: 35629043

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON MAY 14, 2005

S
LINC SHORT LEGAL TITLE NUMBER
0028 738 029 5;12;59;34;NW 012 040 860 +8

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)
TOWNSHIP FIFTY NINE (59)
RANGE TWELVE (12)
WEST OF THE FIFTH MERIDIAN, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF
THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A. D. 1909, CONTAINING
50.36 HECTARES (124.40 ACRES), MORE OR LESS.

Table with 4 columns: Item, Description, Hectares, Acres. Rows A-H listing various plans and descriptions like ROAD, SUBDIVISION, and DESCRIPTIVE.

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF WHITECOURT

REFERENCE NUMBER: 992 337 950

Table with 5 columns: REGISTRATION, DATE (DMY), DOCUMENT TYPE, VALUE, CONSIDERATION. Row: 012 040 860 07/02/2001 ROAD PLAN

OWNERS

ART PRIMEAU TRUCK SERVICE AND RENTALS INC.
OF BOX 567
WHITECOURT
ALBERTA T7S 1N6

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
012 040 860 +8

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
9420H	19/02/1965	UTILITY RIGHT OF WAY GRANTEE - ALTALINK MANAGEMENT LTD. ATTN: TRANSMISSION LAND DEPT PO BOX 20, STATION M CALGARY ALBERTA T2P2G9 AS TO PORTION OR PLAN:1402NY (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 022220440)
862 214 867	03/10/1986	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - ALTALINK MANAGEMENT LTD. ATTN: TRANSMISSION LAND DEPT PO BOX 20, STATION M CALGARY ALBERTA T2P2G9 (DATA UPDATED BY: TRANSFER OF CAVEAT 022189541)
962 286 241	18/10/1996	CAVEAT RE : SEE CAVEAT CAVEATOR - THE TOWN OF WHITECOURT. BOX 509 WHITECOURT ALBERTA T7S1N6 AGENT - BUD WINGER SECTION 669 (MUNICIPAL GOVERNMENT ACT)
022 189 541	29/05/2002	TRANSFER OF CAVEAT 862214867 TRANSFEREE - ALTALINK MANAGEMENT LTD. ATTN: TRANSMISSION LAND DEPT PO BOX 20, STATION M CALGARY ALBERTA T2P2G9
022 220 440	20/06/2002	TRANSFER OF UTILITY RIGHT OF WAY 9420H TRANSFEREE - ALTALINK MANAGEMENT LTD. ATTN: TRANSMISSION LAND DEPT PO BOX 20, STATION M CALGARY ALBERTA T2P2G9
022 396 479	21/10/2002	CAVEAT RE : PURCHASE AGREEMENT CAVEATOR - 890801 ALBERTA LTD. C/O POLACK MEINDERSMA LIDDELL 300, 14925 111 AVE EDMONTON

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

ALBERTA T5M2P6
AGENT - BRIAN R LIDDELL

032 023 419 16/01/2003 CAVEAT
RE : PURCHASE AGREEMENT
CAVEATOR - 890801 ALBERTA LTD.
C/O POLACK MEINDERSMA ETC
300, 14925-111 AVE
EDMONTON
ALBERTA T5M2P6
AGENT - BRIAN R LIDDELL

052 186 128 14/05/2005 DISCHARGE OF CAVEAT 022396479
AND CAVEAT 032023419

052 186 129 14/05/2005 TRANSFER OF LAND
OWNERS - 890801 ALBERTA LTD.
BOX 973
WHITECOURT
ALBERTA T7S1N9
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF AUGUST,
2018 AT 10:30 A.M.

ORDER NUMBER: 35708703

CUSTOMER FILE NUMBER: 490437



END OF CERTIFICATE

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

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



HISTORICAL LAND TITLE CERTIFICATE
 TITLE CANCELLED ON FEBRUARY 07,2001

S
 LINC SHORT LEGAL TITLE NUMBER
 0026 831 248 5;12;59;34;NW 992 337 950

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)
 TOWNSHIP FIFTY NINE (59)
 RANGE TWELVE (12)
 WEST OF THE FIFTH MERIDIAN, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF
 THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
 SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A. D. 1909, CONTAINING
 50.36 HECTARES (124.40 ACRES), MORE OR LESS.

EXCEPTING THEREOUT:		HECTARES (ACRES) MORE OR LESS	
A) PLAN 3300JY	ROAD	4.38	10.82
B) PLAN 3671KS	SUBDIVISION	11.76	29.16
C) PLAN 6660KS	SUBDIVISION	0.004	0.04
D) PLAN 7521121	SUBDIVISION	0.036	0.09
E) PLAN 8221110	ROAD	0.238	0.59
F) PLAN 9623452	SUBDIVISION	3.16	7.81
G) PLAN 9623455	DESCRIPTIVE	0.908	2.24

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF WHITECOURT

REFERENCE NUMBER: 962 260 674

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
992 337 950	08/11/1999	TRANSFER OF LAND	\$120,000	\$120,000

OWNERS

ART PRIMEAU TRUCK SERVICE AND RENTALS INC.
 OF BOX 567
 WHITECOURT
 ALBERTA T7S 1N6

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

992 337 950

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
9420H	19/02/1965	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. AS TO PORTION OR PLAN:1402NY
862 214 867	03/10/1986	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TRANSALTA UTILITIES CORPORATION. BOX 1900, CALGARY ALBERTA AGENT - K ELLIOTT URQUHART
962 087 270	15/04/1996	CAVEAT RE : SURFACE LEASE CAVEATOR - DISCOVERY WEST CORP. 900, 355-4 AVE SW CALGARY ALBERTA T2P0J1 AGENT - SHERI BALDWIN
962 286 241	18/10/1996	CAVEAT RE : SEE CAVEAT CAVEATOR - THE TOWN OF WHITECOURT. BOX 509 WHITECOURT ALBERTA T7S1N6 AGENT - BUD WINGER SECTION 669 (MUNICIPAL GOVERNMENT ACT)
002 039 269	14/02/2000	CAVEAT RE : TRANSFER OF LAND CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF INFRASTRUCTURE THE REGIONAL DIRECTOR NORTH CENTRAL REGION, ALBERTA INFRASTRUCTURE BOX 4596, 4513-62 AVENUE BARRHEAD ALBERTA T7N1A5 AGENT - MOOSA Y JIWAJI
002 248 762	28/08/2000	DISCHARGE OF CAVEAT 962087270
012 040 858	07/02/2001	DISCHARGE OF CAVEAT 002039269
012 040 860	07/02/2001	ROAD PLAN 0120458 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED FOR THE REMAINDER

TOTAL INSTRUMENTS: 008

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF AUGUST,
2018 AT 10:30 A.M.

ORDER NUMBER: 35708703

CUSTOMER FILE NUMBER: 490437



END OF CERTIFICATE

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

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



HISTORICAL LAND TITLE CERTIFICATE
 TITLE CANCELLED ON NOVEMBER 08,1999

S
 LINC SHORT LEGAL TITLE NUMBER
 0026 831 248 5;12;59;34;NW 962 260 674

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)
 TOWNSHIP FIFTY NINE (59)
 RANGE TWELVE (12)
 WEST OF THE FIFTH MERIDIAN, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF
 THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
 SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A. D. 1909, CONTAINING
 50.36 HECTARES (124.40 ACRES), MORE OR LESS.

EXCEPTING THEREOUT:		HECTARES (ACRES) MORE OR LESS	
A) PLAN 3300JY	ROAD	4.38	10.82
B) PLAN 3671KS	SUBDIVISION	11.76	29.16
C) PLAN 6660KS	SUBDIVISION	0.004	0.04
D) PLAN 7521121	SUBDIVISION	0.036	0.09
E) PLAN 8221110	ROAD	0.238	0.59
F) PLAN 9623452	SUBDIVISION	3.16	7.81
G) PLAN 9623455	DESCRIPTIVE	0.908	2.24

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF WHITECOURT

REFERENCE NUMBER: 962 260 560 +1

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
962 260 674	24/09/1996	AMENDMENT-LEGAL DESCRIPTION		

OWNERS

G. A. P. FINANCIAL CORPORATION.
 OF P.O. BOX 567
 WHITECOURT
 ALBERTA T7S 1N3

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 260 674

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

9420H	19/02/1965	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. AS TO PORTION OR PLAN:1402NY
862 214 867	03/10/1986	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TRANSALTA UTILITIES CORPORATION. BOX 1900, CALGARY ALBERTA AGENT - K ELLIOTT URQUHART
962 087 270	15/04/1996	CAVEAT RE : SURFACE LEASE CAVEATOR - DISCOVERY WEST CORP. 900, 355-4 AVE SW CALGARY ALBERTA T2P0J1 AGENT - SHERI BALDWIN
962 286 241	18/10/1996	CAVEAT RE : SEE CAVEAT CAVEATOR - THE TOWN OF WHITECOURT. BOX 509 WHITECOURT ALBERTA T7S1N6 AGENT - BUD WINGER SECTION 669 (MUNICIPAL GOVERNMENT ACT)
992 337 950	08/11/1999	TRANSFER OF LAND OWNERS - ART PRIMEAU TRUCK SERVICE AND RENTALS INC. BOX 567 WHITECOURT ALBERTA T7S1N6 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 16 DAY OF AUGUST, 2018 AT 10:30 A.M.

ORDER NUMBER: 35708703

CUSTOMER FILE NUMBER: 490437



END OF CERTIFICATE

(CONTINUED)

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

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



HISTORICAL LAND TITLE CERTIFICATE
 TITLE CANCELLED ON SEPTEMBER 24, 1996

S
 LINC SHORT LEGAL TITLE NUMBER
 0026 831 214 5;12;59;34;NW 962 260 560 +1

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)
 TOWNSHIP FIFTY NINE (59)
 RANGE TWELVE (12)
 WEST OF THE FIFTH MERIDIAN, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF
 THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
 SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A. D. 1909, CONTAINING
 50.36 HECTARES (124.40 ACRES), MORE OR LESS.

EXCEPTING THEREOUT:		HECTARES (ACRES) MORE OR LESS	
A) PLAN 3300JY	ROAD	4.38	10.82
B) PLAN 3671KS	SUBDIVISION	11.76	29.16
C) PLAN 6660KS	SUBDIVISION	0.004	0.04
D) PLAN 7521121	SUBDIVISION	0.036	0.09
E) PLAN 8221110	ROAD	0.238	0.59
F) PLAN 9623452	SUBDIVISION	3.16	7.81
G) PLAN 962	DESCRIPTIVE	0.908	2.24

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF WHITECOURT

REFERENCE NUMBER: 962 260 360 +2

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
962 260 560	24/09/1996	TRANSFER OF PART OF LAND		

OWNERS

G. A. P. FINANCIAL CORPORATION.
 OF P.O. BOX 567
 WHITECOURT
 ALBERTA T7S 1N3

 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
 # 962 260 560 +1

REGISTRATION
 NUMBER DATE (D/M/Y) PARTICULARS

9420H 19/02/1965 UTILITY RIGHT OF WAY
 GRANTEE - CALGARY POWER LTD.
 AS TO PORTION OR PLAN:1402NY

862 214 867 03/10/1986 CAVEAT
 RE : RIGHT OF WAY AGREEMENT
 CAVEATOR - TRANSALTA UTILITIES CORPORATION.
 BOX 1900, CALGARY
 ALBERTA
 AGENT - K ELLIOTT URQUHART

962 087 270 15/04/1996 CAVEAT
 RE : SURFACE LEASE
 CAVEATOR - DISCOVERY WEST CORP.
 900, 355-4 AVE SW
 CALGARY
 ALBERTA T2P0J1
 AGENT - SHERI BALDWIN

962 260 674 24/09/1996 AMENDMENT-LEGAL DESCRIPTION
 NEW TITLE ISSUED

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF
 TITLE REPRESENTED HEREIN THIS 16 DAY OF AUGUST,
 2018 AT 10:30 A.M.

ORDER NUMBER: 35708703

CUSTOMER FILE NUMBER: 490437



END OF CERTIFICATE

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 FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,
 SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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 APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
 PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
 OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



HISTORICAL LAND TITLE CERTIFICATE
 TITLE CANCELLED ON SEPTEMBER 24, 1996

S
 LINC SHORT LEGAL TITLE NUMBER
 0026 831 115 5;12;59;34;NW 962 260 360 +2

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)
 TOWNSHIP FIFTY NINE (59)
 RANGE TWELVE (12)
 WEST OF THE FIFTH MERIDIAN, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF
 THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
 SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A. D. 1909, CONTAINING
 50.36 HECTARES (124.40 ACRES), MORE OR LESS.

EXCEPTING THEREOUT:		HECTARES (ACRES) MORE OR LESS	
A) PLAN 3300JY	ROAD	4.38	10.82
B) PLAN 3671KS	SUBDIVISION	11.76	29.16
C) PLAN 6660KS	SUBDIVISION	0.004	0.04
D) PLAN 7521121	SUBDIVISION	0.036	0.09
E) PLAN 8221110	ROAD	0.238	0.59
F) PLAN 9623452	SUBDIVISION	3.16	7.81

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF WHITECOURT

REFERENCE NUMBER: 862 056 027

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION

962 260 360	24/09/1996	SUBDIVISION PLAN		

OWNERS

G. A. P. FINANCIAL CORPORATION.
 OF P.O. BOX 567
 WHITECOURT
 ALBERTA T7S 1N3

 ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

962 260 360 +2

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

9420H 19/02/1965 UTILITY RIGHT OF WAY
 GRANTEE - CALGARY POWER LTD.
 AS TO PORTION OR PLAN:1402NY

862 214 867 03/10/1986 CAVEAT
 RE : RIGHT OF WAY AGREEMENT
 CAVEATOR - TRANSALTA UTILITIES CORPORATION.
 BOX 1900, CALGARY
 ALBERTA
 AGENT - K ELLIOTT URQUHART

962 087 270 15/04/1996 CAVEAT
 RE : SURFACE LEASE
 CAVEATOR - DISCOVERY WEST CORP.
 900, 355-4 AVE SW
 CALGARY
 ALBERTA T2P0J1
 AGENT - SHERI BALDWIN

962 260 560 24/09/1996 TRANSFER OF PART OF LAND
 OWNERS - MILLAR WESTERN INDUSTRIES LTD.
 16640 - 111 AVENUE, EDMONTON
 ALBERTA T5M2S5
 NEW TITLE ISSUED

TOTAL INSTRUMENTS: 004

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
 ACCURATE REPRODUCTION OF THE CERTIFICATE OF
 TITLE REPRESENTED HEREIN THIS 16 DAY OF AUGUST,
 2018 AT 10:30 A.M.

