

BOLSON

ENGINEERING
AND
ENVIRONMENTAL SERVICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared For:
Noletteco Holdings Ltd.

Property Description:
*4015-41st Avenue and 4107-41st Street
Lots 7-9, Block 16, Plan 3639RS
Whitecourt, AB*

Project Number:
110-1939-1



Prepared By:

Rev.	Date	Description
C	<i>13-Sept-19</i>	Issued for Client Use
B	<i>12-Sept-19</i>	Issued for Client Review
A	<i>12-Sept-19</i>	Issued for Internal Review



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1. EXECUTIVE SUMMARY

Bolson Engineering and Environmental Services was retained by Mr. Norm Nolette of Noletteco Holdings Ltd. to complete a Phase I Environmental Site Assessment (ESA) of the property located at 4015-41st Avenue (Lots 7-9, Block 16, Plan 3639RS) in Whitecourt, AB. The total area of the site is approximately 1.70 Acres in size and there is a main office, two shop building, and miscellaneous storage situated on the property. At the time of the review the property was mostly vacant.

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

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

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

2. INTRODUCTION

Noletteco Holdings Ltd. has engaged Bolson Engineering and Environmental Services to perform a Phase I Environmental Site Assessment of the property located at 4015-41st Avenue (Lots 7-9, Block 16, Plan 3639RS) in Whitecourt, AB, hereby known as “the subject property” in this report. A site reconnaissance took place on September 5th, 2019 and the findings of this assessment and reconnaissance are enclosed.

2.1 Purpose and Scope of Services

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

2.2 Assumptions, Exceptions and Limitations

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

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

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

2.3 User Reliance

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

3. SITE DESCRIPTION

The subject property is located in an industrial park within the Town of Whitecourt. During the site assessment, a main office, two shops, and miscellaneous storage areas were observed on the property. The site was for the most part vacant as all materials and equipment had recently been removed from the property. Access to the site is from 41st Street and the developed site consists of a gravel fenced yard.

The topography of the site and surrounding area is fairly flat with drainage of the area overland to 41st Street and 41st Avenue.

The geology of the overall area consists primarily of sand and clay till deposits overlying the bedrock of the Wapiti Formation (Edmonton Geological Society, 1993). The soil itself falls into the Chernozemic Classification (Soil Classification of Canada, 2017) which is a black-colored soil containing a high percentage of humus (7-15%), phosphorus and ammonia. This soil is typical of the Prairie Regions. See Appendix B: *Soil Classification of Canada* for further information.

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

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

The average temperature for the area was found to be 14.2°C for the May-September period. The average total precipitation for this period is 328mm and the average annual total precipitation is 479mm (Citystats.ca, 2018).

A search was conducted using the Alberta Conservation Information Management System (Alberta Tourism, Parks and Recreation, 2019) to identify any sensitive or protected environmental areas. The search resulted in no findings of sensitive or protected environmental areas for this location or the neighboring areas. See Appendix C: *ACIMS Search Data* for further information.

4. SITE ASSESSMENT

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

4.1 Site Visit Findings

A site visit was completed on September 5th, 2019 to inspect the subject property. Select photographs of the site visit can be found in Appendix A: *Maps/Sketches/Figures*. The findings of the site reconnaissance are outlined below:

- Above Ground Storage Tanks (AST's)
No above ground storage tanks were noted on the subject property, although there previously had been 3 AST's on the site that were registered with PTMAA and are discussed in greater detail in Section 5.4 PMTAA Search.
- Underground Storage Tanks (UST's)
During the site visit no underground storage tanks were noted on the subject property. This was confirmed through research of the PTMAA database.
- On-site Buildings and Structures
There is an existing office building on the site as well as 2 shops and some miscellaneous storage structures. The buildings and structures are discussed in greater detail in Section 4.3.
- Discolored Soils/Stressed Vegetation
During the site visit no discolored soils or stressed vegetation was noted.
- Stained Surfaces
Some minor surficial staining was noted on the property, but nothing that would be considered a potential environmental concern.
- Drums and Other Containers
No drums or other containers were noted on the site during the inspection.
- Dumping or Fill
No dumping or fill material was noted on the subject property.
- Floor Drains
There are floor drains and oil/grit separators in the shops that drain to sumps that are emptied out as required.

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

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

- Pesticides
During the site visit, storage or use of pesticides was not observed at the subject property.
- Petroleum Products
No petroleum products were observed being stored at the subject site at the time of the review.
- Pits, Ponds or Lagoons
No pits, ponds or lagoons were noted on the subject property.
- Potable Water Supply
Water is supplied from the Town of Whitecourt mainline servicing.
- Sewage Disposal System
Sewer service is supplied from the Town of Whitecourt mainline servicing.
- Solid Waste
Solid waste is collected in bins and disposed of as required.
- Waste Air Emissions
There are no potential sources of waste air emissions other than typical vehicle exhaust release.
- Wastewater
Drainage on the subject property is overland to the adjacent main streets. There appears to be sufficient drainage on the property.
- Wells
Three water wells were noted in the vicinity of the property and are discussed in greater detail in Section 5.5.

- Urea Formaldehyde Insulation

Urea Formaldehyde Foam Insulation (UFFI) was commonly used during the 1970's in both residential and commercial buildings as a means to fill wall cavities for energy conservation. This practice was banned in Canada in 1980 due to the potential for formaldehyde emissions.

As the original buildings were constructed post 1980, there is no evidence of UFFI's on the subject property.

- Chlorofluorocarbons

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

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

- Radon Gas

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

There is no evidence of Radon Gas on the site.

- Asbestos Containing Materials

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

As the original buildings were constructed post 1980, there is no evidence of ACM's on the subject property.

- Lead Based Materials

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

As the original buildings were constructed post 1980, there is no evidence of Lead Based Material's on the subject property.

4.2 Property

The subject site is located 4015-41st Avenue (Lots 7-9, Block 16, Plan 3639RS) in Whitecourt, AB. The total area of the site is approximately 1.70 Acres in size. The front of the property faces west to 41st Street. The site is fenced with accesses from both 41st Street and 42nd Avenue, and the remainder of the property consists of gravel storage yard and parking, with a small amount of asphalt and concrete parking adjacent to the main office building.

4.3 On-Site Buildings and Structures

There is an existing office building, several storage structures, and two shop buildings situated on the property. The buildings all appear to be well maintained with only the typical wear and tear from years of use evident. From the review of the buildings and their exposed components, there does not appear to be any concerns of environmental contamination with regards to the buildings and structures.

4.4 Past Uses of the Site

It appears that prior to the development and construction of the property it was either empty or used as agricultural land.

5. RECORDS REVIEW

The following records were researched, and the findings noted below:

5.1 Development History and Land Title Search of the Property

A search of historical land titles was conducted for the subject property. Historical ownership of the site to 1963 is summarized in Table 5.1.1: Land Title Summary.

TABLE 5.1.1: LAND TITLE SURVEY SUMMARY

FROM	TO	OWNER
2007	PRESENT	NOLETTECO HOLDINGS LTD.
1998	2007	STORMEISTER HOLDINGS LTD.
1995	1998	BUDDY E. HOLDINGS LTD.
1992	1995	KANA HOLDINGS LTD.
1987	1992	KANA OILFIELD SERVICES LTD.
1963	1987	INDIVIDUALS

The subject property is currently owned by Noletteco Holdings Ltd. A copy of the current title is appended for reference in Appendix H: *Land Title Survey*. The historical ownership of the property indicates that mainly individuals and holdings companies have owned the property over the years. No previous owners that may pose an environmental concern were noted during the historical title certificate review.

5.2 Air Photo Review

An air photograph analysis was completed for the subject property with air photos from 1978 – 2018 being observed.

It appears the property was initially developed post 1985 and prior to 1988, which coincides with when Kana Oilfield Services owned the property. Prior to this the site appears to have been used for agricultural purposes. From the aerial photograph review, no potential environmental concerns were identified.

5.3 Environmental Protection Orders

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

A request was made to the Alberta Environment and Water’s Freedom of Information and Protection of Privacy (FOIPP) Office both under the FOIPP Act and also for information routinely available under the Environmental Protection and Enhancement (EPEA) Legislation for any information related to any contamination within the subject property. A search of Alberta Environment and Sustainable Resource Development record holdings did not find any information pertinent to this request, although we were directed to follow up with the Environmental Site Assessment Repository which is discussed in greater detail in Section 5.7: ESAR Search.

