Phase I Environmental Site Assessment
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

Prepared for:

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Acheson, Alberta

Prepared by:

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Paradox Access Solutions Inc.
Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

EXECUTIVE SUMMARY

Nichols Environmental (Canada) Ltd. has completed a Phase I Environmental Site Assessment (ESA) of a Property legally described as Lot 1A; Block 1; Plan 812 5415 in the County of Wetaskiwin No. 10, Alberta. The Property has been under the ownership of Paradox Access Solutions Inc. since July 25, 2011.

The Property appears to have been developed with the present-day building, two storage Quonsets, and a shed between 1998 and 2003, based on the aerial photograph review. Based on conversations with Mr. Breault, site representative, the Property has been inactive for three years.

Surficial staining less than 1 m^2 in size was noted on the concrete floor of the shop and on the asphalt surface in the north Quonset on the Property. The staining is not anticipated to represent a significant environmental risk to the Property. What appeared to be a creek was present through the central portion of the Property until the 1987 aerial photograph. Material used to fill in the low area on the Property could pose an environmental risk.

Of the observed surrounding land uses at the time of inspection, the former service station to the east of the Property may represent an environmental risk to the Property. Regulatory correspondence reviewed indicated that a Phase II ESA was undertaken at this location which indicated that no soil impacts above the recommended guidelines were noted, thus reducing the potential environmental risk of this land use to the Property.

A land title caveat by Alberta Transportation and Utilities from September 26, 1994 may present an on-site area of potential environmental concern (APEC), pending operations as a road salt storage yard.

Regulatory correspondence received to date has not identified any environmental concerns pertaining to the Property. Nichols Environmental has yet to receive correspondence from Alberta Health Services (AHS), the following County of Wetaskiwin No. 10 departments: Fire Services, Planning & Development, and Public Works. Any relevant information will be forwarded upon receipt and review.

Based on the findings of the Phase I ESA to date, Nichols Environmental is of the opinion that the level of environmental risk associated with the Property is moderate given the potential for road-salt storage in relation to the Alberta Transportation and Utilities caveat and the potential for unknown backfill material to have been used to fill in the creek/drainage on the Property during development.

An electromagnetic (EM) survey would be recommended to determine if any conductive anomalies are present which would indicate impacts associated with road salt-storage on the Property. Anomalies with respect to suspect backfill material may also be identified.

The conclusions of this report will be re-evaluated upon receipt of the outstanding correspondence. The statements made in this Executive Summary are subject to the same limitations included in Section 9.2 and are to be read in conjunction with the remainder of this report.

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1.0 INTRODUCTION

Nichols Environmental was retained by Paradox Access Solutions Inc. to conduct a Phase I ESA on a portion of land municipally located in the County of Wetaskiwin No. 10, Alberta (herein referred to as the "Property"). The Property is legally described as Lot 1A; Block 1; Plan 812 5415. The location of the Property relative to the surrounding area is presented on Figure 1.

The purpose of a Phase I ESA is to identify actual and potential site contamination. This involves the evaluation and reporting of existing information collected through a Records Review, a Site Visit and Interviews. The Phase I ESA may assist in reducing uncertainty about potential liabilities and may be a basis for further investigation of the Property. Phase I ESAs may be used to make informed decisions about property transactions, identify certain baseline environmental conditions, assist in meeting regulatory requirements, and as an initial step in site remediation (Canadian Standards Association Z768-01, Phase I Environmental Site Assessment).

1.1 Background

No previous environmental reports for the Property were available for review.

2.0 SCOPE OF WORK

The following scope of work for the Phase I ESA was presented in a proposal to Paradox Access Solutions Inc. on August 30, 2018, and was carried out as follows:

- Completed a review of any previous environmental reports completed for the Property;
- Obtained and reviewed all records of land ownership and land use from the appropriate land title authority;
- Obtained and reviewed all pertinent aerial photographs of the Property in question and adjacent properties. The purpose of this is to determine the historical sequence of events that have transpired on the Property since its use as agricultural or naturally vegetated land. The photographs will also be used to gain further information concerning land use, construction activity, pipeline installations, and to determine if there is any visible evidence of waste disposal pits, open excavations, spills, vegetation stress, tank installations or other factors of environmental significance;
- Obtained and reviewed information from municipal, provincial and federal regulatory agencies regarding any environmental issues on record pertinent to the Property, including a historical review of municipal directories;
- Completed an inspection of the Property in question and adjacent lands;
- Had discussions with current and former land owners/tenants (where possible) to resolve questions and uncertainties which may arise from the above investigative steps; and
- Prepared a final report documenting the findings of the Phase I ESA including identification of areas of potential environmental concern (APECs) and potential contaminants of concern (PCOCs).

Authorization to proceed with the Phase I ESA was provided by Paradox Access Solutions Inc. on August 31, 2018.

3.0 PROPERTY DESCRIPTION

3.1 Location and Development Details

Location of Site:	County of Wetaskiwin No. 10, Alberta
Legal Description:	Lot 1A; Block 1; Plan 812 5415, NW-4-046-3-W5M
Current Owner:	Paradox Access Solutions Inc.
Year Developed:	Based on the aerial photographs, the Property was developed with the present-day buildings between 1998 and 2003.
Water Supply:	Municipal
Sewer Service:	Septic tank

3.2 Physical Description

The Property is located in the County of Wetaskiwin No. 10, southeast of Winfield, Alberta, and is currently under Rural Commercial (RC) zoning. At the time of the investigation, the Property was an inactive storage facility for untreated wooden rig mats.