ORDER NUMBER: 35708703

CUSTOMER FILE NUMBER: 490437



END OF CERTIFICATE

(CONTINUED)

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HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON SEPTEMBER 24, 1996

S
LINC SHORT LEGAL TITLE NUMBER
0019 665 034 5;12;59;34;NW 862 056 027

LEGAL DESCRIPTION

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)
TOWNSHIP FIFTY NINE (59)
RANGE TWELVE (12)
WEST OF THE FIFTH MERIDIAN, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF
THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP
SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A. D. 1909, CONTAINING
50.36 HECTARES (124.40 ACRES), MORE OR LESS.

EXCEPTING THEREOUT:

	HECTARES	(ACRES)	PLAN	NUMBER
(A)	4.38	(10.82)	ROAD	3300JY
(B)	11.76	(29.16)	SUBDIVISION	3671KS
(C)	0.004	(0.04)	SUBDIVISION	6660KS
(D)	0.036	(0.09)	SUBDIVISION	7521121
(E)	0.238	(0.59)	ROAD	8221110

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: TOWN OF WHITECOURT

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
862 056 027	17/03/1986			\$120,000

OWNERS

G. A. P. FINANCIAL CORPORATION.
OF P.O. BOX 567
WHITECOURT
ALBERTA T7S 1N3

(DATA UPDATED BY: CHANGE OF NAME 962259534)

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

862 056 027

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
9420H	19/02/1965	UTILITY RIGHT OF WAY GRANTEE - CALGARY POWER LTD. AS TO PORTION OR PLAN:1402NY
832 055 701	09/03/1983	CAVEAT RE : SEE CAVEAT CAVEATOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA AS REPRESENTED BY MINISTER OF TRANSPORTATION PROPERTY SERVICES BRANCH TRANSPORTATION DEPARTMENT EDMONTON ALBERTA
862 214 867	03/10/1986	CAVEAT RE : RIGHT OF WAY AGREEMENT CAVEATOR - TRANSALTA UTILITIES CORPORATION. BOX 1900, CALGARY ALBERTA AGENT - K ELLIOTT URQUHART
912 264 943	27/09/1991	STATUTORY DECLARATION RE LOST DCT
912 264 944	27/09/1991	REQUEST FOR RELEASE OF D.C.T. DCT ISSUED SURRENDERED BY 962259534
962 087 270	15/04/1996	CAVEAT RE : SURFACE LEASE CAVEATOR - DISCOVERY WEST CORP. 900, 355-4 AVE SW CALGARY ALBERTA T2P0J1 AGENT - SHERI BALDWIN
962 259 534	23/09/1996	CHANGE OF NAME RE: G. A. P. FINANCIAL CORPORATION. P.O. BOX 567 WHITECOURT ALBERTA T7S1N3 AFFECTS INSTRUMENT: 862056027
962 260 251	24/09/1996	DISCHARGE OF CAVEAT 832055701
962 260 252	24/09/1996	SURVEYS DISCHARGE AFFECTS INSTRUMENT: 862214867 AS TO NEW PLAN
962 260 360	24/09/1996	SUBDIVISION PLAN 9623452 TITLE CANCELLED AS TO PART AND NEW TITLE ISSUED

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

FOR THE REMAINDER

TOTAL INSTRUMENTS: 010

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 16 DAY OF AUGUST, 2018 AT 10:30 A.M.

ORDER NUMBER: 35708703

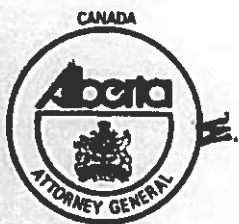
CUSTOMER FILE NUMBER: 490437



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).



Certificate of Title

NUMBER 8 6 2 0 5 6 0 2 7

REFERENCE 8 5 2 1 7 9 4 9 0

CONSIDERATION \$ 1 2 0, 0 0 0. 0 0

North Alberta Land Registration District

THIS IS TO CERTIFY that **HARPAR TIRE & AUTO CENTRE LTD.**
WHITECOURT, ALBERTA

is/are now the owner(s) of an estate in fee simple

of and in

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)

TOWNSHIP FIFTY NINE (59)

RANGE TWELVE (12)

WEST OF THE FIFTH MERIDIAN, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF

THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP

SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A. D. 1909, CONTAINING

50.36 HECTARES (124.40 ACRES), MORE OR LESS.

EXCEPTING THEREOUT:

	<u>HECTARES (ACRES)</u>	<u>PLAN</u>	<u>NUMBER</u>
(A)	4.38 (10.82)	ROAD	3300 J.Y.
(B)	11.76 (29.16)	SUBDIVISION	3671 K.S.
(C)	0.004 (0.04)	SUBDIVISION	6660 K.S.
(D)	0.036 (0.09)	SUBDIVISION	752 1121
(E)	0.238 (0.59)	ROAD	822 1110

EXCEPTING THEREOUT ALL MINES AND MINERALS.

CANCELLED
AND CONVERTED
SEP 10 1991

By.....*AW*.....

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 subscribed my name and affixed my official seal this


17TH day of MARCH 1986.

.....*AW*..... A.D. Registrar



Certificate of Title

LAND 5TH 12 59 34 N.W.
 NAME HARPAR, TIRE, S. AUTO. CENTRE, LTD.,
 NUMBER .8.6.2.0.5.5.0.2.7.....

ENCUMBRANCES, LIENS & INTERESTS		DISCHARGES & WITHDRAWALS				
Registration Number	Date of Registration DY MO YR	Signature of A.D. Registrar	Registration Number	Date of Registration DY MO YR	Signature of A.D. Registrar	
PARTICULARS						
942 O.H.	19 2 65					
EASEMENT - IN FAVOR OF CALGARY POWER LTD. PLAN 1402 N.Y.						
832055701	9 3 83					
CAVEAT - BY THE MINISTER OF TRANSPORTATION RE: PARK RESERVE PROPERTY SERVICES BRANCH, TRANSPORTATION DEPT. EDM.,						
862214867	3 10 88					
CAVEAT BY TRANSALTA UTILITIES CORPORATION RE: RIGHT-OF-WAY AGREEMENT BOX 1900 CALGARY AGENT - K. ELLIOTT URQUHART						

REGISTERED
 AND CONVERTED
 SEP 10 1991
 By.....



Cancelled
Certificate of Title
CANCELLED

NUMBER 8 5 2 1 7 9 4 9 0

REFERENCE 1 5 1 - K - 2 5 2

CONSIDERATION \$ 57,240.00

North Alberta Land Registration District

THIS IS TO CERTIFY that GALA WELL SERVICE LTD.

OF P.O. BOX 1739, WHITECOURT, ALBERTA

TITLE CANCELLED 862 054 027
in full
on this 17th day of Nov. 1986
A. D. Registrar

is/are now the owner(s) of an estate in fee simple
of and in

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)
TOWNSHIP FIFTY NINE (59)

RANGE TWELVE (12)

WEST OF THE FIFTH MERIDIAN

WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF THE ATHABASCA RIVER AS SHOWN
ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 19TH DAY
OF JULY A.D. 1909

CONTAINING 50.36 HECTARES (124.40 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

	<u>HECTARES (ACRES)</u>	<u>PLAN</u>	<u>NUMBER</u>
(A)	4.38 (10.82)	ROAD	3300 J.Y.
(B)	11.76 (29.16)	SUBDIVISION	3671 K.S.
(C)	0.004 (0.04)	SUBDIVISION	6660 K.S.
(D)	0.036 (0.09)	SUBDIVISION	752 1121
(E)	0.238 (0.59)	ROAD	822 1110

EXCEPTING THEREOUT ALL MINES AND MINERALS

SUBJECT TO THE ENCUMBRANCES, LIENS AND INTERESTS NOTIFIED BY MEMORANDUM UNDER-
WRITTEN OR ENDORSED HEREON, OR WHICH MAY HEREAFTER BE MADE IN THE REGISTER.

In witness whereof I have subscribed my name and affixed my official seal this

.....23..... day of AUGUST.. 19..85.....

SDD

.....[Signature]..... A.D. Registrar



CANCELLED Certificate of Title

LAND 45TH 12 59 34 N.W. (2).
 NAME GALA WELL SERVICE LTD.
 NUMBER 8 5 2 1 7 9 4 9 0

ENCUMBRANCES, LEASES & INTERESTS		DISCHARGES & WITHDRAWALS				
Registration Number	Date of Registration BY LMO YR	PARTICULARS	Registration Number	Date of Registration BY LMO YR	Signature of A.D. Registrar	Signature of A.D. Registrar
942 O.H.	19 2 55	EASEMENT IN FAVOUR OF CALGARY POWER LTD. - PLAN 1402 N.Y.			<i>W.P.</i>	
802193058 80284058	14 8 80	CAVEAT BY WILLIAM G. VARADI	852194018	10 9 82	<i>W.P.</i>	
822209087	23 9 82	CAVEAT BY GALA WELL SERVICES LTD.	852194019	10 9 85	<i>W.P.</i>	
832055701	9 3 83	CAVEAT RE PARK RESERVE BY THE MIN. OF TRANSPORTATION (PROPERTY SERVICES BRANCH, TRANSPORTATION DEPT., EDMONTON, ALTA			<i>W.P.</i>	

M

M

Certificate of Title
~~CANCELLED~~

NO.	1	51	K	-	2	5	2
REF.	4	3	E	-	2	5	2
VALUE \$			2	9	1	7	0

Canada
RENEWAL - 822083479



M	RC	TWP.	SEC.	Q.	PT.
1	9	12	59	34	NW

PLAN	BLK.	LOT	PT.
2			

North Alberta Land Registration District

THIS IS TO CERTIFY that IDA VIOLA REED (WIDOW), OF WHITECOURT, IN THE PROVINCE OF ALBERTA.

IS now the owner of an estate in fee simple

of and in

ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34) TOWNSHIP FIFTY NINE (59) RANGE TWELVE (12) WEST OF THE FIFTH MERIDIAN,

WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A.D. 1909, CONTAINING 50.36 HECTARES (124.40 ACRES), MORE OR LESS.

EXCEPTING THEREOUT:-

HECTARES	ACRES	PLAN	NUMBER
(A) 4.38	10.82	ROAD	3300 J.Y.
(B) 11.76	29.16	SUBDIVISION	3671 K.S.
(C) 0.004	0.04	SUBDIVISION	6660 K.S.
(D) 0.036	0.09	SUBDIVISION	752 1121
(E) 0.238	0.59	ROAD	822 1110

EXCEPTING THEREOUT ALL MINES AND MINERALS.

TITLE CANCELLED 852179490
In full
 on this 23 day of Aug 1981

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM UND ENDORSED HEREON, OR WHICH MAY BE MADE IN THE REGISTER.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal

this 22 day of NOVEMBER, A.D. 19 71

Post Office Address WHITECOURT ALBERTA.



[Signature] A.D. Registrar

Certificate of Title

CANCELLED

ABBREVIATIONS
 E - Easement
 C - Covenant
 Tr - Transfer
 Mfg - Mortgage

NAME IDA VIOLA REED
LAND 5 - 12 - 59 - 34 - N.W. (-)
CHARGES, LIENS AND INTERESTS.

TITLE NO. 151-K-252

Nature of Instrument	Registration Number	Date of Registration DY MO YR	Amount \$	PARTICULARS	Discharges and Withdrawals		
					Signature of Registrar	Registration Number	Date of Registration DY MO YR
E.	942 O.H.	19 2 65		(AS TO 2.00 ACRES) (PLAN 1402 N.Y.) IN FAVOR OF CALGARY POWER LTD.	<i>[Signature]</i>		
C.	792104092	10 05 79		BY WILLIAM G. VARADI	<i>[Signature]</i>	822209086	23 9 82
C.	802183058	14 8 80		BY WILLIAM G. VARADI	<i>[Signature]</i>		
C	822209087	23 9 82		BY GALA WELL SERVICES LTD. (PARK RESERVE) BY THE MIN. OF TRANSPORTATION (PROPERTY SERVICES BRANCH, TRANSPORTATION DEPT. EDMONTON, ALTA.)	<i>[Signature]</i>		
C.	832055701	9 3 83					

CANCELLED

Certificate of Title

Canada
RENEWAL
752109597



NO.	1	5	1	K	2	5	2
REF.	4	3	E	2	5	2	
VALUES			2	9	1	7	0

M	RG.	TWP.	SEC.	Q.	PT.
1	5	1	2	5	9
			3	4	N
					W

PLAN	BLK.	LOT	PT.
2			

North Alberta Land Registration District

THIS IS TO CERTIFY that **IDA VIOLA REED (WIDOW)**
OF **WHITECOURT**, IN THE PROVINCE OF ALBERTA
now the owner of an estate in fee simple

of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF
SECTION THIRTY FOUR (34)
TOWNSHIP FIFTY NINE (59)
RANGE TWELVE (12)
WEST OF THE FIFTH MERIDIAN
WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF THE
ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID
TOWNSHIP SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A.D. 1909
CONTAINING ONE HUNDRED AND TWENTY FOUR AND FORTY HUNDREDTHS
(124.40) ACRES MORE OR LESS.

TITLE CANCELED No. 822083479 AS TO
0.238 HA (0.59 AC) UNDER ROAD
PLAN 822 1110
on this 19 day of APRIL 19 82
[Signature]
A.D. Registrar

EXCEPTING THEREOUT:

ACRES	PLAN	NUMBER
4-38	ROAD	3300
(A) 10.82	ROAD	3671
11-76	SUBDIVISION	6660
0-04	SUBDIVISION	752
0-036	SUBDIVISION	1121

TITLE CANCELED No. UNDER RENEWAL
AS TO REMAINDER AND IN FULL
on this 19 day of APRIL 19 82
[Signature]
A.D. Registrar

RESERVING UNTO HER MAJESTY ALL MINES AND MINERALS.

SUBJECT TO THE ENCUMBRANCES, LIENS, ESTATES OR INTERESTS NOTIFIED BY MEMORANDUM
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 22 day of NOVEMBER, A.D. 19 71
Post Office Address WHITECOURT, ALBERTA



[Signature] AD Registrar

Certificate of Title

CANCELLED

ABBREVIATIONS
 E - Easement
 C - Caveat
 Tr - Transmission
 Mfr - Mortgage
 URW - Utility Right of Way
 BL - Builders Lien
 TN - Tax Notification
 WE - Writ of Execution
 CC - Covenants and Conditions
 ENCUM - Encumbrance

NAME IDA VIOLA REED
 LAND 5 12 59 34 NW (PT)

TITLE NO. 1 5 1 K 2 5 2

CHARGES, LIENS AND INTERESTS.