5.4 PTMAA Search

A search of the Petroleum Tank Management Association of Alberta was conducted to check for the registration of any active or inactive tanks on the subject property. Records of 3 above ground tanks were found, two of which contained diesel and one for used oil. As of the date of the site review, these tanks had been removed from site. There was no evidence of stains or leaks where the tanks had been located, and the PTMAA records did not indicate any concerns with the AST’s. See Appendix F: *PTMAA Search* for further information.

5.5 Water Well Survey

A review of the Water Well Drilling Report from the Government of Alberta listed three wells located in the vicinity of the subject property. The wells were drilled for domestic use and no oil or gas sources were found in the well logs. See Appendix D: *Water Well Survey* for a summary of the search results and water well logs.

5.6 ESAR Search

A search was completed of Alberta Environment’s Environmental Site Assessment Repository (ESAR) for scientific and technical information pertaining to the property and/or assessed sites within the vicinity of the subject property. No information was found.

5.7 Abadata Search

AbaData (from Abacus Datagraphics Ltd.) is an oil and gas mapping software tool that provides datasets from AER and AENV which includes well sites, pipelines, facility information, spill data and other data which is routinely updated.

The well site belongs to Taqa North and was abandoned in 1969. The pipeline also is operated by Taqa North and it was originally permitted in 2017 to transport natural gas. There were no records of any leaks or spills with regards to the pipeline and well site and the site review did not reveal any potential concerns of environmental contamination. The results of the AbaData Search are included in Appendix G: *AbaData Search*.

6. NEARBY PROPERTIES AND LAND USE

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

South: 41st Avenue

East: KW Mechanical

North: 42nd Avenue

West: 41st Street

All of the neighbouring properties and roadways appear to be well maintained and functioning as intended. At this time, it does not appear that there is any risk of contamination from neighbouring sites to the subject property.

7. FINDINGS AND RECOMMENDATIONS

After completion of a thorough review of the subject property, the following conclusions and recommendations would appear to be warranted:

1. We observed no evidence of surface staining or contamination of the site area that would warrant further assessment and/or testing of the sub base soils at this property.
2. Based on the information made available at the time of this Phase 1 Environmental Site Assessment there is no evidence of environmental contamination in connection with the subject property and no further environmental investigation is required.

Overall there is no evidence of current environmental contamination in connection with the subject property based on the available information and the site review. No further investigation is recommended at this time.

8. STANDARD LIMITATIONS

This Phase 1 Environmental Site Assessment report has been prepared exclusively for Nolettco Holdings Ltd. and its agents. The purpose of this report is to provide the Client with an assessment of the potential for the presence of contamination of the property located at 4015-41st Avenue (Lots 7-9, Block 16, Plan 3639RS) in Whitecourt, AB. This report is neither an endorsement nor a condemnation of the Site.

The findings and conclusions documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by qualified professionals currently practicing in the area of environmental assessment and are in accordance with the terms and conditions set forth in our written proposal of August 28th, 2019. No other warranty, expressed or implied, is made.

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

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

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

9. SITE ASSESSOR QUALIFICATIONS

Company Background:

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

Principal Engineers:

Trent Thompson, P. Eng.

Education:

Bachelor of Science from Department of Civil and Environmental Engineering; School of Mining and Petroleum Engineering, University of Alberta, 2002

Relevant Continuing Education:

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

Contact Information:

E-mail: tthompson@bolson.ca

Phone: 780-668-8571

10. REFERENCES

Agriculture and Agri-Food Canada – Soil Order Map of Canada, Accessed September 9th, 2019.
www.agr.gc.ca, 2017

Alberta Geological Map, Accessed September 9th, 2019.
http://www.ag.gov.ab.ca/publications/MAP/PDF/MAP_143.PDF

Alberta Geological Survey – Geology of the Yellowhead Corridor, Accessed September 9th, 2019.
http://www.ag.gov.ab.ca/publications/MAP/PDF/MAP_234.PDF

Alberta TPR – ACIMS Data Search, Accessed September 9th, 2019.
<http://tpr.alberta.ca/parks/heritageinfocentre/datarequests/default.aspx>

Citystats.ca – Whitecourt - Detail City Profile – Temperature and Precipitation Information
Accessed September 9th, 2019. <http://www.citystats.ca>

Google Maps – Whitecourt, Accessed September 9th, 2019.
<http://maps.google.com/>

Spin II Database. Alberta Registries, Accessed September 9th, 2019.
<https://alta.registries.gov.ab.ca/spinii/logon.aspx>

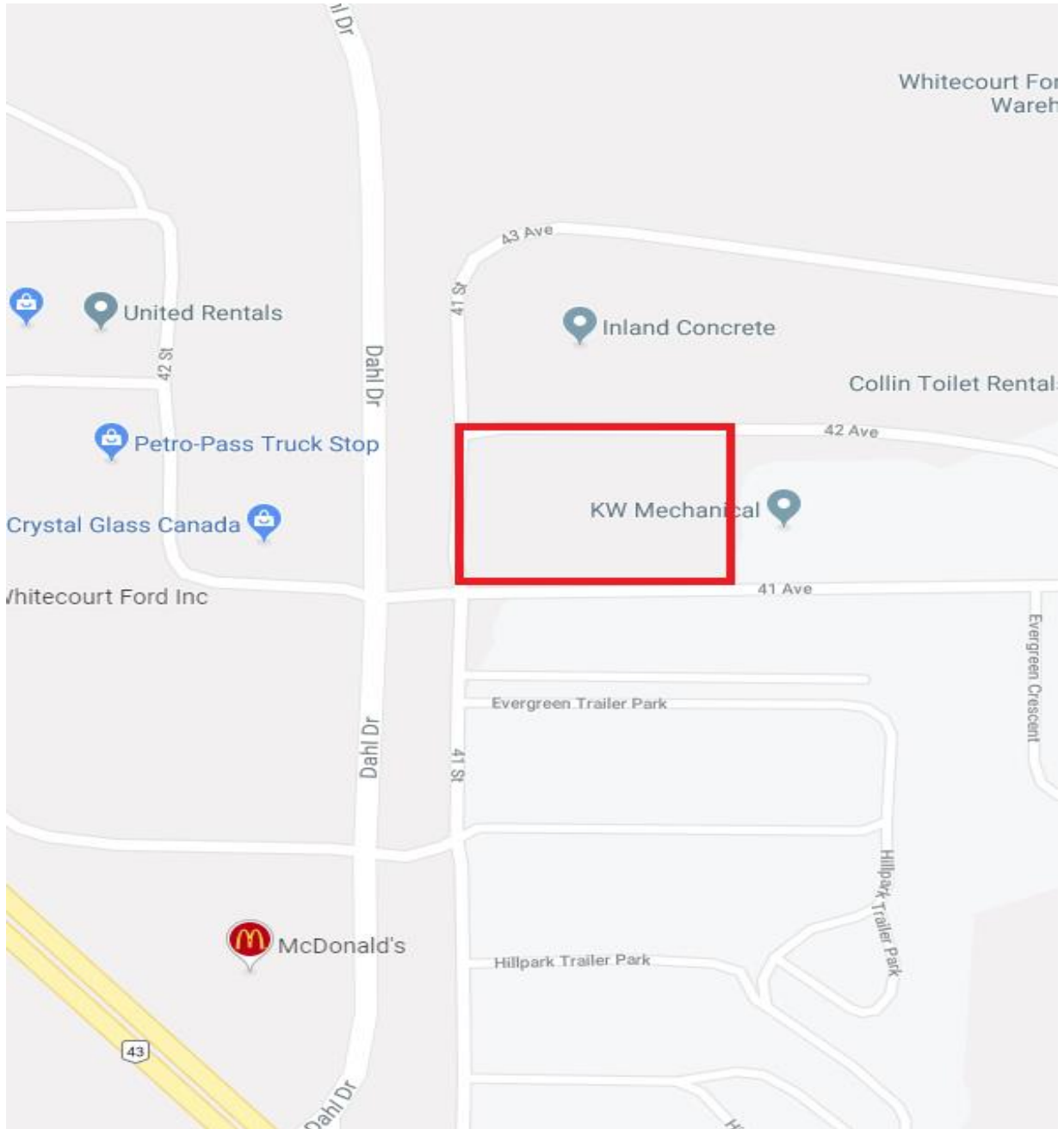
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APPENDIX A – *MAPS/SKETCHES/FIGURES*

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Client:
Nolettco Holdings Ltd.