The main building on the Property was located centrally on the north portion of the Property and was two stories with tin-clad walls and roof and a concrete slab-on-grade foundation. Heating in the building was provided via natural gas-fired overhead radiant heaters. The building consisted of mainly shop space.

The south portion of the Property was surfaced with asphalt and gravel, with two storage Quonsets, a shed, and untreated wooden rig mat storage. The balance of the Property was surfaced with gravel and utilized for employee parking.

The Property was accessed from the northeast via Highway 20. Adjacent land use consisted of agricultural pasture to the south, east, and west and naturally forested lands to the north across Highway 20. A former service station was located to the southeast of the Property.

3.3 Topography and Drainage

The local topography was primarily flat with a gradual slope away from the Property toward the access road. However, a ditch containing standing water was observed to the northeast of the north Quonset at the time of inspection. A dugout was also situated approximately 30 m south of the Property. Surface drainage on the Property is anticipated to be primarily via overland flow toward the adjacent roadways and on-site ditch.

3.4 Water Wells

A potable water well search was conducted through the Alberta Environment and Parks (AEP) Groundwater Information System to identify any water wells that are in the area. In total, five wells were identified within a 0.5-km search radius of the Property. Well completion dates ranged from 1987 to 2001. Well depths ranged from 13.72 to 85.34 metres below grade (mbg) while water levels ranged from 10.36 to 16.15 mbg. The wells were installed for domestic, stock, and industrial purposes. It should be noted that two wells (No. 477418 and 484416) did not have completion dates, water levels, or test rate data available. A copy of the water well reconnaissance report for the quarter section is provided in Appendix A.

4.0 SITE VISIT FINDINGS

4.1 General Site Conditions

Nichols Environmental inspected the Property on September 10, 2018. The inspection consisted of a walk throughout the Property, as well as an observation of the adjacent lots. Mr. Derek Breault, Director of Operations for Paradox Access Solutions Inc., accompanied Nichols Environmental through the site inspection and answered any questions. Selected photographs of the Property are provided in Appendix B. It should be noted that storage of wooden rig mats limited observations of exterior surfaces. A questionnaire was not completed for the Property as the client was unable to do so.

The purpose of the site visit was to observe the current uses of the Property, including the possible use, treatment, storage, disposal, or generation of hazardous materials, landfilling, or the storage of wastewater in impoundments.

4.2 Storage Tanks (Non-Petroleum)

An access port for an underground septic tank was observed to the northeast of the building on the Property. Based on conversations with Mr. Breault, the septic tank has been inactive for three years. No further details regarding use of the septic tank were available.

4.3 Underground Storage Tanks (USTs) - Petroleum or Hydrocarbon Contents

No evidence of USTs was observed on the Property at the time of inspection.

4.4 Aboveground Storage Tanks (ASTs) - Petroleum or Hydrocarbon Contents

No evidence of ASTs was observed on the Property at the time of inspection.

4.5 Polychlorinated Biphenyls (PCBs)

PCBs were historically used in cooling and insulating fluids for electrical equipment such as transformers, capacitors, hydraulics, voltage regulators, and lamp ballasts as they do not readily burn or conduct electricity. A number of health concerns were found to be associated with the chemicals. As a result of these findings, their use in electrical equipment was prohibited in the early 1980s. PCBs may still be found in equipment manufactured prior to this time.

Lighting

Lighting within the building was provided via overhead fluorescent ballasts. Ballasts were inaccessible at the time of inspection to determine if they were PCB containing. Considering the age of the building, the potential for PCB-containing ballasts would be considered low.

Transformers

One pole-mounted transformer was located at the northwest boundary of the Property and appeared to be in good condition at the time of inspection, with no evidence of staining on or surrounding the unit.

4.6 Asbestos-Containing Building Materials (ACBMs)

Asbestos is a naturally occurring fibrous mineral primarily used in building materials for its flame retardant and insulation properties. The material is often mixed with cement or woven into fabrics or mats. Asbestos fibres are most commonly found in boiler rooms and piping insulation, cement products, floor coverings, and ceiling tiles.

ACBMs contain microscopic asbestos fibres that may become airborne when damaged. The inhalation of asbestos fibres has been known to cause significant health problems. Until the early 1980s asbestos-containing insulation was used in office buildings, public buildings, and schools.

No obvious ACBMs were observed on the Property at the time of inspection, and given the age of the building, the potential for ACBMs would be considered low.

It should be noted that a hazardous building materials assessment was beyond the scope of work.

4.7 Waste Management and Chemicals Handling

No waste or chemical management/handling was observed on the Property at the time of inspection.

4.8 Liquid Waste Generation, Storage and Disposal

No evidence of liquid waste generation, storage, or disposal was observed on the Property at the time of inspection.

4.9 Hazardous Waste Generation, Storage and Disposal

No hazardous wastes were observed on the Property at the time of inspection.

4.10 Radon Gas

Radon is a colourless, odourless, tasteless gas produced by the natural breakdown of uranium found in concrete, brick, stone and soil. Radon gas can enter buildings through floor cracks, sumps, and joints and accumulate in poorly ventilated areas, such as basements and crawlspaces. Exposure to high levels of radon can be hazardous to human health.

Based on a study conducted by Health Canada over a two-year period beginning in 2012, of the 107 homes surveyed in the former David Thompson Regional Health Authority (now Central Zone), approximately 92.5% of the homes surveyed were found to contain radon concentrations below the federal guideline of 200 becquerels per cubic metre (Bq/m^3). Given this, and that no confined basement spaces were present on the Property at the time of inspection, the potential for radon gas accumulation would be considered low.