Nature of Instrument	Registration Number	Date of Registration DY MO YR	Amount \$	PARTICULARS	Signature of Registrar	Discharges and Withdrawals	
						Registration Number	Date of Registration DY MO YR
E	942 OH	19 2 65		(CAS TO 2.00 ACRES) (PLAN 1402 NY) TO CALGARY POWER LTD.	<i>IM</i>		
C	1447 SH	29 1 71		BY GEORGE RITCHIE	<i>IM</i>	(MEMO 3-APRIL-79) 792065962 27 3 79	
M C	7067 TW	11 9 73		BY MINISTER OF HIGHWAYS & TRANSPORT	<i>IM</i>	762010369 19 1 76	
C	752127197	17 9 75		BY WESTVIEW MOBILE VILLAGE LTD.	<i>IM</i>	792090805 26 4 79	
C.	792104052	10 05 79		BY WILLIAM G. VARADI	<i>IM</i>		
C.	802183058	14 8 80		BY WILLIAM G. VARADI	<i>IM</i>		

CANCELLED

LAND TITLES ACT, Sec 24 - The land mentioned in any certificate of title granted under this Act shall by implication and without any special condition remain in fee simple including royalties and general mining concessions or interests therein (including royalties) vested in the original grant of the land from the Crown.

(1) Any right of way or right-of-way or other public easement, however created, shall, save in the event of a right of way, be deemed to be a right of way or other public easement for a period of three years, unless there is some intention of the land owner to the contrary.

(2) Any person, other than the grantee, claiming an interest in the land or the grant of the land which has been registered and mentioned in this certificate shall, within the time specified in the certificate, apply to the Registrar for a certificate of title in respect of the land.

(3) Any right of way or other public easement, however created, shall, save in the event of a right of way, be deemed to be a right of way or other public easement for a period of three years, unless there is some intention of the land owner to the contrary.

(4) Any right of way or other public easement, however created, shall, save in the event of a right of way, be deemed to be a right of way or other public easement for a period of three years, unless there is some intention of the land owner to the contrary.



Based on instrument registered at 10:42 a'clock
 A. m. on the 22 day of HVG.
 A.S. 19 71
 Number 4924 Book 54Q Page 147
 E. P. GANACHE
 Registrar, H.A.L.R.B.

Certificate of Title

Assoc. Fund Value \$2,920.00

Refer Cert. No. 43-E-252

North Alberta Land Registration District.

This is to Certify that IDA VIOLA REED,

OF WHITECOURT, IN THE PROVINCE OF ALBERTA, CANADA, (WIDOW)

IMPORTANT NOTICE
 It will be to the interest of every Owner and Mortgagee to furnish the Land Titles Office, Edmonton, with his full address (Post Office and Street number) or any change in address where notices of mortgages with this Title may be sent.

is now the owner of an estate in fee simple.

of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34) TOWNSHIP FIFTY NINE (59) RANGE TWELVE (12) WEST OF THE FIFTH MERIDIAN, IN THE SAID PROVINCE, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A.D. 1909, CONTAINING ONE HUNDRED AND TWENTY FOUR AND FORTY HUNDREDTHS (124.40) ACRES MORE OR LESS. EXCEPTING THEREOUT:-

- (A) TEN AND EIGHTY TWO HUNDREDTHS (10.82) ACRES MORE OR LESS FOR HIGHWAY AS SHOWN ON ROAD PLAN 3300 J.Y.
- (B) TWENTY NINE AND SIXTEEN HUNDREDTHS (29.16) ACRES MORE OR LESS SUBDIVIDED UNDER PLAN 3671 K.S.
- (C) FOUR HUNDREDTHS (0.04) OF AN ACRE MORE OR LESS SUBDIVIDED UNDER PLAN 6660 K.S.

THE LAND HEREBY DESCRIBED CONTAINING EIGHTY FOUR AND THIRTY EIGHT HUNDREDTHS (84.38) ACRES MORE OR LESS.

RESERVING UNTO HER MAJESTY ALL MINES AND MINERALS.

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 SECOND day of NOVEMBER A.D. 19 71

Edith Stephens AD Registrar

R.O. Address WHITECOURT, ALTA.

7586 K.O. CAVEAT DATED 10-JAN-58 REG. 10:33 AM 14-JAN-58 ABOVE & OTHER LAND BY ROYALITE OIL CO. LTD. C/O ROYALITE ELOG. CALG., ALTA. (RE: RESTRICTIVE COVENANT.)
 942 D.H. EASE DATED 19-NOV-54 REG. 12:34 PM 19-FEB-65 PT ABOVE LAND AS DESC. CONTG. 2.00 AC. IN FAVOR OF CALGARY POWER LTD. (P.O. BOX 1402 N.Y.)
 1447 S.H. CAVEAT DATED 27-JAN 71 REG. 11:02 AM 29-JAN-71 ABOVE & OTHER LAND BY GEORGE RITCHIE C/O J.N. GARY MITCHELL, BOX 960, WHITECOURT, ALTA.

OVER

The title of WITTON - OTHER LANE
is subject to a CAVEAT filed by MINISTER OF HIGHWAYS
& TRANSPORT & SURVEYS BRANCH, DEPT.
OF HIGHWAYS - TRANSPORT BRANCH
Dated the 30 day of AUG 1923
Registered at 118 N. the 11 day of
SEPT 1923 at J. B. No. 78672

DISCHARGE. REG. NO. 752109594
22-8-75 OF CAVEAT 7586 KU
S. K. Kalland-----ADR/PRP

DISCHARGE. REG. NO. 752109595
22-8-75 OF CAVEAT 7067 TW AS
TO PART ON PLAN 752 1121
S. K. Kalland-----ADR/PRP

TITLE CANCELLED No 752109597
order 0.09 on order
on the 22 day of Aug 1925
S. K. Kalland
A.D. Registrar ppp

244
43

LAND TITLES ACT, Sec. 81 - The land mentioned in any certificate of this kind issued under this Act shall be free from and without any special conditions, burdens, or subject to:

- (a) Any outstanding encumbrances or mortgages including royalties contained in the original grant of the land from the Crown;
- (b) All unexpired leases, including mortgages and charge against lease;
- (c) Any public highways or rights-of-way or other public easements, hereditamentary easements, or rights of way 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 name;
- (e) Any decrees, orders or court orders relating to the interest of the owner of the land which have been registered and maintained in force against the owner;
- (f) Any right of pre-emption which may by statute be vested in any person, body corporate, or Her Majesty;
- (g) Any right-of-way or other easement granted or acquired under the provisions of any Act of law in force in the Province.



Issued on instrument registered at 3038 of class P
 on the 4 day of NOV.
 A.D. 19 71
 Number 1516 Book S&T Page 46
 E. F. GAMACHE
 Registrar, N.A.L.R.D.

Certificate of Title

Assoc. Fund Value _____

TRANSMISSION

Refer Cert. No. 206-D-134

North Alberta Land Registration District.

This is to Certify that IDA VIOLA REED,

OF WHITECOURT, IN THE PROVINCE OF ALBERTA, CANADA, EXECUTRIX OF THE ESTATE OF
 FREDERICK EDWARD REED (DECEASED) AND IDA VIOLA REED, OF WHITECOURT, IN THE PROVINCE OF ALBERTA, CANADA,

IMPORTANT NOTICE
 It will be the interest of every Owner and Mortgagee to furnish the Land Titles Office, Edmonton, with the full address from Office and Court records of any change in address where Notices of default with due time may be sent.

is now the owner of an estate in fee simple

CANCELLED of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)

THIS CERTIFICATE OF TITLE IS CANCELLED
 In Full
 IN ACCORDANCE WITH THE TRANSFER SUBJECT TO ANY ENCUMBRANCES AND OR RESERVATIONS THEREIN AND A NEW CERTIFICATE OF TITLE NO. 151-K-252
 ISSUED THIS 22 DAY OF Nov 19 71
 TO Ida Viola Reed
 DA 492450
 L. K. Knowles
 A.D. REGISTRAR

TOWNSHIP FIFTY NINE (59) RANGE TWELVE (12) WEST OF THE FIFTH MERIDIAN, IN THE SAID PROVINCE, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 19TH DAY OF JULY A.D. 1909, CONTAINING ONE HUNDRED AND TWENTY FOUR AND FORTY HUNDREDTHS (124.40) ACRES MORE OR LESS, EXCEPTING THEREOUT:-
 (A) SIX HUNDREDTHS (0.06) OF AN ACRE MORE OR LESS FOR HIGHWAY AND TWO AND FIFTY TWO HUNDREDTHS (0.02) ACRES MORE OR LESS FOR BRANCH S&B, BOTH AS SHOWN ON ROAD PLAN 330, J.V.
 (B) TWENTY NINE AND SIXTEEN HUNDREDTHS (29.16) ACRES MORE OR LESS SUBDIVIDED UNDER PLAN 3671 K.S.
 (C) FOUR HUNDREDTHS (0.04) OF AN ACRE MORE OR LESS SUBDIVIDED UNDER PLAN 6660 K.S.
 THE LAND HEREBY DESCRIBED CONTAINING ~~SEVENTY TWO~~ ^{EIGHTY FOUR} AND ~~SIXTY TWO~~ ^{SIXTY EIGHT} HUNDREDTHS ~~(92.62)~~ ^(84.10) ACRES MORE OR LESS,
 RESERVING UNTO HER MAJESTY ALL MINES AND MINERALS.



Collected
 10 Nov 1971
 L. K. Knowles
 A.D. REGISTRAR

NO ENDORSEMENTS

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 FOURTH day of NOVEMBER A.D. 19 71

L. K. Knowles AD Registrar

P.O. Address WHITECOURT, ALTA.

North Alberta Land Registration District

7586 K.U. CAVEAT DATED 10-JAN-58 REG. 10.33 AM 14-JAN-58 ABOVE & OTHER LAND BY ROYALITE OIL CO. LTD. C/O ROYALITE BLDG., CALG., ALTA. (RE: RESTRICTIVE COVENANT.)
 942 O.H. EASE, DATED 18-NOV-64 REG. 12.34 PM 19-FEB-65 PT. ABOVE LAND AS DESC. CONTG. 2.00 AC. IN FAVOR OF CALGARY POWER LTD. (PLAN 1402 N.Y.)
 1447 S.H. CAVEAT DATED 27-JAN-71 REG. 11.02 AM 28-JAN-71 ABOVE & OTHER LAND BY GEORGE RITCHIE C/O J.N. GARY MITCHELL, BOX 960, WHITECOURT, ALTA.

OVER

LAND TITLES ACT, S. 41 - The land mentioned in any certificate of title granted under this Act shall by implication and without any special assent be deemed to be subject to...



Filed in instrument registered on 10.36
on the 30 day of OCT
A.D. 19 51
No. 5828 Sub. H.S. No. 181
J. M. THOM
Registrar, Oct. 22 1951

Certificate of Title

Assoc. Incl. Value \$250.00 Unearned Inc. Value \$200.00 Refer Cert. No. 235-1-86

North Alberta Land Registration District.

This is to Certify that FREDERICK E. REED AND IDA VIOLA REED (HIS WIFE)

BOTH OF WHITECOURT IN THE PROVINCE OF ALBERTA DOMINION OF CANADA

is now the owner of an estate in fee simple

of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY FOUR (34)

The title is 44 of N.W. 1/4 Sec. 34, Twp. 12, R. 12, W. 5
is subject to no encumbrances in favor of
any person
dated the 19 day of Nov. 1951
Registered at 11.24 A.M. on 19 day of Nov. 1951
J.M. Thom
Registrar

TOWNSHIP FIFTY NINE (59) RANGE TWELVE (12) WEST OF THE FIFTH MERIDIAN IN THE SAID PROVINCE, WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF THE ATHABASCA RIVER AS SHOWN ON A PLAN OF SURVEY OF THE SAID TOWNSHIP SIGNED AT OTTAWA ON THE 19TH DAY OF

JULY A.D. 1909 CONTAINING ONE HUNDRED AND TWENTY FOUR AND FORTY HUNDRETHS (124.40) ACRES MORE OR LESS.

CANCELLED

THIS CERTIFICATE OF TITLE IS CANCELLED
As to the portion of title under
transmission and no full
EFFECT TO
VARIATION
OF TITLE IN 40 to 43-E-452
TO Frederick Reed, et al.
ON 15th ST & 1st numbers
A.D. REGISTER

RESERVING UNTO HIS MAJESTY ALL MINES AND MINERALS.

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

On thirtieth day of October A.D. 1951
I, William J. Reed have hereunto subscribed my name and affixed my official seal.

The title is within other law
is subject to a 1/4 Sec. 34, Twp. 12, R. 12, W. 5
Whitecourt, Alta.
Registered at 11.02 A.M. on 29 day of Jan. 1951
J.M. Thom
Registrar

WHITECOURT, ALTA.

J.M. Thom Registrar
North Alberta Land Registration District

OVER

The title of land is cancelled
is subject to a CROWN Act by
THE CROWN
dated the 10 day of April 1957
Registered at 10 M. the 10 day of April 1957
No. 348382
AD REGISTRAR

The title of land
is subject to a MECHANIC'S LIEN Act by Richard J. Richard
dated the 2 day of January 1957
Registered at 10 M. the 2 day of January 1957
No. 348382
AD REGISTRAR

THIS CERTIFICATE OF TITLE IS CANCELLED
IN ACCORDANCE WITH THE TRANSFER SUBJECT TO ANY EXEMPTIONS AND RESERVATIONS THEREIN AND AS WE CERTIFY
OF TITLE NO. 10 DAY OF April 1957
TO Richard J. Richard
AD REGISTRAR

The title of land
is subject to a CROWN Act by Minister of Public Works
dated the 10 day of April 1957
Registered at 10 M. the 10 day of April 1957
No. 348382
AD REGISTRAR

The above mentioned land No. 418351
is discharged by instrument dated the 26 day of March 1957
Registered at 10 M. the 26 day of March 1957
No. 5410 H.S.
AD REGISTRAR

The title of land
is subject to a CROWN Act by Regulate
dated the 10 day of April 1957
Registered at 10 M. the 10 day of April 1957
No. 7516 K.L.
AD REGISTRAR

NOTIFICATION (Tax Recovery Act 1938)
ID 109
dated 10 day of April 1957
No. 1747 K.A.