Project No.
110-1939-1

Date:
2019-09-09

Title:
Phase I Environmental Site Assessment
4015-41st Avenue
Whitecourt, AB
(Location Map)

Figure:
1

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AND
ENVIRONMENTAL SERVICES

Client:
Nolettco Holdings Ltd.

Project No.
110-1939-1

Date:
2019-09-09

Title:
Phase I Environmental Site Assessment
4015-41st Avenue
Whitecourt, AB
(2018 Aerial Photo)

Figure:
2

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FIGURE 3: VEHICLE HOIST IN MAIN SHOP



FIGURE 4: SUMP AND DISCHARGE PUMP IN MAIN SHOP

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FIGURE 5: MAIN SHOP UTILITY ROOM



FIGURE 6: EXTERIOR GRAVEL YARD



FIGURE 7: SECOND SHOP INTERIOR



FIGURE 8: TRENCH AND DRAIN IN SECOND SHOP



FIGURE 9: OIL/GRIT SEPARATOR IN SECOND SHOP



FIGURE 10: CONCRETE PAD ALONG SOUTH SIDE OF SECOND SHOP

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FIGURE 11: SHOP INTERIOR



FIGURE 12: EXTERIOR GRAVEL YARD

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FIGURE 13: OUTSIDE STORAGE



FIGURE 14: SEACAN STORAGE

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FIGURE 15: SOUTH PROPERTY LINE



FIGURE 16: OFFICE BUILDING ON SITE



Town of Whitecourt
 Box 509
 Whitecourt AB T7S 1N6

PROPERTY ASSESSMENT AND TAX NOTICE

TAX YEAR	2019
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A copy of this notice has been sent to:

Mortgagor:
 Reference #:
 Additional Owners:

Municipal:				4015-41 AVE.	Roll Number
PLAN 3639RS	BLOCK 16	LOT 7	AREA	004244	

Issued To:
 NOLETTECO HOLDINGS LTD.
 BOX 808
 WHITECOURT AB T7S 1N8

TAX INSTALLMENT PAYMENT PROGRAM	
CURRENT INSTALLMENT AMOUNT:	\$0.00
To join the payment program contact the Town Office at 780-778-2273	

If you wish to make a complaint to the Assessment Review Board, see the reverse side of this notice for further details.	
Final Date for Complaint	Jul 23, 2019
Mailing Date:	May 15, 2019
Total Levy:	\$3,689.97
Amount Due on:	Jun 28, 2019

ASSESSMENT DETAILS				Notice of Assessment Date: May 23, 2019	
DESCRIPTION	PREVIOUS ASSESSMENT	AMOUNT	DESCRIPTION	CURRENT ASSESSMENT	AMOUNT
Industrial Occupied		267,200	Industrial Occupied		263,000
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
TOTAL ASSESSMENT		267,200	TOTAL ASSESSMENT		263,000

School Support %

PUBLIC:	0.00%
SEPARATE:	0.00%
UNDECLARED:	100.00%

TAX ACCOUNT DETAILS

MUNICIPAL TAXES	TAX RATE	% OF TOTAL	TAX AMOUNT
General Municipal HM	9.6513	68.78	\$2,538.29

TOTAL MUNICIPAL TAXES: \$2,538.29

SENIORS REQUISITION COLLECTED ON BEHALF OF THE LAC STE. ANNE FOUNDATION	TAX RATE	% OF TOTAL	TAX AMOUNT
Seniors Foundation	0.2239	1.59	\$58.89

TOTAL LAC STE. ANNE FOUNDATION TAXES \$58.89

PROVINCIAL REQUISITIONS COLLECTED ON BEHALF OF THE PROVINCIAL GOVERNMENT MGAs	TAX RATE	% OF TOTAL	TAX AMOUNT
School Foundation Non Res	4.1551	29.61	\$1,092.79

TOTAL PROVINCIAL EDUCATION TAXES \$1,092.79

LOCAL IMPROVEMENTS	EXPIRY DATE	LEVY AMOUNT	PENALTIES	LOCAL IMPROVEMENTS	AMOUNT
			8% on current taxes outstanding July 1st		\$0.00
			8% on current taxes outstanding Sept 1st	PROPERTY TAXES	\$3,689.97
			16% on outstanding balances Jan 1st	CURRENT OUTSTANDING	\$0.00
TOTAL LOCAL IMPROVEMENT LEVY		\$0.00		TOTAL TAXES PAYABLE	\$3,689.97



Town of Whitecourt
 Box 509
 Whitecourt AB T7S 1N6

TAX YEAR	ROLL NUMBER	CUSTOMER ID
2019	004244	NOLE004

LEGAL DESCRIPTION	DUE DATE	AMOUNT DUE
3639RS 16 7	Jun 28, 2019	\$3,689.97

NOLETTECO HOLDINGS LTD.
BOX 808
WHITECOURT AB T7S 1N8

AMOUNT PAID

Please make cheque payable to the "Town of Whitecourt". Return this remittance with your payment to the above municipal address. See reverse for further assessment and taxation information .



Town of Whitecourt
Box 509
Whitecourt AB T7S 1N6

PROPERTY ASSESSMENT AND TAX NOTICE

TAX YEAR	2019
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A copy of this notice has been sent to:

Mortgagor:
Reference #:
Additional Owners:

Municipal:			4107-41 ST.	Roll Number
PLAN	BLOCK	LOT	AREA	004245
3639RS	16	8,9		

Issued To:
NOLETTECO HOLDINGS LTD.
BOX 808
WHITECOURT AB T7S 1N8

TAX INSTALLMENT PAYMENT PROGRAM		If you wish to make a complaint to the Assessment Review Board, see the reverse side of this notice for further details.	
Final Date for Complaint		Jul 23, 2019	
Mailing Date:		May 15, 2019	
Total Levy:		\$6,229.45	
Amount Due on:		Jun 28, 2019	
CURRENT INSTALLMENT AMOUNT: \$0.00			
To join the payment program contact the Town Office at 780-778-2273			

ASSESSMENT DETAILS				Notice of Assessment Date: May 23, 2019	
DESCRIPTION	PREVIOUS ASSESSMENT	AMOUNT	DESCRIPTION	CURRENT ASSESSMENT	AMOUNT
Industrial Occupied		448,300	Industrial Occupied		444,000
		0			0
		0			0
		0			0
		0			0
		0			0
		0			0
TOTAL ASSESSMENT		448,300	TOTAL ASSESSMENT		444,000
			School Support %		
			PUBLIC: 0.00%		
			SEPARATE: 0.00%		
			UNDECLARED: 100.00%		
			TOTAL: 100.00%		

TAX ACCOUNT DETAILS				
	MUNICIPAL TAXES	TAX RATE	% OF TOTAL	TAX AMOUNT
	General Municipal HM	9.6513	68.78	\$4,285.18
TOTAL MUNICIPAL TAXES:				\$4,285.18
	SENIORS REQUISITION COLLECTED ON BEHALF OF THE LAC STE. ANNE FOUNDATION Seniors Foundation	0.2239	1.59	\$99.41
TOTAL LAC STE ANNE FOUNDATION TAXES				\$99.41
	PROVINCIAL REQUISITIONS COLLECTED ON BEHALF OF THE PROVINCIAL GOVERNMENT MGAs School Foundation Non Res	4.1551	29.61	\$1,844.86
TOTAL PROVINCIAL EDUCATION TAXES				\$1,844.86
LOCAL IMPROVEMENTS				
BYLAW	EXPIRY DATE	LEVY AMOUNT	PENALTIES	
			8% on current taxes outstanding July 1st	
			8% on current taxes outstanding Sept 1st	
			16% on outstanding balances Jan 1st	
TOTAL LOCAL IMPROVEMENT LEVY		\$0.00	TOTAL TAXES PAYABLE	
			\$6,229.45	



Town of Whitecourt
Box 509
Whitecourt AB T7S 1N6

TAX YEAR	ROLL NUMBER	CUSTOMER ID
2019	004245	NOLE004

LEGAL DESCRIPTION	DUE DATE	AMOUNT DUE
3639RS 16 8,9	Jun 28, 2019	\$6,229.45

NOLETTECO HOLDINGS LTD.
BOX 808
WHITECOURT AB T7S 1N8

AMOUNT PAID

Please make cheque payable to the "Town of Whitecourt". Return this remittance with your payment to the above municipal address. See reverse for further assessment and taxation information .