Radon gases were not further investigated on the Property as it would be considered beyond the scope of work.

4.11 Methane Gas

Methane is a colourless, odourless gas formed by the decay and decomposition of organic materials under anaerobic (oxygen-poor) conditions. Methane is commonly found in or near swamps, wetland areas, peat deposits, and landfills.

Methane is nontoxic; however, potential risks include explosion hazards in confined areas, and suffocation due to decreased oxygen concentrations. Building on or adjacent to a methane-generating site is dangerous due to the ability of methane to migrate beneath or into structures.

At the time of inspection, there was no evidence to suggest a potential for methane gas accumulation on the Property. Consequently, the potential for methane gas accumulation on the Property would be considered low.

Methane gases were not further investigated on the Property as it would be considered beyond the scope of work.

4.12 Gas and Oil Wells

No gas or oil wells were observed on the Property at the time of inspection.

4.13 Lead-Based Paint and Lead in Drinking Water

Exposure to lead, a highly toxic substance, can lead to a wide range of adverse health effects in adults and most commonly in children.

Drinking Water

Drinking water may become contaminated through leaching of lead from lead distribution lines and lead soldering in piping joints. Lead distribution lines are particularly common in buildings constructed prior to 1950.

Lead was not tested for in the drinking water at the time of inspection as it would be considered beyond the scope of work. Considering the age of the building on the Property, the risk of lead ingestion would be considered low.

Lead-Based Paint

Until 1976, lead was commonly used in industrial paints due to its ability to resist corrosion. Lead-based paints are considered a significant risk to humans, especially children, due to the possibility of ingestion of peeling or flaking lead-based paint. Lead-based paints may also be a risk to humans through inhalation if the paint becomes airborne via sanding or grinding.

The Hazardous Products Act limited the amount of lead in paint to 0.5 percent in 1976. The addition of lead in paint was eliminated in 1990 by the Canadian Paint and Coating Association. Lead-based paint may still be present beneath newer layers of paint on buildings constructed prior to 1990.

Lead-based paint was not tested for at the time of inspection as it would be considered beyond the scope of work. Considering the age of the building on the Property, the potential for lead-based paint would be considered low.

4.14 Mercury

Mercury is a metal that is a liquid at room temperature. Mercury is known to evaporate, or volatilize, easily. In the environment, mercury has the ability to migrate through all media, and is known to bio-accumulate. These characteristics may pose environmental and human health issues, including a number of adverse neurological health effects. Mercury is commonly found in thermostats, electrical switches, and fluorescent light bulbs in buildings.

Fluorescent light tubes and mercury-containing thermostats were present within the building on the Property at the time of inspection.

Contractors should be made aware of this prior to any renovation or demolition of the building so that proper handling and disposal measures can be taken.

4.15 Ozone Depleting Substances (ODSs)

ODSs contain combinations of any substances capable of destroying the ozone in the atmosphere, specifically chlorofluorocarbons (CFCs), hydro chlorofluorocarbons (HCFCs), and halon. ODSs are used as foam-blowing agents, solvents, fire extinguishing agents, and refrigerants for air conditioning and refrigeration applications.

HCFCs are used extensively for refrigeration and coolant purposes, the most common of which being HCFC-22 (R-22).

No sources of ODSs were observed on the Property at the time of inspection.

4.16 Pesticides and Herbicides

No pesticide or herbicide storage was observed on the Property during the inspection.

4.17 Soil Fill and Land Reclamation

No evidence of land reclamation was observed on the Property at the time of inspection.

4.18 Urea-Formaldehyde Foam Insulation (UFFI)

UFFI is a type of insulation composed of urea-formaldehyde resin, a foaming agent, and compressed air. The mixture was injected into walls and used as an insulating agent in Canada during the 1970s to improve energy efficiency. Excess formaldehyde was often added to ensure complete curing with the urea to produce the urea-formaldehyde foam. This excess formaldehyde was released to the environment during curing. Present exposure to UFFI is limited as the majority of the excess formaldehyde was released during curing. However, UFFI may break down and release potentially hazardous chemicals when in contact with water or moisture.

No sources of UFFI were observed on the Property at the time of inspection. Considering the age of the building, the potential for UFFI would be considered low.

4.19 Air Emissions

No dangerous air emissions were observed on or near the Property at the time of inspection. To the best of our knowledge, Nichols Environmental is not aware of any licensed air discharges or processes on the Property at the time of inspection.

4.20 Microbial Contamination (Mould)

Moulds are fungi that grow in damp or humid environments. Mould can develop from poor ventilation, flooding, or building leaks. It can grow in damp basements, on bathroom surfaces, against outside walls, or on window frames. Mould spores can act as an allergen or irritant, causing some individuals to develop allergic reactions or respiratory disease.

No obvious potential mould growth was observed on the Property at the time of inspection.

4.21 Electromagnetic (EM) Frequencies

No high EM frequency emitters were observed on or within the vicinity of the Property at the time of inspection. Standard-voltage power lines were present along the northwest and southwest boundaries of the Property.

4.22 Radioactive Materials and Equipment

No radioactive material or equipment was observed on the Property at the time of inspection.

4.23 Spills and Soil Staining

Staining was noted in two locations on the concrete floor in the shop building and in one location on the asphalt surface in the north Quonset. The largest of the stains was approximately 1 m^2 in size. The staining appeared to be primarily surficial in nature and the use/accessibility of spill absorbent was apparent.

4.24 Unidentified Substances

No unidentified substances were observed on the Property at the time of inspection.