The above mentioned land No. 12445
is discharged by instrument dated the 11 day of March 1957
Registered at 10 M. the 11 day of March 1957
No. 1229 K.G.
AD REGISTRAR

THIS CERTIFICATE OF TITLE IS CANCELLED
Under Plan
IN ACCORDANCE WITH THE TRANSFER SUBJECT TO ANY EXEMPTIONS AND RESERVATIONS THEREIN AND AS WE CERTIFY
OF TITLE NO. 29 B 177
ISSUED THIS 15 DAY OF Sept 1957
TO Richard J. Richard
AD REGISTRAR

The above mentioned land No. 12445
is discharged by instrument dated the 11 day of March 1957
Registered at 10 M. the 11 day of March 1957
No. 1229 K.G.
AD REGISTRAR

The title of land
is subject to a MECHANIC'S LIEN Act by Madon Veterans Ltd
dated the 13 day of June 1957
Registered at 10 M. the 13 day of June 1957
No. 653 K.H.
AD REGISTRAR

NOTIFICATION (Tax Recovery Act 1938)
ID 109
dated 10 day of April 1957
No. 4322 H.A.

THIS CERTIFICATE OF TITLE IS CANCELLED
No. 1082
for road
AD REGISTRAR

The above mentioned land No. 12445
is discharged by instrument dated the 11 day of March 1957
Registered at 10 M. the 11 day of March 1957
No. 1229 K.G.
AD REGISTRAR

The above mentioned land No. 12445
is discharged by instrument dated the 14 day of Sept 1957
Registered at 10 M. the 14 day of Sept 1957
No. 1229 K.G.
AD REGISTRAR

THIS CERTIFICATE OF TITLE IS CANCELLED
No. 2916
AD REGISTRAR

IN ACCORDANCE WITH THE TRANSFER SUBJECT TO ANY EXEMPTIONS AND RESERVATIONS THEREIN AND AS WE CERTIFY
OF TITLE NO. 27-5-166
ISSUED THIS 10 DAY OF Oct 1957
TO Richard J. Richard
AD REGISTRAR

NOTIFICATION (Tax Recovery Act 1938)
ID 109
dated 10 day of April 1957
No. 6702 P.A.

The title of land
is subject to a MECHANIC'S LIEN Act by Richard J. Richard
dated the 9 day of March 1957
Registered at 10 M. the 9 day of March 1957
No. 418351
AD REGISTRAR

The above mentioned land No. 3512 K.P.
is discharged by instrument dated the 27 day of Nov 1957
Registered at 10 M. the 27 day of Nov 1957
No. 3512 K.P.
AD REGISTRAR

The above mentioned land No. 667 P.A.
is discharged by instrument dated the 3 day of July 1957
Registered at 10 M. the 3 day of July 1957
No. 667 P.A.
AD REGISTRAR

The title of land
is subject to a MECHANIC'S LIEN Act by Richard J. Richard
dated the 9 day of March 1957
Registered at 10 M. the 9 day of March 1957
No. 418351
AD REGISTRAR

CANCELLED

236

LAND TITLES ACT, Sec. 31.—The land mentioned in any certificate of this District under this Act shall by limitation and without any further form be deemed to be the property of the person named in the certificate, in subject to—

- (a) Any conditions, covenants, or restrictions contained in the original grant of the land from the Crown;
- (b) All unpaid taxes, including any or other public rates;
- (c) Any public highway or right-of-way or other public easement, however granted, shown, or to be shown, on the plan;
- (d) Any outstanding lease or agreement for a lease for a period not exceeding three years, where there is actual possession of the land under the lease;
- (e) Any charges, claims or encumbrances having priority over the interest of the person of the land which have been registered and subsisted in force immediately before the date of the certificate;
- (f) Any right of pre-emption which may by statute or ordinance be vested in any person, under any Act, or by any other law in force in the Province;
- (g) Any right-of-way or other easement granted or acquired under the provisions of any Act or law in force in the Province.



236-1-86

Land as instrument registered of L. 38 dated
 P. on the 22 day of MCH
 A.D. 1938
 Number 1094 of F. & G. File 34.
[Signature]
 Registrar N.S.P.A.

Certificate of Title.

North Alberta Land Registration District.

85-2-59

Area Fund Value NIL Unearned Ind Value EX. ACT Refer Cert. No. _____
 TRANSMISSION

This is to Certify that MABLE LINEHAM

OF JUNEAU IN THE TERRITORY OF ALASKA ONE OF THE UNITED STATES OF AMERICA, (WIDOW)

ADMINISTRATRIX OF THE ESTATE OF PAUL LINEHAM (DECEASED)

is now the owner of an estate in fee simple

of and in ALL THAT PORTION OF THE NORTH WEST QUARTER OF SECTION THIRTY-FOUR (34) TOWNSHIP

FIFTY-NINE (59) RANGE TWELVE (12) WEST OF THE FIFTH MERIDIAN IN THE PROVINCE OF ALBERTA

DOMINION OF CANADA WHICH LIES TO THE SOUTH OF THE RIGHT BANK OF THE ATHABASCA RIVER AS

SHOWN ON PLAN OF SURVEY OF SAID TOWNSHIP SIGNED AT OTTAWA ON THE 15TH DAY OF JULY A.D. 1909

CONTAINING ONE HUNDRED AND TWENTYFOUR AND FORTY HUNDREDTHS (124.40) ACRES MORE OR LESS,

RESERVING UNTO HIS MAJESTY ALL MINES AND MINERALS,

*O.K. as per M.M.
 6 June 1950.
 [Signature]*

CANCELLED

This Certificate of Title is cancelled
[Signature]
 and a NEW CERTIFICATE OF TITLE No. 706-101-D-358
 issued this 30 day of October 1951
 to PAULINE E. AND J.E. AL
 D.S. No. 5715-11-1
[Signature]
 A.D. Registrar

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-SECOND day of MARCH A.D. 1938.

[Signature] Registrar

North Alberta Land Registration District

P.O. Address JUNEAU ALASKA U.S.A.

1. D. 615
 NOTIFICATION (Tax Recovery Act 1890)
 by DEPARTMENT OF MUNICIPAL AFFAIRS
 Date: 7/21/41 No. 128
 No. 6145 58

The above mentioned Deed No. 6145 58
 is discharged by instrument dated the 26 day
 of June 1951 Registered at 1314
 the 27 day of June 1951, in D. V.
 No. 71-26-10
[Signature]
 A.D. Registrar

NOTIFICATION (Registry Act 1913)
 by DEPARTMENT OF MUNICIPAL AFFAIRS
 Date: 7/21/41 No. 128
 No. 6145 58

OVER

The above mentioned Notif. No. 2221GS
is discharged by instrument dated the 20 day
of Mar 1944 Registered at 229 M.
the 21 day of Mar 1944 as O. B.
No. 22866T
W. J. [Signature]
A. D. Registrar

NOTIFICATION (Tax Recovery Act 1936)
by DEPARTMENT OF MUNICIPAL AFFAIRS
Dated 31/3/46 Reg'd 1044
1/4/46 as No. 3226 P. B.

The above mentioned Notif. No. 3226GS
is discharged by instrument dated the 4 day
of Feb 1946 Registered at 192 M.
the 7 day of Oct 1946 as O. B.
No. 6952 G. B.
W. J. [Signature]
A. D. Registrar

S. R. 109

NOTIFICATION (Tax Recovery Act 1936)
by DEPARTMENT OF MUNICIPAL AFFAIRS
Dated 31-3-57 Reg'd 1042
22 April 57 as No. 5801 H. S.

The City of Swanton & other land
is subject to a Trust created by Frederick
C. Reed et al of Vt.
Box No. 3 Windsor Vt.
dated the 4 day of Sept 1951
Registered at 200P the 5 day of
Sept 1951 as No. 804 H. U.
[Signature]
A. D. Registrar

The above mentioned notif. No. 804 H. U.
is discharged by instrument of the 17 day
of Sept 1957 Registered at 192 M.
the 18 day of Sept 1957 as O. B.
No. 7728 H. S.
[Signature]
A. D. Registrar



Record as instrument registered at 10:00 a.m. on the 10 day of March 1924
 L. 7256 of C.P.R. 184
 Registered at 10:00 a.m.

Certificate of Title.

Assessed Value _____
 Unassessed Value _____
 Refer Certificate _____

North Alberta Land Registration District.

This is to Certify that

PAUL LIXHAM,

OF WHITECOURT, IN THE PROVINCE OF ALBERTA, DOMINION OF CANADA: "FARMER"



is now the owner of an estate in fee simple

of and in All that portion of the North West quarter of Section Thirty-four (34), Township

Fifty-nine (59), Range Twelve (12), West of the Fifth Meridian, in the said Province,

which lies to the South of the right bank of the Athabasca River, as shown upon a

Plan of Survey of the said Township, Signed at Ottawa on the 15th Day of July A.D.

1899, (containing One hundred and twenty-four and forty hundredths (124.40) acres more

or less: Reserving unto His Majesty all Mines and Minerals, Subject to the exceptions

reservations and conditions contained in the original grant from the Crown:

*O.K. to Mr. D.
6 June 1924
Lixham*

NO ENDORSEMENTS
ON BACK OF TITLE

This Certificate of Title is cancelled
 in full under Land
 and TENEMENTS OF TITLE No. 111111
 issued on the 10 day of March 1924
 to Paul Lixham
 R.S. 1091.16
 M. C. Lixham
 Registrar

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 _____
 day of _____ March _____ A.D. 1924

M. C. Lixham Registrar
 North Alberta Land Registration District

P.O. Address _____
 Whitecourt, Alberta

APPENDIX D

DOCUMENTATION REVIEW



Layers

- Reference Grid
- Incidents
 - Complaint Incidents
 - Release Incidents
- Fresh Water
- All Other Substances
- Asset
- Application
- Authorization
- Weather & Environment
- Access
- Utility
- Land
- Coal
- Municipality
- First Nations

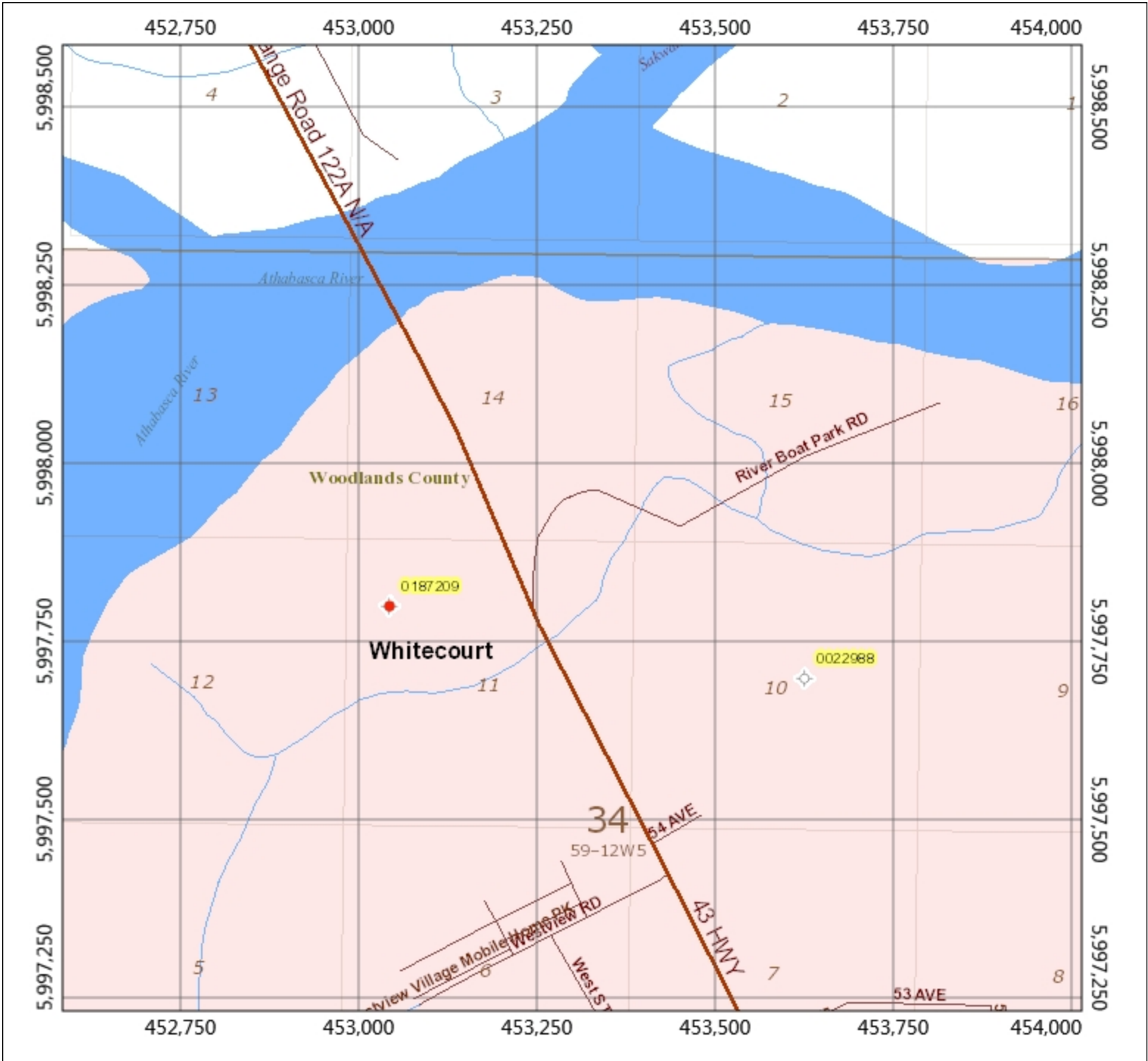


Quick Search



Scale 1: 18,056

Go



AER Abandoned Well Map	Base Data provided by: Government of Alberta	
	Author: XXX	Printing Date: 9/4/2018
Legend ◊ Abandoned Wells (Large Scale) ○ Revised Well Location (Large Scale) Revised Location Pointer Railways ≡ Multiple Track Rail Line + Double Track Rail Line + Single Track Rail Line + Rail Line Spur + Abandoned Rail Line + Former Rail Line Detailed Roads	Date Date (if applicable)	
	The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: http://www.aer.ca/copyright-disclaimer .	
	Scale: 7,808.93 0.12 Kilometers 0	Projection and Datum: 10TM AEP Forest, NAD83

Description

Well Licence Number: 0187209

UWI: 00/11-34-059-12W5/0

Current Licensee Name: Obsidian Energy Ltd.

Hyperlinks

Asset Report

Details

Well Licence Number

0187209

Well Name

DISCOVERY WHITECOURT 11-34-59-12

Well Type

Abandoned

Well Symbol

Abandoned

UWI

00/11-34-059-12W5/0

Is Well Sour

Y

Current Licence Status

RecCertified

Current Licence Status Date

Jul 19, 2000 6:00 AM

Licence Issue Date

Apr 15, 1996 6:00 AM

Current Licensee Name

Obsidian Energy Ltd.