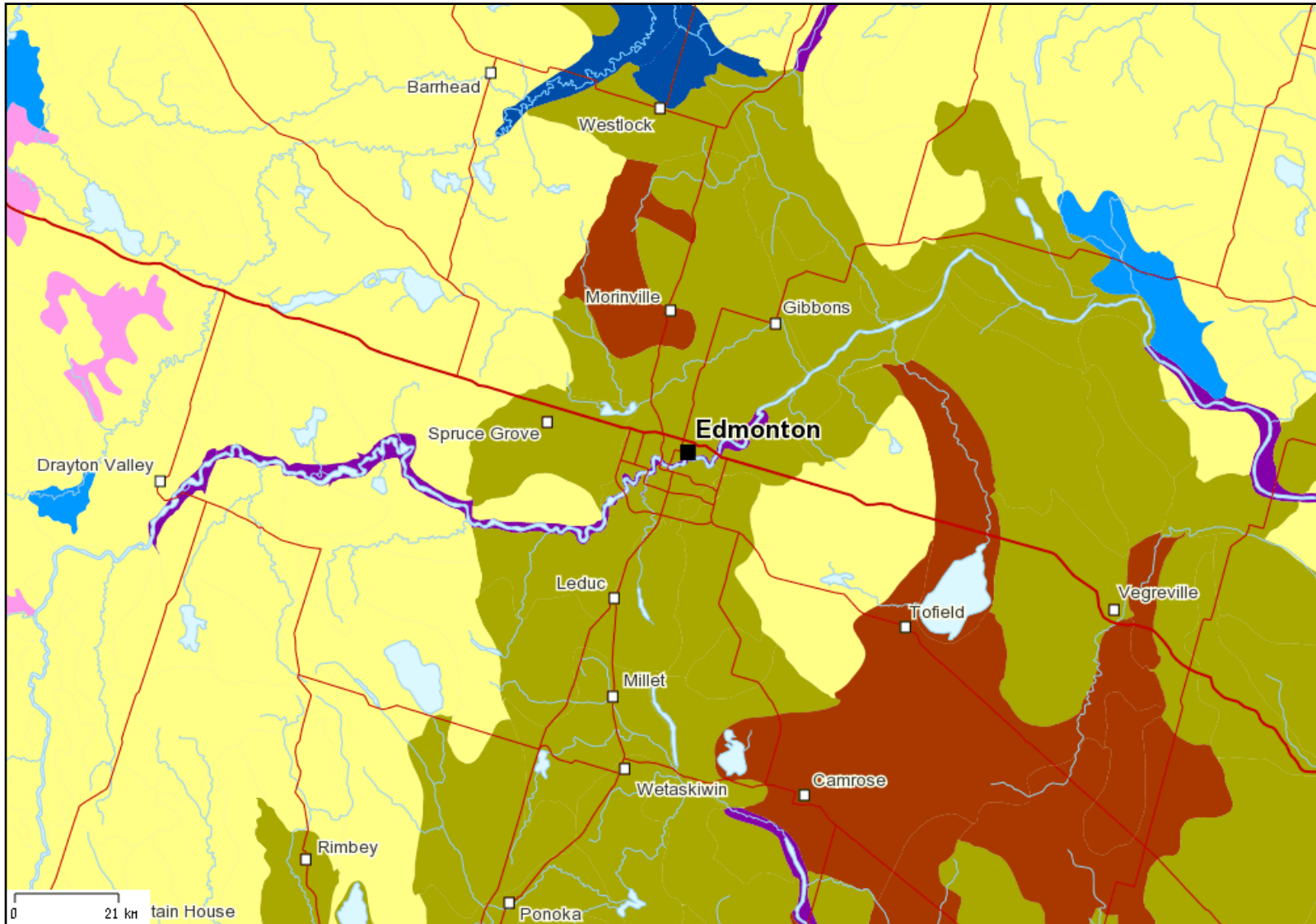
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APPENDIX B: *SOIL CLASSIFICATION OF CANADA*



Soil Order Map of Canada



Soil Order Map of Canada

- Brunisolic
- Chernozemic
- Cryosolic
- Gleysolic
- Luvisolic
- Organic
- Podzolic
- Regosolic
- Solonetzic
- Vertisolic
- Unclassified



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About

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

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

Copyright

© Government of Canada (2010)

Data Sources and Acknowledgements

- © 2010 Agriculture and Agri-Food Canada. All rights reserved.
 - Soils Landscapes of Canada v2.2
 - Soils Landscapes of Canada v3.1
 - Soil Landscapes of Canada – Agricultural Extent v3.0
- Ecological Stratification Working Group. 1995. A National Ecological Framework for Canada. Report and national map at 1:7,500,000 scale. Ottawa: Agriculture and Agri-Food Canada, Research Branch, Centre for Land and Biological Resources Research; and Hull: Environment Canada, State of the Environment Directorate, Ecozone Analysis Branch.
- © 2007 Department of Natural Resources Canada. All rights reserved.
 - Atlas of Canada 1:1,000,000 National Frameworks Data
 - Administrative Boundaries
 - Roads
 - Rivers
 - Lakes
 - Islands
 - Populated Places
 - North American Atlas - Political Boundaries
- Bathymetric Data Reproduced from the GEBCO Digital Atlas published by the British Oceanographic Data Centre on behalf of IOC and IHO, 2003.

Disclaimer

Users are advised that the Minister and Department of Agriculture and Agri-Food Canada (AAFC) make no assurance or warranty of any kind concerning the accuracy, completeness, reliability, or suitability or fitness for purpose of the information. Responsibility for any and all risks associated with the interpretation and any use or application of the data rests solely with the user. Users using this data do so upon the express understanding and agreement that AAFC and its Minister, officers, servants, employees, and agents shall not be liable for any damages or losses whatsoever, whether direct or indirect, consequential, incidental, special or general, economic or otherwise, that may arise out of such use. While AAFC endeavours to provide useful and reasonably accurate data, users accept that this disclaimer means that NO LIABILITY shall attach for any use or application of this data.

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APPENDIX C: *ACIMS SEARCH DATA*

Search ACIMS Data

Date: 5/9/2019

Requestor: Consultant

Reason for Request: Site Assessment

SEC: 25 **TWP:** 059 **RGE:** 12 **MER:** 5



Non-sensitive EOs: 0 (*Data Updated: October 2017*)

M-RR-TTT-SS	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
-------------	-------	-------	--------	-------	----------	------------

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

Sensitive EOs: 0 (*Data Updated: October 2017*)

M-RR-TTT	EO_ID	ECODE	S_RANK	SNAME	SCOMNAME	LAST_OBS_D
----------	-------	-------	--------	-------	----------	------------

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

Protected Areas: 0 (*Data Updated: October 2017*)

M-RR-TTT-SS	PROTECTED AREA NAME	TYPE	IUCN
-------------	---------------------	------	------

No Protected Areas Found

Crown Reservations/Notations: 0 (*Data Updated: October 2017*)

M-RR-TTT-SS	NAME	TYPE
-------------	------	------

No Crown Reservations/Notations Found

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APPENDIX D: WATER WELL SURVEY



Reconnaissance Report

[View in Metric](#)

[Export to Excel](#)

Groundwater Wells

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

GIC 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_DIA (in)
393442	NE	25	59	12	5	ELK POINT DRILLING CORP.	1968-09-21	320.00	New Well	Unknown	1	16		ROBINSON, J.R.	168.80	13.00	4.60
393445	NE	25	59	12	5	UNKNOWN DRILLER		30.00	Chemistry	Domestic	1			DUFRESNE, D.	20.00		0.00
393446	NE	25	59	12	5	UNKNOWN DRILLER		23.00	Chemistry	Domestic	1			MORIN, VIC			0.00