4.25 Storage Containers

No storage containers were observed on the Property at the time of inspection.

4.26 Hydraulics

No underground hydraulic units were identified on the Property at the time of inspection.

4.27 Stressed Vegetation

No obviously stressed vegetation was observed on or immediately adjacent to the Property at the time of inspection.

4.28 Sumps

One sump was present within the shop of the main building on the Property at the time of inspection. An inspection of the sump did not identify any significant cracking or pitting in the concrete nor was there evidence of staining. Based on conversations with Mr. Breault, the sump has not been in use as the Property has been inactive for three years. Further details were unavailable.

5.0 ADJACENT LAND USE

The following adjacent land uses were observed surrounding the Property (Figure 1):

- North and northeast of the Property was an access road followed by Highway 20 and then forested land;
- East and southeast of the Property was an unoccupied former service station and agricultural land;
- South of the Property was agricultural land;
- Southwest and west of the Property was an access road followed by agricultural land; and
- Northwest of the Property was an access road followed by agricultural land.

Based on observations of the surrounding land uses made at the time of inspection, the former service station to the adjacent east may be considered an off-site environmental risk to the Property given their operations in the commercial fuel industry. However, the site is currently vacant with an assessment undertaken to determine the status of soil on the Property. A summary of the work undertaken to date is provided in Section 6.5.2. Based on conversations with Mr. Breault, a former off-site overflow untreated rig mat storage area was also present to the south of the Property.

6.0 SITE HISTORY AND RECORDS REVIEW

6.1 Prior Ownership and Usage

Land title documents for the Property dating back to 1988 were obtained from Service Alberta's Edmonton Land Title Office. A summary of the companies and/or individuals that have owned the Property or a portion thereof over the past 30 years is presented in Appendix C.

The Property legally described as Lot 1A; Block 1; Plan 812 5415 has been owned by Paradox Access Solutions Inc. since July 25, 2011. Prior to this time, the Property was owned by Oakes Bay Construction (2007 to 2011), 936082 Alberta Ltd. (2002 to 2007), 801376 Alberta Ltd. (1999 to 2002), Modeste Valley Services Ltd. (1994 to 1996 and 1998 to 1999), 656539 Alberta Ltd. (1996 to 1998), and private individuals dating back to 1988. Prior to 1988, the Property was non-patent land.

Of the previous owners, Modeste Valley Services Ltd. may pose a potential environmental risk pending former operations on the Property. However, given the previous environmental assessment undertaken at this location to date, the risk may be considered reduced. For further details see Section 6.5.2.

A caveat was noted on the land titles by Alberta Transportation and Utilities from September 26, 1994. This caveat may represent an on-site APEC, pending operations as a road-salt storage yard.

It should be noted that land titles do not indicate the lessee, tenants, or the nature of the business carried out on the Property. Based on conversations with the owner of the former service station, the Property had been in operation as a highway yard by Ledcor for an unknown amount of time. Nichols Environmental contacted Ledcor and had not received a response at the time of writing this report.

6.2 Aerial Photography Review

Aerial photographs were reviewed for the following years: 1949, 1963, 1970, 1976, 1981, 1987, 1993, 1998, 2003, 2009 and 2016. The aerial photographs were obtained from AEP Air Photo Services, Abacus Datagraphics Ltd. (Abadata), and Google Earth and are included in Appendix D, Plates 1 through 11. Aerial photographs were not available for the Property until 1949 or between 1950 and 1962.

Year: 1949 Source: AEP Reference: Plate 1
Roll: AS0144 Photo No.: 103
Description:

- The Property is undeveloped, with what appears to be a creek bisecting the Property and extending off-site toward the southwest;
- Present-day Highway 20 is apparent to the north-northeast of the Property, followed by forested land; and
- The surrounding area appears to primarily be undeveloped forested land.

Year: 1963 Source: AEP Reference: Plate 2
Roll: AS0862 Photo No.: 154
Description:

- The Property and surrounding area appear to remain relatively unchanged.

Year: 1970 Source: AEP Reference: Plate 3
Roll: AS1109 Photo No.: 168
Description:

- The Property and surrounding area appear to remain relatively unchanged.

Year: 1976 Source: AEP Reference: Plate 4
Roll: AS1538 Photo No.: 300
Description:

- The Property and surrounding area appear to remain relatively unchanged.

Year: 1981 Source: AEP Reference: Plate 5
Roll: AS2411 Photo No.: 159
Description:

- The Property has been cleared for development, with low-lying wet areas present through the central and eastern portions of the lot;
- The surrounding area to the south of Highway 20 has primarily been cleared for development, and low-lying wet areas are present in the area immediately surrounding the Property; and
- No other significant changes are noted for the Property or surrounding area.

Year: 1987 Source: AEP Reference: Plate 6
Roll: AS3615 Photo No.: 018
Description:

- What appear to be burn piles of cleared vegetation are apparent on the Property and surrounding area; and
- No other significant changes are noted for the Property or surrounding area.

Year: 1993 Source: AEP Reference: Plate 7
Roll: AS4398 Photo No.: 132
Description:

- The burn piles and creek are no longer apparent on the Property;
- Three buildings and a pump island are apparent to the southeast of the Property;
- What appears to be a dugout is present to the southwest of the Property; and
- No other significant changes are noted for the Property or surrounding area.

Year: 1998 Source: AEP Reference: Plate 8
Roll: AS4983 Photo No.: 019
Description:

- A path is present on the north side of the Property and connects to Highway 20 via an access road through the service station to the east;
- The three buildings to the east of the Property have been removed and replaced by single building; and
- No other significant changes are noted for the Property or surrounding area.