Surface Location

11-34-059-12W5

Latitude

54.1477

Longitude

-115.7192

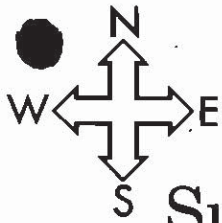
Status Fluid

Not Applicable

Maximum Estimated H2S

N/A

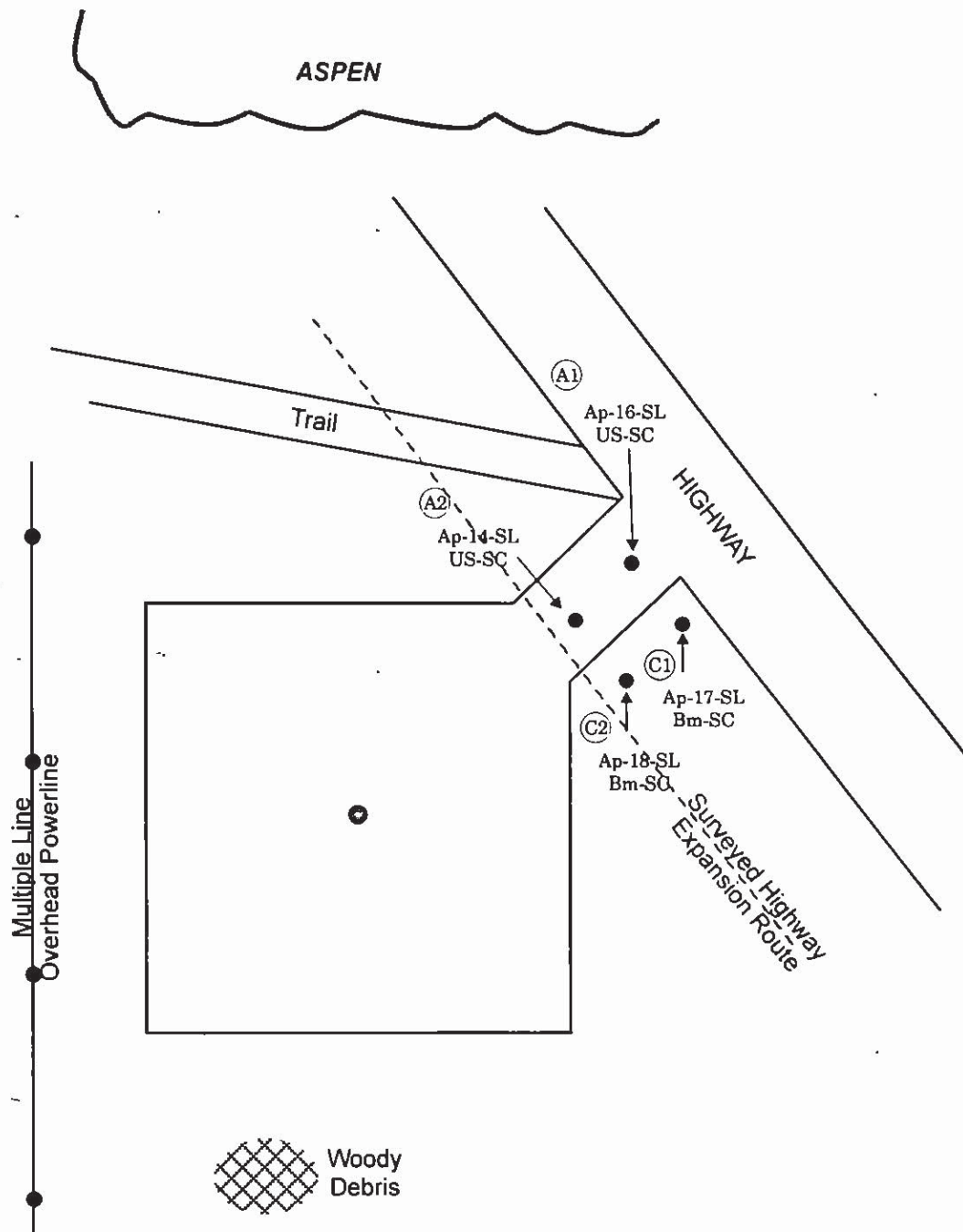
Licensee BA Id
OBP8

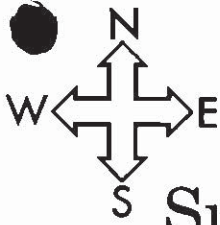


Magin Energy Inc.

11-34-59-12-W5

Surface Soil Depths (cm) & Texture Access Road and Site Sketch

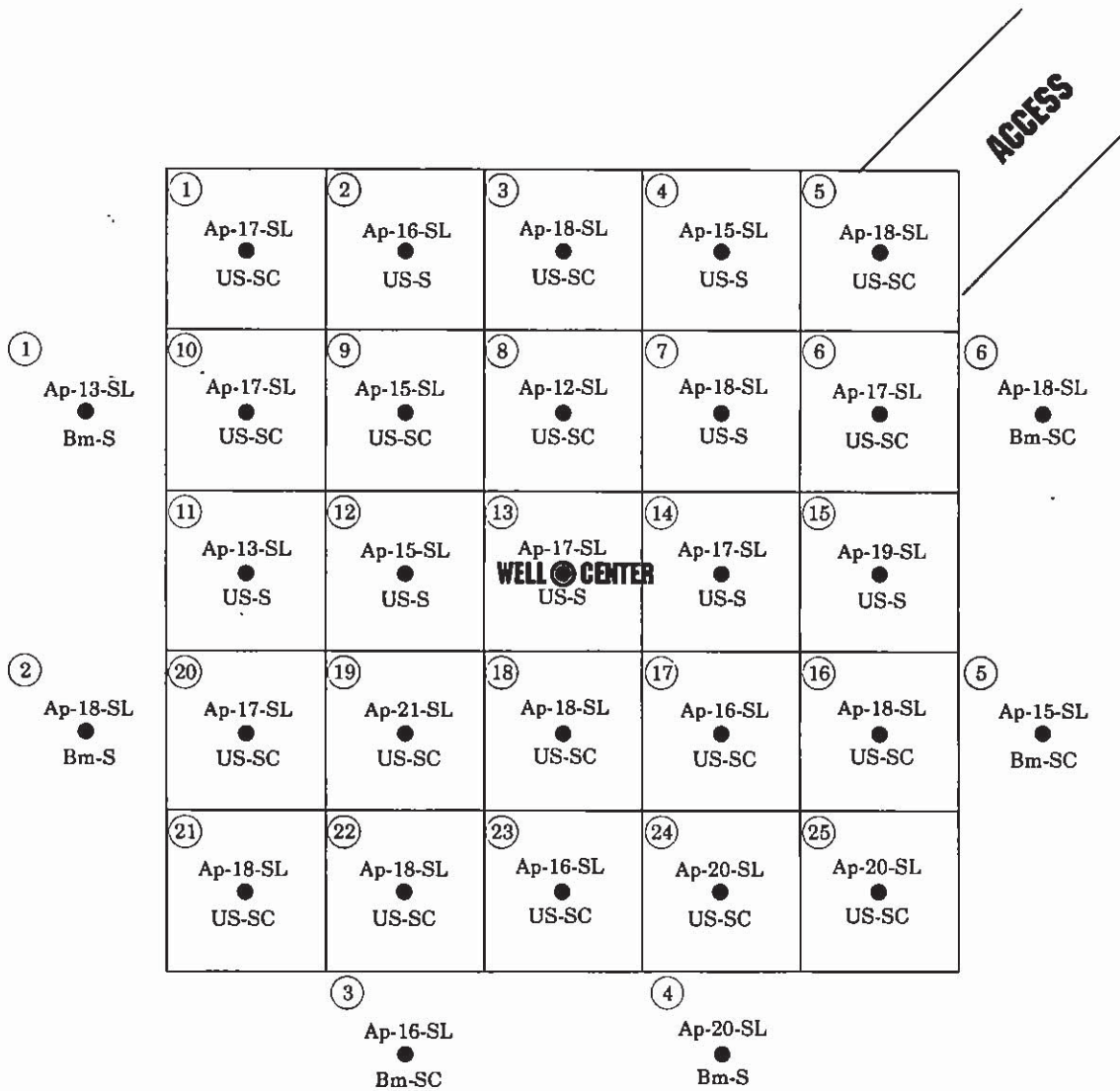




Magin Energy Inc.

11-34-59-12-W5

Surface Soil Depths (cm) & Texture



**APPROVAL
PROVINCE OF ALBERTA
WATER ACT, R.S.A. 2000, c. W-3, as amended**

APPROVAL NO.: 00349710-00-00

FILE NO.: 00073749

WATERBODY: Athabasca River

ACTIVITY LOCATION: portions of NE ¼ 34-59-12-W5M, NW ¼ 35-059-12-W5M,
S ½ 02-060-12-W5M, and W ½ 01-060-12-W5M

EFFECTIVE DATE: June 21, 2016


EXPIRY DATE: June 20, 2026

APPROVAL HOLDER: Town of Whitecourt

Pursuant to the Water Act, R.S.A. 2000, c. W-3, as amended, an Approval is issued to the Approval Holder for the following activity:

Construction and Maintenance of erosion control protection works in the Athabasca River at Whitecourt, Alberta;

subject to the attached terms and conditions.

Designated Director under the Act: 
Muhammad Aziz, P. Eng.

Date Signed: June 21, 2016

**PURSUANT TO THE PROVISIONS
OF THE WATER ACT**

APPROVAL No. 00349710-00-00

AMENDMENT No. 00349710-00-01

FILE No. 00073749

Town of Whitecourt

The approval is amended as follows:

1. Delete and replace condition 3.0 with the following:

3.0 This Approval is appurtenant to the undertaking described as construction of erosion control protection works consisting of: placement of 11 spurs, 6 bank armorings, and 8 boulder clusters in the Athabasca River, and construction of a temporary access road on the right bank of Athabasca River between Spur 10 and Bank Armoring 12a located at portions of NW 35-059-12-W5M, S1/2 02-060-12-W5M, W1/2 01-060-12-W5M (Millar Western Industries), and NE 34-059-12-W5M (Town of Whitecourt), as shown in the plans/reports listed in section 3.2.

2. Delete and replace condition 3.2 with the following:

3.2 The Approval Holder shall undertake the activity in accordance with the following plans/reports:

TITLE	AEP NUMBER
QAES Assessment For Athabasca River Bank Protection Works in Whitecourt, Alberta Assessment of Potential Effects on the Aquatic Environment Prepared for: Town of Whitecourt Prepared by: Stantec Consulting Ltd.	00073749-R001
Water Act Application Comment Response for the Athabasca River Bank Protection Works, October 6, 2015, Stantec Consulting Ltd.	00073749-R002
Water Act Application Comment Response #2 for the Athabasca River Bank Protection Works (#00349710), March 22, 2016, Stantec Consulting Ltd.	00073749-R003
Stantec Responses to ESRD Comments, January 28 2015	00073749-R004
Geotechnical Information, Geotechnical Investigation Report, Stantec December 19, 2014	00073749-R005



APPROVAL
PROVINCE OF ALBERTA
WATER ACT, R.S.A. 2000, c. W-3, as amended

APPROVAL NO.: 00367814-00-00

FILE NO.: 00071969

WATERBODY: Athabasca River

ACTIVITY LOCATION: NW 34-059-12-W5M

EFFECTIVE DATE: December 18, 2015

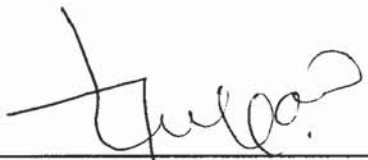
EXPIRY DATE: December 17, 2016

APPROVAL HOLDER: Her Majesty the Queen in the right of Alberta as Represented
by the Minister of Transportation

Pursuant to the Water Act, R.S.A. 2000, c. W-3, as amended, an Approval is issued to the Approval Holder for the following activity:

constructing flood mitigation and erosion protection works on the Athabasca River;

subject to the attached terms and conditions.

Designated Director under the Act: 
Muhammad Aziz, P. Eng.

Date Signed: December 18, 2015

**PURSUANT TO THE PROVISIONS
OF THE WATER ACT**

APPROVAL No. 00367814-00-00

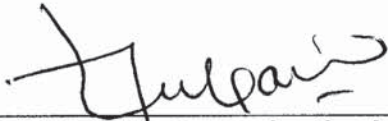
AMENDMENT No. 00367814-00-02

FILE No. 00071969

Her Majesty the Queen in the right of Alberta as Represented by the Minister of Transportation

The approval is amended as follows:

1. Extend the expiry date from September 29, 2017 to December 31, 2019.



Designated Director under the Act
Muhammad Aziz, P.Eng.

2017 10 17

Dated (Y/M/D)

DEFINITIONS

- 1.0 All definitions from the Act and the Regulations apply except where expressly defined in this Approval.
- 1.1 In all parts of this Approval:
 - (a) "Act" means the Water Act, RSA 2000, c. W-3, as amended;
 - (b) "Director" means an employee of the Government of Alberta designated as a Director under the Act; and
 - (c) "Regulations" means the regulations, as amended, enacted under the authority of the Act.

GENERAL

- 2.0 The Approval Holder shall immediately report to the Director by telephone, any contravention of the terms and conditions of this Approval at 780-422-4505.
- 2.1 The terms and conditions of this Approval are severable. If any term or condition of this Approval is held invalid, the application of such term or condition to other circumstances and the remainder of this Approval shall not be affected thereby.
- 2.2 The Approval Holder shall retain a copy of:
 - (a) this Approval; and
 - (b) the plan(s)/report(s) referred to in Section 3.1at the site of the activity at all times while conducting the activity.

PARTICULARS

- 3.0 This Approval is appurtenant to the undertaking as described as the construction of flood mitigation and erosion protection works located at NW 34-059-12-W5M as shown in Report No. 00071969-R001.
- 3.1 The Approval Holder shall undertake the activity in accordance with the following plan(s)/report(s):

TITLE	E & P NUMBER
AQUATIC ENVIRONMENT ASSESSMENT BF 73810 OVER ATHABASCA RIVER NW34-59-12-W5M EROSION PROTECTION WORKS	00071969-R001

Prepared by: AMEC ENVIRONMENTAL & INFRASTRUCTURE December 2014	
--	--

- 3.2 The Approval Holder shall not undertake the activity in any manner or use any material that causes or may cause an adverse effect on the aquatic environment, human health or public safety.
- 3.3 The Approval Holder shall not release water affected by the activity to any water body unless the quality of water is equal to or better than the quality of water in the receiving water body.
- 3.4 During the activity, the Approval Holder shall maintain a continuous flow of water in the water body.
- 3.5 During the activity, the Approval Holder shall not restrict more than 2/3 of the active channel width in the water body.
- 3.6 The Approval Holder shall not conduct activities in the water body between:
- (a) September 1 to July 15;
- unless the water body is dry or frozen down to the bed, or the written recommendations and instructions of a qualified aquatic environmental specialist are obtained and followed.
- 3.7 The Approval Holder shall minimize the removal or disturbance of existing bank vegetation at the site of the activity.