Water Well Drilling Report

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

GIC Well ID 393442
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

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 ROBINSON, J.R.		Address P.O. BOX 989 WHITECOURT			Town		Province		Country		Postal Code
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	NE	25	59	12	5						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
_____ ft from _____					Latitude <u>54.134112</u>		Longitude <u>-115.657774</u>		Elevation <u>2450.00</u> ft		
_____ ft from _____					How Location Obtained					How Elevation Obtained	
					Not Verified					Estimated	

Drilling Information	
Method of Drilling Unknown	Type of Work New Well
Proposed Well Use Unknown	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
36.00		Gray Sand	
54.00		Gray Silty Clay	
118.00		Gray Clay	
121.00		Gray Sand	
157.00		Gray Till	
178.00		Gravel	
187.00		Sandstone	
201.00		Shale	
212.00		Sandstone	
213.00		Fractured Sandrock	
220.00		Sandstone	
231.00		Sandy Shale	
254.00		Sandstone & Shale Ledges	
260.00		Sandstone	
280.00		Sandstone & Coal	
320.00		Shale	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate <u>0.00</u> igpm			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
1968/09/21	13.00	168.80	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
320.00 ft			1968/09/21	
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	320.00		
Surface Casing (if applicable)		Well Casing/Liner		
Unknown				
Size OD : <u>4.60</u> in		Size OD : <u>0.00</u> in		
Wall Thickness : <u>0.000</u> in		Wall Thickness : <u>0.000</u> in		
Bottom at : <u>211.00</u> ft		Top at : <u>0.00</u> ft		
		Bottom at : <u>0.00</u> 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 <u>0.00</u> ft to <u>0.00</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 _____				

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



Water Well Drilling Report

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

GIC Well ID 393442
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

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 ROBINSON, J.R.		Address P.O. BOX 989 WHITECOURT			Town		Province		Country		Postal Code
Location	<i>1/4 or LSD</i> NE	<i>SEC</i> 25	<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>54.134112</u> Longitude <u>-115.657774</u> How Location Obtained Not Verified				Elevation <u>2450.00</u> ft How Elevation Obtained Estimated			

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 _____ 0.00 igpm					Pump Installed <u>Yes</u>		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ 208.00 ft					Type <u>SUB 230V</u>		Make <u>MYERS</u>		H.P. <u>1</u>		Model (Output Rating) _____
Did you Encounter Saline Water (>4000 ppm TDS) _____				Depth _____ ft		Well Disinfected Upon Completion _____					
Gas _____				Depth _____ ft		Geophysical Log Taken <u>Electric</u> Submitted to ESRD <u>Electric</u>					
Additional Comments on Well _____							Sample Collected for Potability _____		Submitted to ESRD <u>Yes</u>		

Yield Test			Taken From Ground Level	Measurement in Imperial
Test Date 1968/09/21	Start Time 12:00 AM	Static Water Level 168.80 ft	Depth to water level	
			Pumping (ft)	Elapsed Time Minutes:Sec
				Recovery (ft)
Method of Water Removal				
Type <u>Pump</u>				
Removal Rate <u>13.00</u> igpm				
Depth Withdrawn From <u>208.00</u> ft				
If water removal period was < 2 hours, explain why _____				

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

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



Water Well Drilling Report

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

GIC Well ID 393445
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1975/06/23

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 DUFRESNE, D.		Address P.O. BOX 1658 WHITECOURT			Town		Province		Country		Postal Code
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	NE	25	59	12	5						
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)							
_____ ft from _____				Latitude <u>54.134112</u> Longitude <u>-115.657774</u>				Elevation _____ ft			
_____ ft from _____				How Location Obtained				How Elevation Obtained			
				Not Verified				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
Recommended Pump Rate <u>0.00 igpm</u>			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
1975/06/23		20.00	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
30.00 ft				
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	30.00		
Surface Casing (if applicable)		Well Casing/Liner		
Size OD : <u>0.00 in</u>		Size OD : <u>0.00 in</u>		
Wall Thickness : <u>0.000 in</u>		Wall Thickness : <u>0.000 in</u>		
Bottom at : <u>0.00 ft</u>		Top at : <u>0.00 ft</u>		
		Bottom at : <u>0.00 ft</u>		
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
Perforated by _____				
Annular Seal				
Placed from <u>0.00 ft</u> to <u>0.00 ft</u>				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : <u>0.00 in</u>				
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

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

GIC Well ID 393445
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1975/06/23

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 DUFRESNE, D.		Address P.O. BOX 1658 WHITECOURT			Town		Province		Country		Postal Code
Location	<i>1/4 or LSD</i>	<i>SEC</i>	<i>TWP</i>	<i>RGE</i>	<i>W of MER</i>	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
	NE	25	59	12	5						
Measured from Boundary of				GPS Coordinates in Decimal Degrees (NAD 83)							
_____ ft from _____				Latitude <u>54.134112</u> Longitude <u>-115.657774</u>				Elevation _____ ft			
_____ ft from _____				How Location Obtained				How Elevation Obtained			
				Not Verified				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 _____ 0.00 igpm					Pump Installed _____		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ 0.00 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 <u>Yes</u>			

Yield Test				Taken From Ground Level	Measurement in Imperial
Test Date	Start Time	Static Water Level		<i>Depth to water level</i>	
1975/06/23	12:00 AM	20.00 ft			
			Pumping (ft)	Elapsed Time	Recovery (ft)
				Minutes:Sec	
Method of Water Removal					
Type <u>Not Applicable</u>					
Removal Rate _____ igpm					
Depth Withdrawn From _____ 0.00 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



Water Well Drilling Report

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

GIC Well ID 393446
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1981/05/07

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 MORIN, VIC		Address P.O. BOX 554 WHITECOURT			Town		Province		Country		Postal Code	
Location												
1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description				
NE	25	59	12	5								
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)							
_____ ft from _____					Latitude <u>54.134112</u> Longitude <u>-115.657774</u>					Elevation _____ ft		
_____ ft from _____					How Location Obtained					How Elevation Obtained		
					Map					Estimated		

Drilling Information	
Method of Drilling Drilled	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
Recommended Pump Rate _____ igpm			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
23.00 ft				
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	23.00		
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

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

GIC Well ID 393446
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1981/05/07

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 MORIN, VIC		Address P.O. BOX 554 WHITECOURT			Town		Province		Country		Postal Code
Location	<i>1/4 or LSD</i> NE	<i>SEC</i> 25	<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>54.134112</u> Longitude <u>-115.657774</u> How Location Obtained _____ Map _____				Elevation _____ ft How Elevation Obtained _____ Estimated			

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 <u>Yes</u>			

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 _____ ig	Diversion Date & Time _____

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

BOLSON

ENGINEERING
AND
ENVIRONMENTAL SERVICES

APPENDIX E: *ENVIRONMENTAL PROTECTION ORDERS*

ENVIRONMENTAL LAW CENTRE

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

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

Internet: www.elc.ab.ca E-Mail: elc@elc.ab.ca

September 5, 2019

Our File: 127285

Mr. Trent Thompson
Bolson Engineering
21707-80 Avenue
Edmonton, AB T5T 4S2

Dear Mr. Thompson:

RE: Search Requested - Nolettco Holdings Ltd.

In response to your request of September 5, 2019, we have searched the Environmental Enforcement Historical Search Service database for an exact match with respect to the above request, and can advise that as of today's date, there have been NO enforcement actions issued by Alberta Environment and Parks (AEP) pursuant to the Alberta "Environmental Protection and Enhancement Act" ("EPEA") and its predecessor legislation, the "Hazardous Chemicals Act", "Agricultural Chemicals Act", "Clean Water Act" and "Clean Air Act" to 1971, and/or pursuant to the "Water Act" from 1999 onwards.

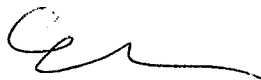
This search is limited to the following enforcement actions under EPEA and its predecessor legislation: Tickets, Prosecutions, Administrative Penalties, Warnings, Enforcement Orders, Enforcement Orders Concerning Waste, Environmental Protection Orders, Emergency Environmental Protection Orders, Emission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

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

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

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

Yours sincerely,

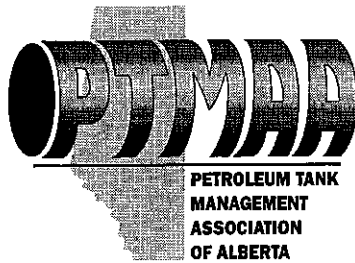


Cindy Dewing
Enforcement Search Service
Encl.