Year: 2003 Source: AEP Reference: Plate 9
Roll: AS5262 Photo No.: 043
Description:

- The Property has been developed with the present-day building, two Quonsets, and a shed. Storage is apparent on the northwest Property boundary;
- A primarily northeast-southwest oriented access road has been developed around the north and west perimeter of the Property; and
- No other significant changes are noted for the Property or surrounding area.

Year: 2009 Source: Abadata Reference: Plate 10
Description:

- Rig mat storage is apparent throughout the yard;
- A trailer is apparent to the east of the Property;
- South of the Property there appears to be an access ramp connecting to the south portion of the Property; and
- No other significant changes are noted for the Property or surrounding area.

Year: 2016 Source: Google Earth Reference: Plate 11
Description:

- The Property and surrounding area appear to remain relatively unchanged.

Based on the aerial photograph review, the Property was undeveloped until the 2003 aerial photograph, when the present-day shop, Quonsets, and shed were apparent. What appears to be a creek is present through the central portion of the Property between the 1949 and 1987 aerial photographs. After 1987, the creek appears to have been filled in. Unknown fill materials may be present and may be an on-site APEC.

Development of the surrounding area appears to have been primarily commercial to the southeast, where a service station appears to have operated beginning in the 1993 aerial photograph. The area is otherwise either undeveloped or under agricultural land use.

It should be noted that the scale and resolution of some of the aerial photographs made it difficult to determine land use.

6.3 Fire Insurance Maps

No fire insurance maps were available for the Property.

6.4 Municipal Directories

No municipal directories were available for the Property or surrounding area.

6.5 Regulatory Review

Correspondence with federal, provincial, and municipal regulatory agencies is presented in Appendix E and is summarized below.

6.5.1 Federal

A search was conducted using Environment Canada's National Pollutant Release Inventory (NPRI) to determine whether there have been any significant releases in the vicinity of the Property, or whether there are any facilities which may pose an environmental risk to the Property. No facilities were identified within a 300-m radius of the Property.

6.5.2 Provincial

An inquiry was made to the Petroleum Tank Management Association of Alberta (PTMAA) to determine whether any petroleum/storage tanks are presently or have historically been located on the Property. The PTMAA had no records pertaining to the Property. A search was also completed for the site to the adjacent east as it appeared to be a former service station. The PTMAA had no records for the site.

A search was completed of the GeoDiscover Alberta website for abandoned wellsites on or within a 250-m radius of the Property. No abandoned wellsites were identified.

A search was completed of the Abacus Datagraphics Ltd. (AbaData) website for any environmental incidents, gas/oil wells, abandoned wellsites, and pipeline rights-of-way (ROWs) on or within a 300-m radius of the Property. AbaData identified records for three pipelines and one oil and gas well. Well ID 0285521 was drilled to a depth of 861.0 m on August 30, 2003 and was licensed to Journey Energy Inc. The well was approximately 280 m northeast of the Property. The three pipelines (Nos. 38286-4, 38286-5, and 58769-10) are licensed to Journey Energy Inc. and are reported to contain natural gas.

A search was completed of the Alberta Energy Regulator (AER) Coal Mine Map Viewer for any historical coal mines on or within a 250-m radius of the Property. No coal mines were identified on or near the Property.

A request was made to the AEP 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 Act (EPEA) Legislation, for any information related to any contamination associated with the Property. AEP did not have any records, routine or otherwise, pertaining to the Property.

A search was completed of the AEP Environmental Site Assessment Repository (ESAR) for scientific and technical information pertaining to the Property and/or assessed sites within the vicinity of the Property. The ESAR search did not identify records pertaining to the Property but identified records pertaining to one lot within a 250-m radius of the Property. Due to the volume of correspondence

and reports identified and the fact that they are freely available at www.esar.alberta.ca, copies are not included in this report but are summarized below:

Modeste Valley Service Station Lot 1; Plan 942 6040 (Adjacent Southeast)

Two records dating from 2001 pertaining to the above-referenced location were available for review through ESAR. A Phase II ESA was completed at this location in 2001 to confirm the presence or absence of petroleum hydrocarbon (PHC)-impacted soils and groundwater related to the USTs, fuel pumps, and associated piping. Eight boreholes were advanced on the northwest portion of the site, three of which were completed as groundwater monitoring wells. All analysed soil samples were below the 1994 Petroleum Storage Tank Sites (PST) Soil and Groundwater Management Criteria for Level II Vapour Inhalation Pathway and fine-grained soils. Two attempts were made to collect groundwater samples; however, all three monitoring wells were dry on both occasions. Soil concentrations in one of the boreholes (nearest the former restaurant) would be above the current guidelines.

Given that the location of the borehole would be approximately 50 m from the Property and Nichols Environmental's knowledge of the area, the associated risk would be reduced.

6.5.3 Local

An inquiry was made to Alberta Health Services to determine if there are or have been any landfills, waste sites, or contamination present on the Property. Nichols Environmental has yet to receive correspondence regarding the inquiry. Any relevant information will be forwarded upon receipt and review.

An inquiry was made to County of Wetaskiwin No. 10 Fire Services with respect to any records of infractions, complaints, investigations, landfills or dangerous goods on the Property. Nichols Environmental has yet to receive correspondence regarding the inquiry. Any relevant information will be forwarded upon receipt and review.

An inquiry was made to County of Wetaskiwin No. 10 Planning & Development with respect to any records of infractions, complaints, investigations, landfills or dangerous goods on the Property. Nichols Environmental has yet to receive correspondence regarding the inquiry. Any relevant information will be forwarded upon receipt and review.