SILTATION AND EROSION CONTROL

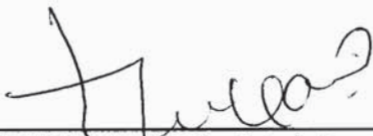
- 4.0 The Approval Holder shall minimize:
- (a) siltation; and
- (b) erosion
- of the water body as a result of the activity.
- 4.1 The Approval Holder shall:
- (a) develop a written Siltation and Erosion Control Plan prior to commencing the activity;
- (b) implement the Siltation and Erosion Control Plan; and
- (c) retain a copy of the Siltation and Erosion Control Plan at the site of the activity at all times while conducting the activity.

- 4.2 The Siltation and Erosion Control Plan shall specify measures to minimize and avoid siltation and erosion of the water body and shall include, at a minimum, the following information:
- (a) measures to ensure no removal or disturbance of bank vegetation outside the site of the activity;
 - (b) site preparation practices to be used on erodible soils;
 - (c) measures for the management of surface and subsurface water flow to minimize siltation and erosion of any water body;
 - (d) measures for the stabilization of all disturbed areas until vegetation or other long-term erosion control methods are fully established and functioning; and
 - (e) measures for the management of excavated material.
- 4.3 The Approval Holder shall:
- (a) develop a written Construction Plan prior to commencing the activity;
 - (b) submit the Construction Plan 30 days prior to commencing the activity;
 - (c) implement the Construction Plan; and
 - (d) retain a copy of the Construction Plan at the site of the activity at all times while conducting the activity
- 4.4 The Construction Plan shall specify the method of construction and at a minimum, shall include, the following information:
- (a) construction specifications;
 - (b) proposed construction schedule; and
 - (c) any other information required by the Director.

CERTIFICATE OF COMPLETION

- 5.0 Within 30 days following completion of the activity, the Approval Holder shall submit to the Director, a Certificate of Completion.
- 5.1 The Certificate of Completion shall include:
- (a) a statement that the activity has been completed in accordance with the Approval; and
 - (b) any other information requested in writing by the Director.

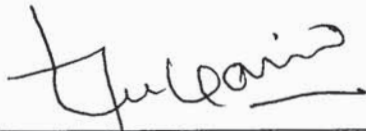
December 18, 2015
Date Signed


Designated Director under the Act
Muhammad Aziz, P.Eng.

Amendment No.

AMENDMENT

Town of Whitecourt Letter from Peter Yackulic to ESRD Dated March 03, 2015	00073749-R006
Design of Athabasca River Erosion Control Protection Works at Whitecourt, Alberta, March 27, 2015, Stantec Consulting Ltd.	00073749-R007
River Engineering Study and Conceptual Design of River Bank Protection Works of the Athabasca River in the Whitecourt area from the Highway #43 Bridge to the Pipeline Crossing east of the Golf Course, Stantec Consulting Ltd., July 2013	00073749-R008
HEC-RAS Model	00073749-R009
Town of Whitecourt, Athabasca River, South Bank Protection Works, Design Drawings Issued for Environmental Approvals, Stantec, 29-Mar-2015	00073749-P003
Athabasca River Bank Protection Project Design Sketches, Stantec Consulting, 27-Mar-2015	00073749-P004
Town of Whitecourt, Athabasca River, South Bank Protection Works Design Drawings - Spur 12 & BA 12A, Stantec, 21-11-2016	00073749-P005



Designated Director under the Act
Muhammad Aziz, P.Eng.

2017-05-05

Dated (Y/M/D)

DEFINITIONS

- 1.0 All definitions from the Act and the Regulations apply except where expressly defined in this Approval.
- 1.1 In all parts of this Approval:
- (a) "Act" means the Water Act, RSA 2000, c. W-3, as amended;
 - (b) "Director" means an employee of the Government of Alberta designated as a Director under the Act;
 - (c) "Maintenance" means the routine repair, upkeep and preservation of the activity authorized under this approval; and
 - (d) "Regulations" means the regulations, as amended, enacted under the authority of the Act.

GENERAL

- 2.0 The Approval Holder shall immediately report to the Director by telephone, any contravention of the terms and conditions of this Approval at 780-422-4505.
- 2.1 The terms and conditions of this Approval are severable. If any term or condition of this Approval is held invalid, the application of such term or condition to other circumstances and the remainder of this Approval shall not be affected thereby.
- 2.2 The Approval Holder shall retain a copy of:
- (a) this Approval; and
 - (b) the plans/reports referred to in Section 3.1
- at the site of the activity at all times while conducting the activity.
- 2.3 The Approval Holder shall hold harmless the Minister of Environment and Parks or any other agent of the Government of Alberta for damage or damage claims arising out of the activity.

PARTICULARS

- 3.0 This Approval is appurtenant to the undertaking as described as construction of erosion control protection works consisting of placement of 10 spurs, 4 bank armorings, and 5 boulder clusters in the Athabasca River, located at portions of NW 35-059-12-W5M, S1/2 02-060-12-W5M, W1/2 01-060-12-W5M (Millar Western Industries), and NE 34-059-12-W5M (Town of Whitecourt), as shown in the plans/reports listed in section 3.2.
- 3.1 The construction activity authorized under this Approval shall be completed not later than September 1, 2019.

- 3.2 The Approval Holder shall undertake the activity in accordance with the following plans/reports:

TITLE	AEP NUMBER
QAES Assessment For Athabasca River Bank Protection Works in Whitecourt, Alberta Assessment of Potential Effects on the Aquatic Environment Prepared for: Town of Whitecourt Prepared by: Stantec Consulting Ltd.	00073749-R001
Water Act Application Comment Response for the Athabasca River Bank Protection Works, October 6, 2015, Stantec Consulting Ltd.	00073749-R002
Water Act Application Comment Response #2 for the Athabasca River Bank Protection Works (#00349710), March 22, 2016, Stantec Consulting Ltd.	00073749-R003
Stantec Responses to ESRD Comments, January 28 2015	00073749-R004
Geotechnical Information, Geotechnical Investigation Report, Stantec December 19, 2014	00073749-R005
Town of Whitecourt Letter from Peter Yackulic to ESRD Dated March 03, 2015	00073749-R006
Design of Athabasca River Erosion Control Protection Works at Whitecourt, Alberta, March 27, 2015, Stantec Consulting Ltd.	00073749-R007
River Engineering Study and Conceptual Design of River Bank Protection Works of the Athabasca River in the Whitecourt area from the Highway #43 Bridge to the Pipeline Crossing east of the Golf Course, Stantec Consulting Ltd., July 2013	00073749-R008
HEC-RAS Model	00073749-R009
Town of Whitecourt, Athabasca River, South Bank Protection Works, Design Drawings Issued for Environmental Approvals, Stantec, 29-Mar-2015	00073749-P003
Athabasca River Bank Protection Project Design Sketches, Stantec Consulting, 27-Mar-2015	00073749-P004

- 3.3 The Approval Holder shall not undertake the activity in any manner or use any material that causes or may cause an adverse effect on the aquatic environment, human health or public safety.
- 3.4 The Approval Holder shall not release water affected by the activity to any water body unless the quality of water is equal to or better than the quality of water in the receiving water body.
- 3.5 During the activity, the Approval Holder shall maintain a continuous flow of water in the water body.

- 3.6 During the activity, the Approval Holder shall not restrict more than 2/3 of the active channel width in the water body.
- 3.7 The Approval Holder shall not conduct activities in the water body between:
- (a) September 1 to June 30 of any year;
- unless the written specifications and recommendations of a qualified aquatic environment specialist are obtained and followed.
- 3.8 The Approval Holder shall minimize the removal or disturbance of existing bank vegetation at the site of the activity.

SILTATION AND EROSION CONTROL

- 4.0 The Approval Holder shall minimize:
- (a) siltation; and
- (b) erosion
- of the water body as a result of the activity.
- 4.1 The Approval Holder shall:
- (a) develop a written Siltation and Erosion Control Plan prior to commencing the activity;
- (b) implement the Siltation and Erosion Control Plan; and
- (c) retain a copy of the Siltation and Erosion Control Plan at the site of the activity at all times while conducting the activity.
- 4.2 The Siltation and Erosion Control Plan shall specify measures to minimize and avoid siltation and erosion of the water body and shall include, at a minimum, the following information:
- (a) measures to ensure no removal or disturbance of bank vegetation outside the site of the activity;
- (b) site preparation practices to be used on erodible soils;
- (c) measures for the management of surface and subsurface water flow to minimize siltation and erosion of any water body;
- (d) measures for the stabilization of all disturbed areas until vegetation or other long-term erosion control methods are fully established and functioning; and
- (e) measures for the management of excavated material.

CONSTRUCTION PHASE MONITORING

- 4.3 The Approval Holder shall prepare a construction phase monitoring program based on CCME Guidelines to prevent excessive turbidity contamination during instream works.
- 4.4 The Approval Holder shall monitor the zone of impact within the Athabasca River daily during construction works.
- 4.5 The Approval Holder shall summarize in the construction phase monitoring report, the data collected in 4.4.
- 4.6 With 60 days of completion of work, the Approval Holder shall submit, to the Director, the construction phase monitoring report in 4.5.

POST-CONSTRUCTION ANNUAL MONITORING PROGRAM

- 4.7 The Approval Holder shall prepare and implement a 10-year annual monitoring program for the project reach of the Athabasca River.
- 4.8 The monitoring program in 4.7 shall include as a minimum:
 - (a) measurements and inventory of the constructed habitat offsetting features such as boulder clusters and woody debris;
 - (b) yearly identification and description of scour pools;
 - (c) assessment of the physical conditions of the culvert and side channel at Spur 10.
- 4.9 The Approval Holder shall submit the annual monitoring program in Section 4.8, to the Director, not later than July 1, 2017.
- 4.10 The Approval Holder shall summarize monitoring data collected per Section 4.7 and per Section 4.8 in annual post-construction monitoring reports.
- 4.11 The Approval Holder shall submit, to the Director, the annual post-construction monitoring reports in Section 4.10 by February 28 of the year following the reporting period.

FOOD HAZARD STUDY MODIFICATION DELIVERABLES

- 4.12 Within 60 days of the completion of bank erosion protection works the Approval Holder shall:
 - (a) conduct as-built survey of the erosion protection works;
 - (b) complete a Flood Hazard Study Modification Deliverables as outlined in this approval in Sections 4.13 to 4.17;
 - (c) submit the Flood Hazard Study Modification Deliverables to the Department; and

- (d) provide additional information requested in writing by the Director.
- 4.13 The Approval Holder shall provide a standalone report presenting the results of all analyses conducted as part of the flood hazard study which shall:
- (a) document all changes that were made to the governing hydraulic model and flood hazard mapping;
 - (b) outline all relevant background details and assumptions used in analysis and delineation methodologies;
 - (c) convey the scope of the works and include all the necessary details to form the basis of an independent review; and
 - (d) incorporate as built survey information collected following construction of the works to confirm hydraulic model and flood hazard mapping revisions reflect site conditions.
- 4.14 To enable the Department to produce the official Whitecourt flood hazard study addendum, the Approval Holder shall provide the following:
- (a) a complete, concise and factual written description of all changes made to the hydraulic model and flood hazard mapping;
 - (b) comment on the need to produce new flood hazard maps based on the re-delineation of the flooded area based on the new water elevation. If the changes in the flood line locations are minor, the Department may choose to leave the maps as they are and just amend the water elevation tables.
- 4.15 The Flood Hazard Study Modification Deliverables must be submitted as follows:
- (a) in both hard copy and electronic formats when applicable;
 - (b) digital copies of all relevant text, tables, figures, maps, and appendices must be submitted in both PDF format as in their respective original digital formats (Word, Excel, AutoCAD, ArcMap, etc.); and
 - (c) GIS-based electronic map assets may be submitted only as well-documented digital archives when applicable.
- 4.16 The Approval Holder shall provide a revised flood frequency map delineating the 10-, 50- and 100-year flood limits under existing conditions through the Whitecourt study area covered in the current flood frequency map.
- 4.17 If the Flood Hazard Study Modification Deliverables are found deficient by the Director, the Approval Holder shall correct all of the deficiencies:
- (a) as specified in writing by the Director; and

- (b) within the time specified in writing by the Director.

ATHABASCA RIVER HYDRAULIC MODEL FOR THE REACH IN THE PROJECT

- 4.18. The Approval Holder shall provide well-documented Athabasca River hydraulic model input and output files, revised to include all changes made as part of the study amendment process. The hydraulic model input files must be provided for existing conditions (flood frequency discharges) and encroached conditions (design flood discharge).
- 4.19 With 12 months of completion of bank erosion protection works, The Approval Holder shall submit, to the Director, the hydraulic model report in 4.18.

COMPLAINT INVESTIGATION

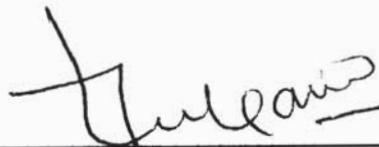
- 5.0 The Approval Holder shall:
- (a) investigate all written complaints accepted by the Director relating to the allegations of surface water interference as a result of the activity; and
- (b) provide a written report to the Director, within a time specified in writing by the Director, detailing the results of the investigation relating to the complaint accepted by the Director in 5.0(a).

CERTIFICATE OF COMPLETION

- 6.0 Within 30 days following completion of the activity, the Approval Holder shall submit to the Director, a Certificate of Completion.
- 6.1 The Certificate of Completion shall include:
- (a) a statement that the activity has been completed in accordance with the Approval; and
- (b) any other information requested in writing by the Director.

June 21, 2016

Date Signed



Designated Director under the Act
Muhammad Aziz, P. Eng.