BOLSON

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AND
ENVIRONMENTAL SERVICES

APPENDIX F: *PTMAA SEARCH*



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

September 6, 2019

Trent Thompson
Bolson Engineering
21707 80 Avenue
Edmonton, AB
T5T 4S2

Dear Trent Thompson:

As per your request, the PTMAA has checked the registration of active tank sites and inventory of abandoned tank sites and have included records for the property with the legal land description:

Plan 3639RS, Block 16, Lots 7-9, Whitecourt

No records were available for the following additional locations requested.

4015 – 41 Avenue, Whitecourt

Information is provided is governed by the Freedom of Information and Protection of Privacy Act. 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

TMS - Tank Management System

Generic Site/Tank Detail by Site Name Reporting (PUBLIC DOCUMENT) (Section A General Information)

1. Site Name: **KANA OILFIELD SERVICES LTD** Site #: **1720** Class: **B**

2. Reference:

3a. Urban: Address: 4107-41 STREET Status: Active
City/Town: 0350 WHITECOURT (P)

3b. Rural: County/MD/ID:

3b. Legal Land Description: LSD: ¼ of Sec. / Twp. / Rge. / W. of
Lot: 8 TO 9 Block: 16 Plan: 3639

4. Owner: #1317
KANA OILFIELD SERVICES LTD
4107 41 STREET
WHITECOURT AB T7S 0A9

5. Operator: #1317
KANA OILFIELD SERVICES LTD
4107 41 STREET
WHITECOURT AB T7S 0A9

6. Type of Facility: a. Petroleum Sales:
b. Facility Owner Usage: Commercial / Industrial

7. Supplier of Petroleum Products: UFA ENGINEERING

8. Number of Tanks: Underground: 0 Aboveground: 3

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

If you have any questions, please contact the PTMAA at the address noted on the form or call (780)425-8265.

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

(Section B Petroleum Tank Information)

Site Name: KANA OILFIELD SERVICES LTD

Site #: 1720

Tank ID Number:	1A	1B	2
Tank Type:	Aboveground	Aboveground	Aboveground
Split Tank:	Yes	Yes	
Tank Serial #:	H-100809	H-100809	C1250
Year & Month of Removal:			
Removal Company:			
Foreman's Name:			
Foreman's Certification Number:			
Reason for Removal:			
Is the tank a:	Replacement	Replacement	New
Facility Design Engineer:			
Engineering Firm:			
Professional Registration #:			M78119
Installer Company Name:	ALL PEACE PETROLEUM A DIVISION OF BAR W PETROLEUM & ELECTRIC INC	ALL PEACE PETROLEUM A DIVISION OF BAR W PETROLEUM & ELECTRIC INC	
Foreman's Name:			
Foreman's Certification Number:	0643	0643	
Year and Month of Installation:	06/07	06/07	09/10
Condition at Installation:	New	New	New
Years of previous service:	0	0	0
Status of Tank:	Currently In Service	Currently In Service	Exempt
Year & Month of last use:			
Tank Material:	Steel	Steel	Steel
Other Tank Material:			
Contents:	Diesel	Diesel	Used Oil
Allied Petroleum Products:			
Tank Capacity:	15,000 litres	5,000 litres	2,450 litres
Tank Construction Specifications:	ULC 653	ULC 653	ULC 653
Other:			

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

Site Name: KANA OILFIELD SERVICES LTD

Site #: 1720

	1	2
Tank ID Number:	1	2
Tank Type:	Aboveground	Aboveground
Cathodic Corrosion Protection:		
Secondary Containment:	Double Wall	Double Wall
Other:		
Tank Collision Protection:	Curbs	Curbs
Spill Containment:		Fixed Suction Tube
Overfill Prevention:	None	None
Other:		
Leak Detection:	Daily Inventory Reconciliation, Monitor Secondary Containment	Daily Inventory Reconciliation, Monitor Secondary Containment
Other:		
Sumps Installed:	None	None
Sump Leak Detection:		
Tank Leak Test:	Yes	Yes
Date:	4/28/2006	4/28/2006
Method:	Precision Test	Precision Test
Testing Company:	NORTHERN STEEL INC	NORTHERN STEEL INC
Result:	Leak Detected	Leak Detected
Pipe Leak Test:		
Date:		
Method:		
Testing Company:		
Result:		
Underground Piping:	No	No
Piping Material:	Steel	Steel
Other:		
Steel Piping Cathodic Protection:		
Piping Secondary Containment:	None	None
Type of Pumping System:	Submersible Turbine (Pressure)	Suction
Line Leak Detection:		
Other:		

TMS - Tank Management System

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

Site #: 1720

(Section C Site Sensitivity)

Site Name: KANA OILFIELD SERVICES LTD

1. Tanks located within 500 meters of a groundwater well: No
2. Tanks located within 200 meters of a surface water body: No

Type of surface water:

Other:

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

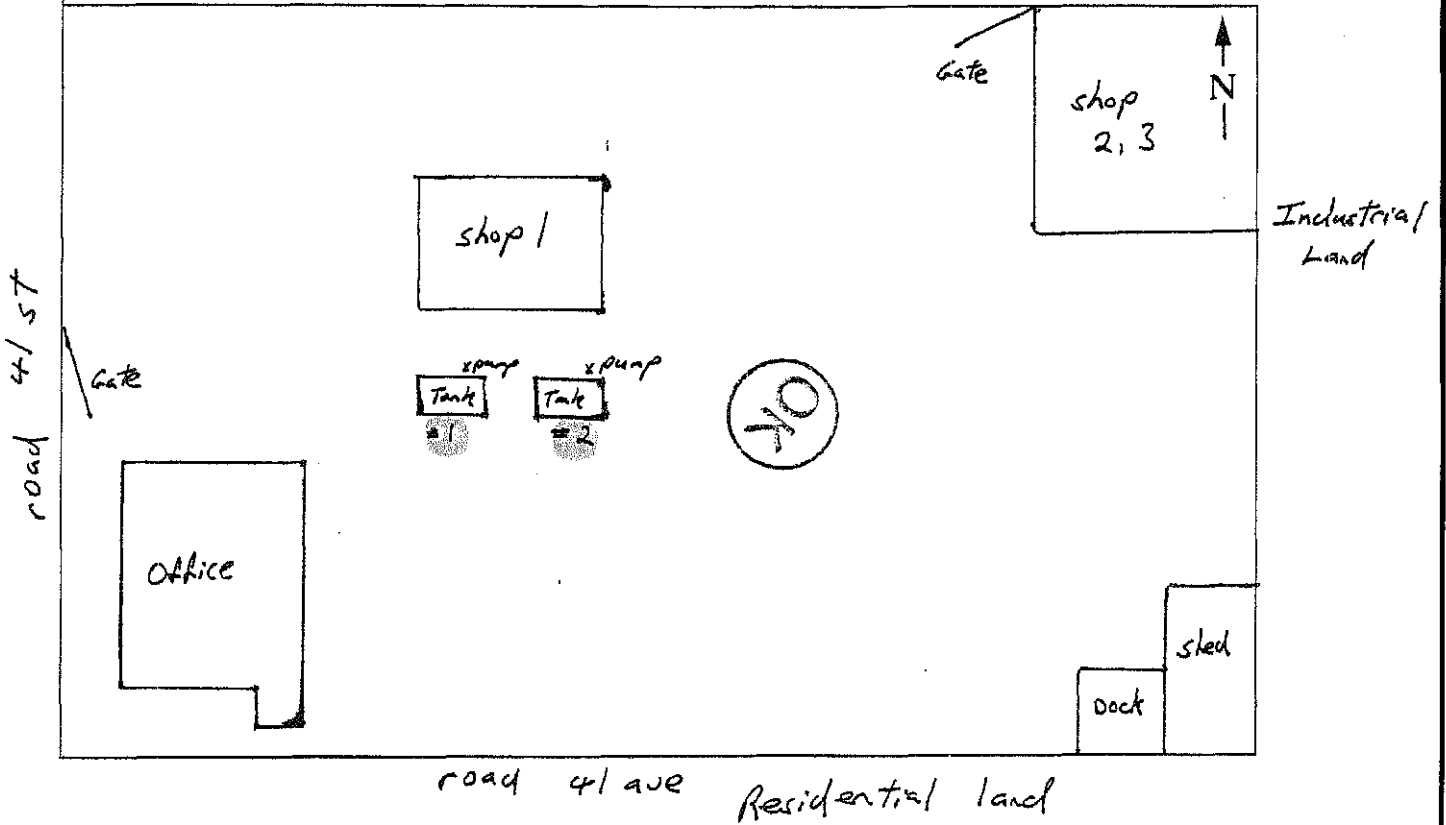
Type of underground structure:

Other:

Site 1720

SECTION E: OTHER INFORMATION

1. Site Diagram: *Industrial Land*
Road 42 ave




2. Comments:

3. Questionnaire Completed By: Norm Nolette 778-2385
(Name, Please Print) (Bus. Phone #)

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

1990, May 30
(YY/MM/DD)

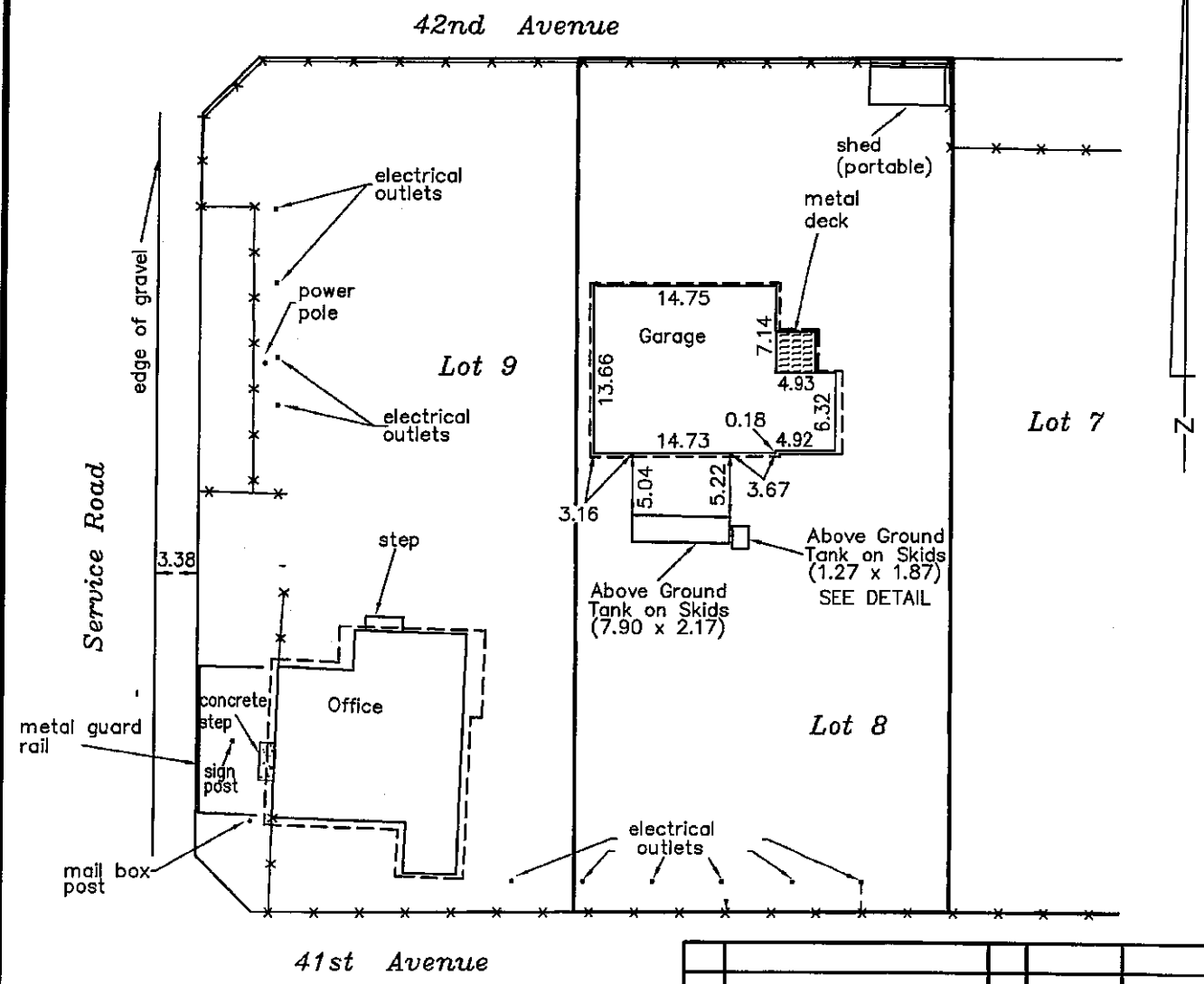
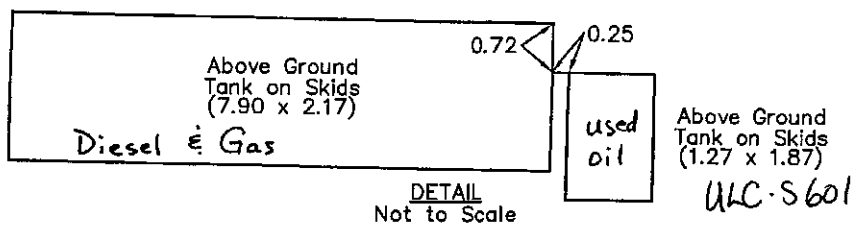

Signature (Owner of Tank(s) or Authorized Representative)

S-1720

PALS SURVEYS AND ASSOCIATES LTD. SITE AS-BUILT
SURVEYOR'S CORPORATION

4105-41st Avenue
 P.O. Box 1775
 Whitecourt, Alta., T7S 1P5
 Phone : 780 - 778 - 5559
 Fax : 780 - 778 - 4326

LOTS: 7, 8, and 9 BLOCK: 16 PLAN: 3639 R.S.
 CIVIC ADDRESS: 4107-41 Street
 IN _____ WHITECOURT, AB.



LOT DIMENSIONS ARE THEORETICAL, BASED ON PLAN.
 ALL MEASUREMENTS ARE SHOWN IN METRES AND DECIMALS THEREOF.
 DRAWING LOCATIONS FROM PALS DRAWING R072RPR
 DATED MARCH 12, 1998

No.	BY	Y/M/D	FILE
2	KM	09/09/28	20900126
1	KM	09/06/10	20900126

REVISION TABLE

Client: Kana Oilfield Services Ltd.

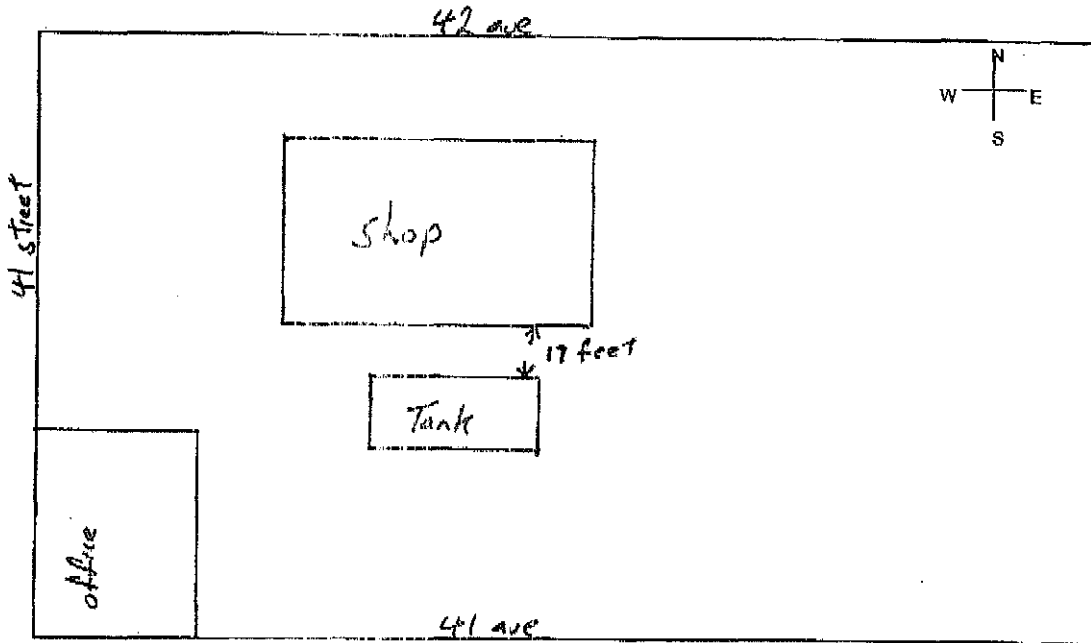
PALS File: 20900126

Scale: 1:500

S-1720

**SECTION E:
OTHER INFORMATION**

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

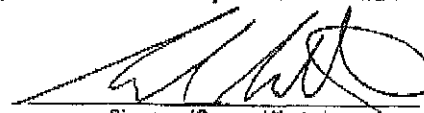


2. **Comments:**

3. **Questionnaire Completed By:** Norm Nolette 778-2385
(Name, Please Print) (Bus. Phone #)