An inquiry was made to County of Wetaskiwin No. 10 Public Works with respect to any records of infractions, complaints, investigations, landfills or dangerous goods on the Property. Nichols Environmental has yet to receive correspondence regarding the inquiry. Any relevant information will be forwarded upon receipt and review.

7.0 PHASE I ESA CONCLUSIONS AND RECOMMENDATIONS

Nichols Environmental has completed a Phase I ESA of a Property legally described as Lot 1A; Block 1; Plan 812 5415 in the County of Wetaskiwin No. 10, Alberta. The Property has been under the ownership of Paradox Access Solutions Inc. since July 25, 2011.

Based on the results of the Phase I ESA to date, Nichols Environmental makes the following conclusions regarding the Property:

- The Property appears to have been developed with the present-day building, Quonsets, and shed between 1998 and 2003 based on the aerial photograph review. Based on conversations with Mr. Breault, the Property has been inactive for three years;

- Mercury-containing devices were observed on the Property at the time of inspection and should be disposed of at an approved facility;

- No waste or chemical management/handling was observed on the Property at the time of inspection;

- Small areas (<1m^2) of staining were noted on the concrete floor of the shop, and on the asphalt surface in the north Quonset on the Property. However, the staining appeared to be surficial in nature and, as such, is not anticipated to represent a significant environmental risk to the Property.

- What appears to be a creek or drainage way was present through the central portion of the Property until the 1987 aerial photograph. The area appeared to be graded or in-filled during development. It is unknown if imported fill material was used to bring the site to grade. If imported fill material was used, it may represent an on-site APEC;

- A land title caveat by Alberta Transportation and Utilities from September 26, 1994 represents an on-site APEC, pending operations as a road-salt storage yard;

- Of the observed surrounding land uses at the time of inspection, the former service station to the east of the Property may represent an environmental risk to the Property given their historical operations. Regulatory correspondence identified records pertaining to a Phase II ESA that was completed at this location in 2001 in which all soil samples analysed for PHCs had concentrations below the applicable guidelines. Based on the current guidelines, the site would still not be considered impacted; and

- Regulatory correspondence received to date has not identified any environmental concerns pertaining to the Property. Nichols Environmental has yet to receive correspondence from AHS and the following County of Wetaskiwin No. 10 departments: Fire Services, Planning & Development, and Public Works. Any relevant information will be forwarded upon receipt and review.

Based on the findings of the Phase I ESA to date, Nichols Environmental is of the opinion that the level of environmental risk associated with the Property is moderate due to potential road salt related to the Alberta Transportation and Utilities caveat and unknown use of potential imported fill material to backfill the creek/drainage during development.

At this time, Nichols Environmental recommends an electromagnetic (EM) survey to screen the site for potential contaminants of concern associated with transportation storage yards and imported fill material.

8.0 REFERENCES

Throughout this project, the following resources were used:

- Abacus Datagraphics Ltd. (AbaData): http://www.abacusdatagraphics.com/;
- Alberta Energy Regulator (AER) Coal Mine Map:
  http://mapviewer.aer.ca/Html5/Index.html?viewer=aercoalmine;
- Alberta Environment and Parks (AEP):
  - Aerial photographs;
  - Alberta Water Well Information Database:
    http://groundwater.alberta.ca/WaterWells/d/;
  - Environmental Site Assessment Repository (ESAR):
    http://www.esar.alberta.ca; and
  - Freedom of Information and Protection of Privacy (FOIPP);
- Alberta Government. GeoDiscover Alberta: http://geodiscover.alberta.ca/viewer;
- Alberta Health Services (AHS);
- County of Wetaskiwin No. 10:
  - Fire Services;
  - Maps, Zoning Detail:
    https://webmap.county.wetaskiwin.ab.ca/Content/Site/MainPage.aspx?siteId=1;
  - Planning & Development; and
  - Public Works;
- Environment Canada, National Pollutant Release Inventory (NPRI):
  http://www.ec.gc.ca/inrp-npri/;
- Google Earth;
- Government of Alberta, Spatial Information System (Spin 2):
  https://alta.registries.gov.ab.ca/spinii/logon.aspx;
- Health Canada Cross Canada Survey of Radon Concentrations in Homes:
  http://www.hc-sc.gc.ca/ewh-semt/radiation/radon/survey-sondage-eng.php;
- Petroleum Tank Management Association of Alberta (PTMAA);
- Service Alberta Land Title Office;

9.0 QUALIFICATIONS AND LIMITATIONS

9.1 Qualifications

Ms Rena Hiebert, EPt, A.T.T., coordinated all aspects of the Phase I ESA, including completion of the final report. Ms Hiebert has a B.A. in Environmental Studies from the University of Alberta, Augustana Faculty.

Ms Tessa Trahan, B.Env.St., EP, provided project management and peer review of the entire project and specifically the final report. Ms Trahan has Bachelor of Environmental Studies from the University of Manitoba and more than six years of consulting and industry experience.

Mr. Rob Dickie, P.Geol., R.E.T., EP, provided the senior project management and peer review of the entire project. Mr. Dickie has more than 30 years of consulting and industry experience.