Selection Criteria

Selected Sections

Geo-Administrative Area:	Y
Requested Lands:	Y
Title Information:	N
Activity Details:	Y
Subdivisions:	NA
Client List:	Y

Selected Activities

Surface Dispositions	Y	Status:	Number Assigned, Application, Letter of Authority, Land Amendment Application, Letter of Authority for Amendment, Active/Disposed, Cancelled - Outstanding Obligation
		Types:	All
Geophysical	NA	Status:	All
		Types:	All
Reservations	Y	Status:	Number Assigned, Application, Letter of Authority, Land Amendment Application, Letter of Authority for Amendment, Active/Disposed, Cancelled - Outstanding Obligation
		Types:	All
Encumbrances	Y	Status:	All
		Types:	All
Land Postings	Y	Status:	Number Assigned, Open, Closed
		Types:	All

Land Keys

W5-12-059-34

Public Land Standing

Public Land Standing

Requested Land

Requested Land	Ownership Status	Administered By	Titled Status	Survey Status	Area in Hectares		Area in Acres		Water	
					Land	Title	Land	Title		
W5-12-059-34-SE	Freehold	FRHOLD	Titled	Surveyed	64.750	64.491	160.00	159.36	No Water Coverage	
W5-12-059-34-SW	Freehold	FRHOLD	Titled	Surveyed	64.750	64.750	160.00	160.00	No Water Coverage	
W5-12-059-34-NW	Mixed	FLW-FRH	Mixed	Surveyed	50.504	50.343	124.80	124.40	Partly Covered	
<i>Remarks: FRHOLD 124.40 LS 11, PT LS 12&13&14 SE/RIV</i>										
<i>ENR 0.40 PT LS 13 NW/RIV</i>										
W5-12-059-34-NE	Mixed	FLW-FRH	Mixed	Surveyed	53.984	40.266	133.40	99.50	Partly Covered	
<i>Remarks: ENR 33.90 PT LS 15&16 IS #5</i>										
<i>FRHOLD 99.50 LS 9,10, PT LS 15&16 S&W/RIV</i>										
TOTAL					233.988	219.850	578.20	543.26		

Geo Administrative Areas

ALBERTA ENERGY REGULATOR W5-12-059	NORTH CENTRAL REGION	Code: AER-NC
COAL DEVELOPMENT REGION W5-12-059-34	SETTLED	Code: CDR-1
ENVIRONMENT CORPORATE REGION W5-12-059	CENTRAL	Code: ENV-2
ENVIRONMENT CONS. & RECL. DISTRICT W5-12-059	NO. 4	Code: ERD-004
FOREST MANAGEMENT UNIT W5-12-059-34	SOUTHWEST	WO1 WOODLANDS Code: FMU-W-51
FISH & WILDLIFE ADMIN REGION W5-12-059	EASTERN SLOPES REGION	WHITECOURT Code: FWA-3-03

Public Land Standing

FISH AND WILDLIFE DISTRICT W5-12-059	EASTERN SLOPES REGION	WHITECOURT	Code: FWD-3-11
FISH & WILDLIFE REFERRAL LANDS W5-12-059			Code: FWR
GENERAL LANDS CLASSIFICATION W5-12-059-34	WHITE		Code: GLC-W
GRAZING ZONE W5-12-059	C		Code: GRZ-C
LAND USE AREA W5-12-059	SOUTHWEST 4	WHITECOURT	Code: LUA-SW4-1
OPERATIONAL APPROVAL DISTRICTS W5-12-059	Upper Athabasca Region	Upper Athabasca Region -Central District	Code: OPD-2-3
RANGELAND DISTRICT W5-12-059	SOUTHWEST	BARRHEAD	Code: RLD-SW-8
URBAN MUNICIPALITY W5-12-059-34	TOWN	WHITECOURT	Code: UBM-T-111

End of Geo Administrative Areas

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Client	Remarks	Total Area	
						Acres	Hectares

W5-12-059-34

TPA 376	Active/Disposed	1987/08/04	2019/06/30	VERNON MILES SWAREN		0.00	0.000
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ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N):
 DIMENSION:

WITHIN 100M OF WATERBODY (Y/N):
 CLIENT FILE NO:

PURPOSE:

NO PLANS

(0.00) (0.000)

W5-12-059-34-15

DLO 820253	Active/Disposed	1984/03/05	2009/03/04	WHITECOURT, TOWN OF Converted from LOC 820253		0.00	0.000
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ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): N
 DIMENSION: 20.117 M

WITHIN 100M OF WATERBODY (Y/N):
 CLIENT FILE NO:

PURPOSE: ACCESS ROAD

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
9470 TL	8221110		1858/11/17

(0.00) (0.000)

W5-12-059-34-16

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Client	Total Area	
					Acres	Hectares
DLO 820253	Active/Disposed	1984/03/05	2009/03/04		0.00	0.000
WHITECOURT, TOWN OF Converted from LOC 820253 ACTIVITY DETAIL INFORMATION OPTION TO PURCHASE (Y/N): N WITHIN 100M OF WATERBODY (Y/N): PURPOSE: ACCESS ROAD DIMENSION: 20.117 M CLIENT FILE NO:						
		PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)	
		9470 TL	8221110		1858/11/17	
						(0.00) (0.000)

W5-12-059-34-16-SE

REC 820010	Land Amendment Application	2017/08/03	2003/11/03		25.03	10.130
WHITECOURT, TOWN OF ACTIVITY DETAIL INFORMATION OPTION TO PURCHASE (Y/N): WITHIN 100M OF WATERBODY (Y/N): PURPOSE: PUBLIC FACILITY DIMENSION: Irregular CLIENT FILE NO:						
		PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)	
		115794 MS			1982/11/04	
						(24.83) (10.050)

W5-12-059-34-NE

CNT090011	Active/Disposed	2009/02/24	2034/02/28		218,197.43	88,301.360
WHITECOURT OFFICE - FORESTRY DEPT. OF SUSTAINABLE RESOURCE DEV 0510 : BUFFER 1 : NO RESTRICTON 710 : SEE COMMENTS						

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Remarks Client	Acres	Total Area Hectares
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FOR EAP APPLICATIONS, SEND EMAIL TO BELOW ADDRESS BASED ON CRITERIA. A TEN DAY REFERRAL WINDOW WILL APPLY AND NOTE OF RECEIPT WILL BE PROVIDED BY EMAIL. IF NO REPLY IS RECEIVED THEN PROCEED WITH APPLICATION.
 NON-EAP APPLICANTS FOLLOW NORMAL REFERRAL PROTOCOLS. ALL PROPONENTS ARE TO REFER TO THE FIRESMART GUIDEBOOK FOR THE OIL AND GAS INDUSTRY, BEST MANAGEMENT PRACTICES FOR WILDFIRE PREVENTION AND FIRESMART FIELD GUIDE FOR WILDFIRE RISK AND MITIGATION STRATEGIES; LINK TO E-DOCUMENTS
[HTTP://WILDFIRE.ALBERTA.CA/FIRE-SMART-INDUSTRY/DEFAULT.ASPX](http://WILDFIRE.ALBERTA.CA/FIRE-SMART-INDUSTRY/DEFAULT.ASPX) FIRESMART CONSULTATIVE NOTATION COMMENTS: TYPES OF ACTIVITIES AND DISPOSITIONS THAT REQUIRE REFERRAL; *RECREATION LEASE (REC) *DISPOSITION RESERVATION (DRS)-USE CRITERIA FOR MLL* ,SML AND LOC AS DEFINED BELOW *EASEMENT (EZE) *VEGETATION CONTROL EASEMENT (VCE) *LICENSE OF OCCUPATION (LOC)-HIGH GRADE ROAD OR ACCESS ROAD 20M+ WIDE *MINERAL SURFACE LEASE (MSL), *MISCELLANEOUS LEASE (MLL) *MISCELLANEOUS PERMIT (MLP) *PIPELINE AGREEMENT (PLA)-IF 20M+WIDE *PIPELINE INSTALLATION LEASE (PIL)- IF OVER 5 HECTARES *RURAL ELECTRIC ASSOCIATION EASEMENT (REA) *SURFACE MATERIAL LEASE (SML)- ONLY IF PEATMOSS *ALL AGRICULTURAL DISPOSITIONS REQUIRING FENCE LINE CLEARING/FIELD CLEARING AND DEBRIS DISPOSAL *REGIONAL GRAZING/TIMBER INTEGRATION PLANS . ALL APPLICATIONS MUST BE REFERRED VIA EMAIL TO THE "WILDFIRE PREVENTION OFFICER" AT THE WHITECOURT FORESTRY OFFICE: ESRD.EDS-WTCO-FIRESMART@GOV.AB.CA
 TYPES OF ACTIVITIES AND DISPOSITIONS NOT REQUIRING REFERRAL *GEOPHYSICAL ACTIVITIES. *AGRICULTURAL DISPOSITIONS WHERE CLEARING IS NOT REQUIRED E.G. HAY PERMIT *HAP), FOREST GRAZING LICENSE (FGL) WITH NO FENCE LINES *TIMBER DISPOSITIONS

ACTIVITY DETAIL INFORMATION

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)	Acres	Hectares
5961 RN			2009/02/19	(0.00)	(0.000)

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Remarks Client	Total Area	
					Acres	Hectares
CNT930119	Active/Disposed	1993/03/24	2018/03/31	WHITECOURT OFFICE - PUBLIC LANDS - DIVISION DEPT. OF ENVIRONMENT AND PARKS 0543 : SURFACE MATERIALS POTENTIAL 1 : NO RESTRICTON 710 : SEE COMMENTS	0.00	0.000

POTENTIAL AREA AS INDICATED BY AGGREGATE INVENTORY PROGRAM SKETCH ON FILE

ACTIVITY DETAIL INFORMATION

NO PLANS

DLO 020654	Active/Disposed	2002/08/20	2027/08/19	WHITECOURT, TOWN OF Converted from LOC 020654	(0.00) 0.74	(0.000) 0.299
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ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): DIMENSION: IRREGULAR WITHIN 100M OF WATERBODY (Y/N): Y PURPOSE: Erosion Protection CLIENT FILE NO:

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
22186 TL			2002/06/27

(0.00) (0.000)

BED AND SHORE OF ATHABASCA RIVER ONLY

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Client	Remarks	Total Area	
						Acres	Hectares
DLO 150254	Active/Disposed	2016/05/31	2041/05/30			6.77	2.740
WHITECOURT, TOWN OF							
ACTIVITY DETAIL INFORMATION							
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: Bed and Shore - Watercourse Bank Protection / Stabilization			
DIMENSION: Irregular		CLIENT FILE NO:113530338					
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)				
31231 TL			2017/03/13				
RRD8221110	Active/Disposed	1982/04/19	9999/12/31			2.69	1.090
Bed and Shore only WHITECOURT, TOWN OF							
ACTIVITY DETAIL INFORMATION							
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:			
DIMENSION: 20.117m X 540m		CLIENT FILE NO:					
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)				
9040 RD			2017/07/05				
TFA 173445	Active/Disposed	2017/06/02	2018/06/01			(2.69)	(1.090)
WHITECOURT, TOWN OF							
ACTIVITY DETAIL INFORMATION							
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: Access - Temporary - Industrial			
DIMENSION:		CLIENT FILE NO:					
NO PLANS							
						(0.00)	(0.000)

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Client	Remarks	Total Area Acres	Hectares
TFA 174184	Active/Disposed	2017/07/13	2018/07/11	WHITECOURT, TOWN OF			
ACTIVITY DETAIL INFORMATION							
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE: Incidental Activity - Additional Area - Non-Linear			
DIMENSION:		CLIENT FILE NO:					
NO PLANS						(0.00)	(0.000)

W5-12-059-34-NW

CNT090011	Active/Disposed	2009/02/24	2034/02/28	WHITECOURT OFFICE - FORESTRY SUSTAINABLE RESOURCE DEV 0510 : BUFFER 1 : NO RESTRICTON 710 : SEE COMMENTS	DEPT. OF	218,197.43	88,301.360
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Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Remarks Client	Acres	Total Area Hectares
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FOR EAP APPLICATIONS, SEND EMAIL TO BELOW ADDRESS BASED ON CRITERIA. A TEN DAY REFERRAL WINDOW WILL APPLY AND NOTE OF RECEIPT WILL BE PROVIDED BY EMAIL. IF NO REPLY IS RECEIVED THEN PROCEED WITH APPLICATION.
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[HTTP://WILDFIRE.ALBERTA.CA/FIRE-SMART-INDUSTRY/DEFAULT.ASPX](http://wildfire.alberta.ca/fire-smart-industry/default.aspx) FIRESMART CONSULTATIVE NOTATION COMMENTS: TYPES OF ACTIVITIES AND DISPOSITIONS THAT REQUIRE REFERRAL; *RECREATION LEASE (REC) *DISPOSITION RESERVATION (DRS)-USE CRITERIA FOR MLL* ,SML AND LOC AS DEFINED BELOW *EASEMENT (EZE) *VEGETATION CONTROL EASEMENT (VCE) *LICENSE OF OCCUPATION (LOC)-HIGH GRADE ROAD OR ACCESS ROAD 20M+ WIDE *MINERAL SURFACE LEASE (MSL), *MISCELLANEOUS LEASE (MLL) *MISCELLANEOUS PERMIT (MLP) *PIPELINE AGREEMENT (PLA)-IF 20M+WIDE *PIPELINE INSTALLATION LEASE (PIL)- IF OVER 5 HECTARES *RURAL ELECTRIC ASSOCIATION EASEMENT (REA) *SURFACE MATERIAL LEASE (SML)- ONLY IF PEATMOSS *ALL AGRICULTURAL DISPOSITIONS REQUIRING FENCE LINE CLEARING/FIELD CLEARING AND DEBRIS DISPOSAL *REGIONAL GRAZING/TIMBER INTEGRATION PLANS . ALL APPLICATIONS MUST BE REFERRED VIA EMAIL TO THE "WILDFIRE PREVENTION OFFICER" AT THE WHITECOURT FORESTRY OFFICE: ESRD.EDS-WTCO-FIRESMART@GOV.AB.CA
 TYPES OF ACTIVITIES AND DISPOSITIONS NOT REQUIRING REFERRAL *GEOPHYSICAL ACTIVITIES. *AGRICULTURAL DISPOSITIONS WHERE CLEARING IS NOT REQUIRED E.G. HAY PERMIT *HAP), FOREST GRAZING LICENSE (FGL) WITH NO FENCE LINES *TIMBER DISPOSITIONS

ACTIVITY DETAIL INFORMATION

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)	Acres	Hectares
5961 RN			2009/02/19	(0.00)	(0.000)

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Remarks Client	Total Area	
					Acres	Hectares
CNT930119	Active/Disposed	1993/03/24	2018/03/31	WHITECOURT OFFICE - PUBLIC LANDS - DIVISION DEPT. OF ENVIRONMENT AND PARKS 0543 : SURFACE MATERIALS POTENTIAL 1 : NO RESTRICTON 710 : SEE COMMENTS	0.00	0.000

POTENTIAL AREA AS INDICATED BY AGGREGATE INVENTORY PROGRAM SKETCH ON FILE

ACTIVITY DETAIL INFORMATION

NO PLANS

EZE 3109	Active/Disposed	1973/04/04	2999/12/31	ALTALINK MANAGEMENT LTD.	(0.00)	(0.000)
					2.03	0.822

ACTIVITY DETAIL INFORMATION

OPTION TO PURCHASE (Y/N): N WITHIN 100M OF WATERBODY (Y/N): PURPOSE: POWERLINE
DIMENSION: 60' CLIENT FILE NO:

PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)
1871 T	4792TR		1999/07/21

(0.32) (0.129)

BED & SHORE / RIVER

Public Land Standing

Activities and Titles

Land Activity	Status/Type	Date	Expiry	Metes and Bounds Client	Total Area	
					Acres	Hectares
RDS 000015	Active/Disposed	2000/05/02	2010/05/31	TRANSPORTATION HIGHWAY 43 - EAST OF ATHABASCA RIVER TO EAST OF MCLEOD RIVER HIGHWAY 43 - EAST OF ATHABASCA RIVER TO EAST OF MCLEOD RIVER	0.00	0.000
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:		
DIMENSION:		CLIENT FILE NO:				
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
2652 RN			2000/05/02			
				(0.00)	(0.000)	
RDS 150013	Active/Disposed	2015/04/13	2025/04/12	BED & SHORE ATHABASCA RIVER TRANSPORTATION	0.74	0.300
ACTIVITY DETAIL INFORMATION						
OPTION TO PURCHASE (Y/N):		WITHIN 100M OF WATERBODY (Y/N):		PURPOSE:		
DIMENSION:		CLIENT FILE NO:				
PLAN NO	LTO PLAN NO	ITEM	VERSION DATE(S)			
9354 RN			2015/03/24			
				(0.74)	(0.300)	

Client List

Activity	Client ID	Name / Address	Province	Country	Postal Code
CNT090011	8072057-001	WHITECOURT OFFICE - FORESTRY RESOURCE DEV 5020 52 AVE SUITE 224 WHITECOURT	AB	CANADA	DEPT. OF SUSTAINABLE T7S 1N2
CNT930119	8059624-001	WHITECOURT OFFICE - PUBLIC LANDS - DIVISION DEPT. OF ENVIRONMENT AND PARKS PROVINCIAL BUILDING 5020 52 AVE FLOOR 2 WHITECOURT	Alberta	CANADA	T7S 1N2
DLO 020654	0018632-001	WHITECOURT, TOWN OF PO BOX 509 WHITECOURT	Alberta	CANADA	T7S 1N6
DLO 150254	0018632-001	WHITECOURT, TOWN OF PO BOX 509 WHITECOURT	Alberta	CANADA	T7S 1N6
DLO 820253	0018632-001	WHITECOURT, TOWN OF PO BOX 509 WHITECOURT	Alberta	CANADA	T7S 1N6
EZE 3109	8061279-002	ALTALINK MANAGEMENT LTD. ALTALINK, L.P. 2611 3 AVE SE CALGARY	Alberta	CANADA	T2A 7W7
RDS 000015	8061118-008	TRANSPORTATION TRANSPORTATION & CIVIL ENGINEERING NORTH CENTRAL REGION PROPERTY BARRHEAD PO BOX 4596 4513 62 AVE BARRHEAD	Alberta	CANADA	T7N 1A5
RDS 150013	8061118-008	TRANSPORTATION TRANSPORTATION & CIVIL ENGINEERING NORTH CENTRAL REGION			

Public Land Standing

		PROPERTY BARRHEAD PO BOX 4596 4513 62 AVE BARRHEAD	Alberta	CANADA	T7N 1A5
REC 820010	0018632-001	WHITECOURT, TOWN OF PO BOX 509 WHITECOURT	Alberta	CANADA	T7S 1N6
RRD8221110	0018632-001	WHITECOURT, TOWN OF PO BOX 509 WHITECOURT	Alberta	CANADA	T7S 1N6
TFA 173445	0018632-001	WHITECOURT, TOWN OF PO BOX 509 WHITECOURT	Alberta	CANADA	T7S 1N6
TFA 174184	0018632-001	WHITECOURT, TOWN OF PO BOX 509 WHITECOURT	Alberta	CANADA	T7S 1N6
TPA 376	8010797-001	VERNON MILES SWAREN PO BOX 131 MAYERTHORPE	AB	CANADA	T0E 1N0

Total Activities: 13

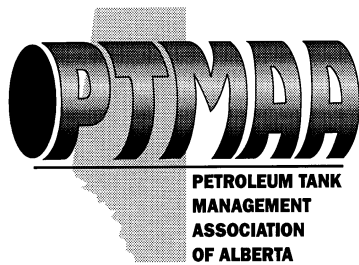
DISCLAIMER

THIS STANDING REPORT IS PROVIDED SUBJECT TO THE CONDITION THAT HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ALBERTA AND HER EMPLOYEES:

- (1) HEREBY DISCLAIM AND ARE RELEASED FROM ANY AND ALL RESPONSIBILITY FOR THE INFORMATION IN, AND ANY OMISSION OF THE INFORMATION FROM, THIS REPORT;
- (2) SHALL NOT BEAR ANY RESPONSIBILITY FOR ANY LOSS OR DAMAGE OF ANY KIND ARISING FROM OR IN RESPECT OF ANY ABSENCE OF INFORMATION OR ANY ERRORS OR OMISSIONS (WHETHER THE AFORESAID OCCASIONED BY NEGLIGENCE OR OTHERWISE) IN OR AFFECTING THIS REPORT OR THE INFORMATION THEREIN.

THIS REPORT DOES NOT SHOW CAVEATS, BUILDERS' LIENS, OR OTHER INSTRUMENTS, IF ANY, REGISTERED AT LAND TITLES OFFICE IN RESPECT OF ANY LANDS OR INTERESTS THEREIN. PERSONS ARE ADVISED TO ALSO EXAMINE RECORDS AT LAND TITLES OFFICE TO ASCERTAIN WHETHER OTHER INSTRUMENTS THAT MAY CONCERN THE LANDS OR INTERESTS THEREIN HAVE BEEN REGISTERED.

*** END OF REPORT ***



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

August 3, 2018

Jasmine Boisvert
Alta Tech Environmental Services Inc.
Unit 2, 4105 - 41 Avenue
Whitecourt, AB
T7S 1P1

Dear Jasmine Boisvert:

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:

NW 34-59-12-W5, Whitecourt

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,

Tennie Jacobsen
PTMAA

August 22, 2018

Lyle Ostrander
C/O Alta Tech Environmental Inc.
4105 41 Avenue
WHITECOURT, AB, T7S 0A3

Re: **Environmental File Review – 34-59-12-W5M – Whitecourt**

Further to your request for a review at the above noted property which is located in an M-1, Service Industrial, Land Use District, our office can advise the following:

The following permits have been issued for this property:

- Permit No. 95-218 was issued in 1995 for Oilfield Storage.
- Permit No. 96-33 was issued in 1996 for a Gas Wellsite and Access Road.

In 2002, AMEC Earth & Environmental Limited completed a Phase 1 Environmental Site Assessment of this property and the Town of Whitecourt sent the attached letter noting that this site has been used for the storage of:

- Oilfield equipment;
- Wrecked vehicles; &
- Garbage;

There are no records of any site contamination, spills, releases, or requests for the Fire Department to attend this property.

There are two known Bylaw infractions involving this property and both of these infractions have been corrected. In 2007, vehicles belonging to the property owner were parked outside the property boundaries. The property owner was notified and he immediately relocated the vehicles to his property. The other Bylaw infraction was that wrecked vehicles and associated garbage were previously stored on this property and the property owner has removed the wrecked vehicles and associated garbage to our knowledge.

It is unknown what types of materials were stored in the above ground storage tanks on this property and there are no known records of underground tanks.

There are no known landfills that currently exist or have previously existed within 1km of this property and our attached letter does not indicate what type of garbage was stored on this property.



Most of this property is located in the Flood Fringe and any new buildings will have to be floodproofed. Part of this property is located in the Floodway and only certain types of development are permitted in the floodway. This property is bordered by the Athabasca River, Highway 43, a residential Manufactured Home Park, and an M-1 Service Industrial district containing several industrial buildings.

We note that a site inspection has not been carried about and the above information is solely provided based on a review of the file.

Sincerely,



Sam Love
Development Officer
E-Mail: samlove@whitecourt.ca
Phone: 780.778.2273, ext. 113





Alberta Water Well Information Database Map

Projection

Web Mercator (Auxillary Sphere)

Datum

WGS 84

Date

8/2/2018, 3:18:33 PM

Legend

- Groundwater Drilling Report
- ◆ Baseline Water Well Report

<http://groundwater.alberta.ca/WaterWells/d/>

Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use.
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Reconnaissance Report

[View in Metric](#)

[Export to Excel](#)

Groundwater Wells

Please click the water Well ID to generate the Water Well Drilling Report.

Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (ft)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (ft)	TEST RATE (igpm)	SC_DIAM (in)
364576	NW	34	59	12	5	LASH DRILLING	1992-04-30	52.00	New Well	Domestic & Industrial		5	24	HARPER TIRE & MUFFLER	8.30	10.00	30.00
393561	NH	34	59	12	5	UNKNOWN DRILLER		0.00	Chemistry	Domestic				FIFTH WHEEL RESTAURANT			0.00



Water Well Drilling Report

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

GIC Well ID 364576
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1992/05/11

GOWN ID

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

Well Identification and Location						Measurement in Imperial	
Owner Name HARPER TIRE & MUFFLER	Address P.O. BOX 567 WHITECOURT		Town	Province	Country	Postal Code T7S 1N6	
Location	1/4 or LSD NW	SEC 34	TWP 59	RGE 12	W of MER 5	Lot	Block
Plan	Additional Description						
Measured from Boundary of			GPS Coordinates in Decimal Degrees (NAD 83)				
_____ ft from _____			Latitude <u>54.148593</u> Longitude <u>-115.720046</u>			Elevation _____ ft	
_____ ft from _____			How Location Obtained			How Elevation Obtained	
			Not Verified			Not Obtained	

Drilling Information	
Method of Drilling Combination	Type of Work New Well
Proposed Well Use Domestic & Industrial	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
8.00		Sandy Clay	
14.00		Gravel	
22.00		Sand	
42.00		Gravel	
52.00		Soft Sandstone	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate <u>20.00</u> igpm			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
1992/04/30	10.00	8.30	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
52.00 ft		1992/04/01	1992/04/30	
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	52.00		
Surface Casing (if applicable)		Well Casing/Liner		
Galvanized Steel		Galvanized Steel		
Size OD : <u>30.00</u> in		Size OD : <u>24.00</u> in		
Wall Thickness : <u>0.250</u> in		Wall Thickness : <u>0.250</u> in		
Bottom at : <u>16.00</u> ft		Top at : <u>0.00</u> ft		
		Bottom at : <u>50.00</u> ft		
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
34.00	46.00	0.125		4.00
Perforated by <u>Torch</u>				
Annular Seal Driven				
Placed from <u>0.00</u> ft to <u>2.00</u> ft				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : <u>0.00</u> in				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount <u>0.00</u>				

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



Water Well Drilling Report

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GIC Well ID 364576
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1992/05/11

GOWN ID

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

Well Identification and Location										Measurement in Imperial	
Owner Name HARPER TIRE & MUFFLER		Address P.O. BOX 567 WHITECOURT			Town		Province		Country		Postal Code T7S 1N6
Location	<i>1/4 or LSD</i> NW	<i>SEC</i> 34	<i>TWP</i> 59	<i>RGE</i> 12	<i>W of MER</i> 5	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
Measured from Boundary of _____ ft from _____ _____ ft from _____				GPS Coordinates in Decimal Degrees (NAD 83) Latitude <u>54.148593</u> Longitude <u>-115.720046</u> How Location Obtained Not Verified				Elevation _____ ft How Elevation Obtained Not Obtained			

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level _____ in					Is Artesian Flow _____						Is Flow Control Installed _____
Rate _____ igpm					Describe _____						
Recommended Pump Rate _____ 20.00 igpm					Pump Installed _____		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ 25.00 ft					Type _____		Make _____		H.P. _____		Model (Output Rating) _____
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____				
Gas _____					Depth _____ ft		Geophysical Log Taken _____ Submitted to ESRD _____				
Additional Comments on Well _____					Sample Collected for Potability _____			Submitted to ESRD _____			

Yield Test				Taken From Ground Level	Measurement in Imperial
				Depth to water level	
Test Date 1992/04/30	Start Time 12:00 AM	Static Water Level 8.30 ft			
Method of Water Removal					
Type Pump _____					
Removal Rate _____ 10.00 igpm					
Depth Withdrawn From _____ 22.00 ft					
If water removal period was < 2 hours, explain why _____					
			Drawdown (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
			8.31	1:00	8.80
			8.52	2:00	8.58
			8.62	3:00	8.50
			8.66	4:00	8.45
			8.70	5:00	8.44
			8.73	6:00	8.42
			8.75	7:00	8.40
			8.25	8:00	8.39
			8.76	9:00	8.39
			8.76	10:00	8.37
			8.77	12:00	8.33
			8.78	14:00	8.35
			8.79	16:00	8.33
			8.80	20:00	8.31
			8.80	25:00	8.31
			8.80	30:00	8.31
			8.80	35:00	8.31
			8.80	40:00	
			8.80	50:00	
			8.80	60:00	
			8.80	75:00	
			8.80	90:00	
			8.80	105:00	
			8.80	120:00	

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

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



Water Well Drilling Report

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GIC Well ID 393561
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1988/10/07

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

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name FIFTH WHEEL RESTAURANT		Address WHITECOURT			Town		Province		Country		Postal Code
Location	<i>1/4 or LSD</i> NH	<i>SEC</i> 34	<i>TWP</i> 59	<i>RGE</i> 12	<i>W of MER</i> 5	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
Measured from Boundary of _____ ft from _____ _____ ft from _____					GPS Coordinates in Decimal Degrees (NAD 83) Latitude <u>54.148593</u> Longitude <u>-115.713886</u>			Elevation _____ ft		How Location Obtained Map	
								How Elevation Obtained Not Obtained			

Drilling Information	
Method of Drilling Unknown	Type of Work Chemistry
Proposed Well Use Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	

Yield Test Summary			Measurement in Imperial
<i>Recommended Pump Rate</i> _____ igpm			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	

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

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



Water Well Drilling Report

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GIC Well ID 393561
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1988/10/07

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GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name FIFTH WHEEL RESTAURANT		Address WHITECOURT			Town		Province		Country		Postal Code
Location	1/4 or LSD NH	SEC 34	TWP 59	RGE 12	W of MER 5	Lot	Block	Plan	Additional Description		
Measured from Boundary of _____ ft from _____ _____ ft from _____					GPS Coordinates in Decimal Degrees (NAD 83) Latitude <u>54.148593</u> Longitude <u>-115.713886</u>			Elevation _____ ft		How Elevation Obtained	
					How Location Obtained			Map		Not Obtained	

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

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

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

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