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

06/07/05
(YY/MM/DD)


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

**Tank Management
Province of Alberta**

800 Jasper Avenue
Edmonton, Canada T6J 3N6
780-425-6265 or 1-866-222-8265
780-425-4722 WEBSITE: www.ptmaa.ab.ca



MAY 15 2003

RTMAA

**Petroleum Storage Tank
Closure Report
Part A**

All petroleum storage tank systems must be removed from the ground and disposed of in accordance with Section 4.3.16.3 of the Alberta Fire Code. Upon completion of the tank(s) removal, complete this form and mail it to the RTMAA. If contamination is encountered during removal of tank(s), notification must be made in accordance with Article 4.3.16.3 of the Alberta Fire Code 1997 and Alberta Environmental Protection Act 1990-2000-22-6614 in accordance with Section 99 of the Environmental Protection & Enhancement Act.

RTMAA USE ONLY

Received: 2003/05/15 Municipality #: D34-01 Site # 1720
 Submitted by: P.C.D. Yes No File # _____
 Fire Official Yes No File # _____ GPB File # _____

FACILITY INFORMATION

Name: KAVA OILFIELD SERVICES LTD. Site #: 1720
 Address: 4107-41 ST
 Whitecourt, AB Postal Code: T7S 1N8 Telephone: 780 778 2385
 Land Descr: LSD ___ % of Sec. ___ /Twp. ___ /Rge. ___ /W. of ___ Mer. or Lot 8+9 Block 0016 Plan 3639

TANK OWNER INFORMATION

Name: KAVA OILFIELD SERVICES LTD 1317
 Address: 41 ST City: WHITECOURT
 Postal Code: T7S 1N8 Contact Person: GRANT MCGREGOR Telephone: 780 778 2385

TANK REMOVAL INFORMATION

No.	Capacity (tres)	Age	Product Stored	Material	Date Removed	Reason For Removal (Decomm., Upgrade, Leaking)	Tank Replaced Yes/No
1	5000	14 YRS	DIESEL	STEEL	MAY 12 / 03	UPGRADE	YES
2	7000	14 YRS	GAS	STEEL	MAY 12 / 03	UPGRADE	YES.

INFORMATION ON PARTY PERFORMING TANK REMOVAL

Name: ALLPEACE PETROLEUM Telephone #: 780 539 3533
 Address: 1500 ST City: GRANDE PRAIRIE
 ICA Certified Contractor: YES Certification #: A-03678
RICK PARSONS

PETROLEUM STORAGE TANK CLOSURE REPORT - Part B
Page 3

OFFSITE SOIL REMEDIATION/DISPOSAL INFORMATION (where applicable)

_____ cubic metres of contaminated soil transported to _____

KANA OILFIELD SERVICES LTD

GRANT MCGREGOR

Company

Contact

4107 41ST WHITECOURT AB

780 778 2385

Address

Telephone

Completed: 1/1/1 to 1/1/1
YY/MM/DD YY/MM/DD

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

Operator

2003/05/12
(YY/MM/DD)

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

BOLSON

ENGINEERING
AND
ENVIRONMENTAL SERVICES

APPENDIX G: ABADATA SEARCH



Save Map

Switch | Load Maps (3) ▼

Find DLS | NTS | Coordinates

Section	Township	Range	Meridian	Zoom Options
25	59	12	5	Default

Timeout in
00:27

- Tools
- Select
- Pan
- Measure
- Zoom In
- Zoom Out
- Zoom To
- Find Nearest
- Get Directions Road Map
- Print Coords
- Location Select
- Objects
- Custom Lists





Well Information

100 / 11-25-059-12 W5 / 0

TAQA NORTH LTD. | 100 / 11-25-059-12 W5 / 0

Government Well Data Current To July 31, 2019

License #:	0035546	License Date:	December 31, 1968
Well Name:	IONIC UNIT 1 WHITECOURT 11-25-59-12		
License Status:	Issued	License Status Date:	December 31, 1968
Within:	11-25-059-12 W5M	H2S (%):	0.500
Spud Date:	January 9, 1969	Final Drill Date:	January 20, 1969
Status:	GAS SUSP	Abandoned Date:	
Surface:		Downhole:	
Offsets:	S 474 E 495.9	Offsets:	S 474 E 495.9
Latitude:	54.133465	Latitude:	54.133465
Longitude:	-115.668862	Longitude:	-115.668862
Ground Elevation:	723.6 m 2374 '	Total Depth:	1661.20 m 5450 '
Operator:	TAQA NORTH LTD.		



Pipeline Information

TAQA NORTH LTD. | 51582 - 1

AER Pipeline Data Current to August 7, 2019

Permit Date:	September 26, 2017	License Date:	
From Location:	11-25-59-12 W5M BE	To Location:	16-25-59-12 W5M BE
Length:	1.24 kms 0.78 mi	Status:	A
Substance:	NG	H₂S:	8 mol/kmol 8000 ppm
Outside Diameter:	88.9 mm 3.5 "	Wall Thickness:	4.78 mm 0.19 "
Material:	S	Type:	5L
Grade:	B	Max Operating Pressure:	0 kPa 0 psi
Joints:	W	Internal Coating:	U
Stress Level:	0 %	Environment:	
Original Permit Date:		Construction Date:	
Original License/Line No:	0 - 0	NEB Registration:	
Abacus No:	N/A		

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ENGINEERING
AND
ENVIRONMENTAL SERVICES

APPENDIX H: *LAND TITLE SURVEY*



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0018 764 886 3639RS;16;7 072 521 174

LEGAL DESCRIPTION
PLAN 3639RS
BLOCK 16
LOT 7
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;12;59;25;NE

MUNICIPALITY: TOWN OF WHITECOURT

REFERENCE NUMBER: 982 151 114

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
072 521 174	29/08/2007	TRANSFER OF LAND		SEE INSTRUMENT

OWNERS

NOLETTECO HOLDINGS LTD.
OF BOX 1017
WHITECOURT
ALBERTA T7S 1N9

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
072 521 175	29/08/2007	MORTGAGE MORTGAGEE - STORMEISTER HOLDINGS LTD. BOX 1017 WHITECOURT ALBERTA T7S1N9 ORIGINAL PRINCIPAL AMOUNT: \$704,000
182 175 542	19/07/2018	CAVEAT RE : LEASE INTEREST

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

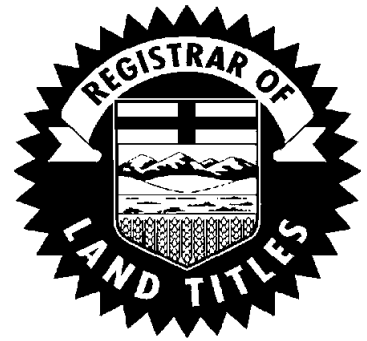
CAVEATOR - KANA OILFIELD SERVICES LTD.
C/O SNYDER & ASSOCIATES LLP
25 FLR, 10123 99 STREET
EDMONTON
ALBERTA T5J3H1
AGENT - RUSSELL A FLINT

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 30 DAY OF AUGUST,
2019 AT 11:16 A.M.

ORDER NUMBER: 37913071

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) .

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : LEASE INTEREST
CAVEATOR - KANA OILFIELD SERVICES LTD.
C/O SNYDER & ASSOCIATES LLP
25 FLR, 10123 99 STREET
EDMONTON
ALBERTA T5J3H1
AGENT - RUSSELL A FLINT

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