9.2 Limitations

In conducting the Phase I ESA of the Property and in rendering our conclusions on the potential presence or level of contamination, Nichols Environmental (Canada) Ltd. gives the benefit of its best judgment based on its experience and in accordance with generally accepted professional standards for this type of investigation. Our conclusions are limited by the following:

- Nichols Environmental spent only a limited amount of time on the Property. Thus, any activities conducted on the Property following the site inspection that Nichols Environmental is not aware of may have an impact on the conclusions and recommendations presented;
- Nichols Environmental has assumed the genuineness of the documents and that the information provided in documents or statements is true and accurate;
- A hazardous building materials survey was not completed as it was beyond the scope of work;
- The Property was occupied at the time of the inspection and storage/materials limited observations of interior floors, building features, and exterior surfaces; and
- The study area was limited to the areas indicated in Section 3.0.

This report is intended to provide information to reduce, but not necessarily eliminate, uncertainty regarding the potential for contamination of a property. This report has been prepared for the exclusive use of Paradox Access Solutions Inc. for the purpose of assessing the current environmental conditions that may be present at the location identified in Section 3.0. Any uses which a third party makes of this report, or any reliance on or decisions made based on it, are the responsibility of such third parties. Nichols Environmental (Canada) Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

10.0 CLOSURE

We trust this meets with your current requirements. Should you have any questions or concerns, please contact the undersigned at your convenience.

Yours truly,
NICHOLS ENVIRONMENTAL (CANADA) LTD.
APEGA PERMIT TO PRACTICE NO. P6730

Rena Hiebert, EPt, A.T.T.
Environmental Scientist

Reviewed by:

01Oct18

Tessa Trahan, B.Env.St., EP
Environmental Scientist

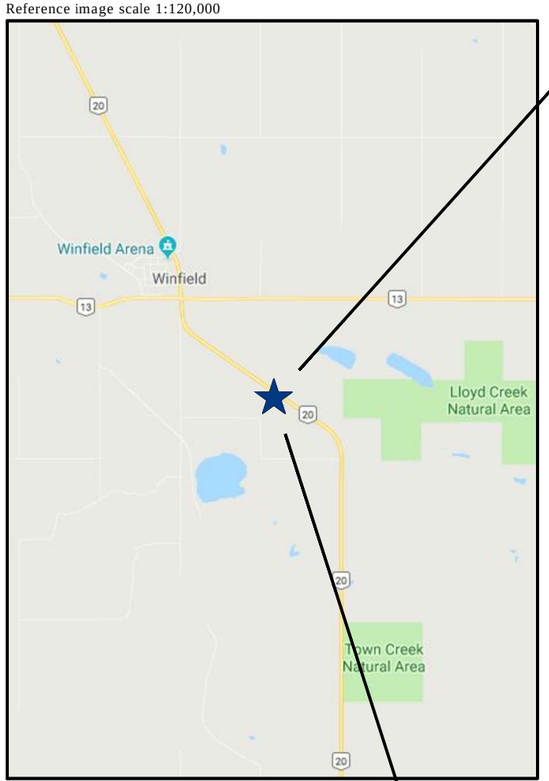
R.W. (Rob) Dickie, P.Geol., R.E.T., EP
President

Distribution

PDF	dannielle.bowtell@paradoxaccess.com	Dannielle Bowtell

FIGURES

Reference image scale 1:120,000



Legend:

Approximate Property Boundary

APEC

APEC	ID	PCOC	Regulated Analytical Parameter
Former Highway Yard	A	Salts	pH_{SW}, EC_{SW}, SAR_S, $Chloride_W$, $Sodium_W$
Fill of Unknown Origin	B	Hydrocarbons, Metals & Salinity	$BTEX_{SWV}$, PHC $F1_{SWV}$, PHC $F2_{SW}$, $Metals_{SW}$, pH_{SW}, EC_{SW}, SAR_S, $Chloride_W$, $Sodium_W$

Note: Figures are to be referenced in conjunction with the report.

Legend: $_S$ = Soil
$_W$ = Groundwater/water
$_V$ = Vapour

2016 Air Photo Source: Google Earth

NICHOLS ENVIRONMENTAL (CANADA) LTD.

-25 0 25 50 75m

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

Site Location, Surrounding Land Use, and APECs

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:2,500	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Figure 1

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

APPENDIX A

Reconnaissance Report

View in Imperial

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 (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIAM (cm)
359853	NW	4	46	3	5	FRASER, RON	1991-06-01	13.72	New Well	Domestic		2		MODESTE VALLEY SVC	10.36	36.37	0.00
477417	NW	4	46	3	5	FRASER, RON	1987-03-20	27.43	New Well	Domestic & Stock		6		CURTIS, WINSTON	16.15	22.73	11.43
477418	NW	4	46	3	5	UNKNOWN DRILLER		27.43	Chemistry	Domestic				HENRY, CAMERON			0.00
484416	NW	4	46	3	5	UNKNOWN DRILLER		29.87	Chemistry	Domestic				WHEALE, ROBIN			0.00
499754	NW	4	46	3	5	ALKEN BASIN DRILLING LTD.	2001-10-12	85.34	New Well	Industrial		30	17	LEDCOR INDUSTRIES C/O CAMDON	15.24	54.55	13.97

APPENDIX B

Photograph 1: The Property, as seen from the northeast (September 10, 2018).

Photograph 2: The interior of the shop on the north portion of the Property (September 10, 2018).

Photograph 3: Surficial staining in the north corner of the shop (September 10, 2018).

Photograph 4: The septic tank on the northeast side of the shop (September 10, 2018).

Photograph 5: One of the two empty Quonsets on the Property, formerly utilized for rig mat storage (September 10, 2018).

Photograph 6: Rig mat and equipment storage on the east portion of the Property (September 10, 2018).

Photograph 7: Miscellaneous storage and an empty shed on the south portion of the Property (September 10, 2018).

Photograph 8: A former service station to the adjacent east-southeast of the Property (September 10, 2018).

Photograph 9: An access road and agricultural land to the southwest of the Property (September 10, 2018).

Photograph 10: Former overflow storage south of the Property (September 10, 2018).

APPENDIX C

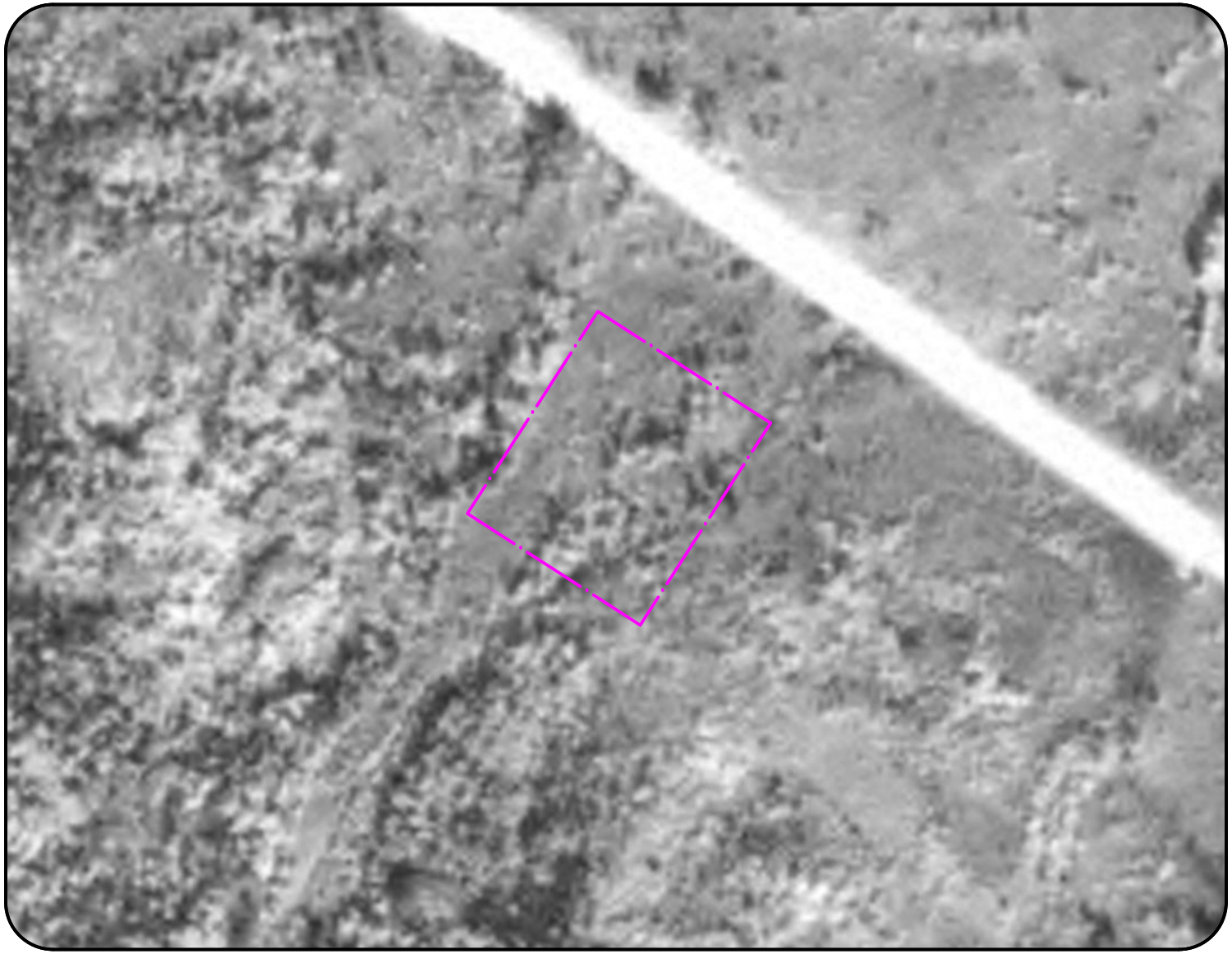
LAND TITLES SUMMARY

Lot 1A; Block 1; Plan 012 5415

DATE	OWNER/GRANTEE/CAVEATOR	LEGAL DESCRIPTION
July 25, 2011	OWNER Paradox Access Solutions Inc.	Title #: 112 226 013 Excepting Thereout All Mines and Minerals
May 2, 2007	OWNER Oakes Bay Construction Ltd.	Title #: 072 252 176 Excepting Thereout All Mines and Minerals
August 14, 2002	OWNER 936082 Alberta Ltd.	Title #: 022 298 691 Excepting Thereout All Mines and Minerals
November 9, 2001	OWNER 801376 Alberta Ltd.	Title #: 012 363 759 Excepting Thereout All Mines and Minerals
June 24, 1999	OWNER 801376 Alberta Ltd. Caveat Minister of Transportation and Utilities (September 26, 1994)	Title #:992 176 936 Excepting Thereout All Mines and Minerals
October 15, 1998	OWNER Modeste Valley Services Ltd. Caveat Minister of Transportation and Utilities (September 26, 1994)	Title #: 982 317 263 Excepting Thereout All Mines and Minerals
January 10, 1996	OWNER 656539 Alberta Ltd. Caveat Minister of Transportation and Utilities (September 26, 1994)	Title #: 962 009 472 Excepting Thereout All Mines and Minerals
October 7, 1994	OWNER Modeste Valley Services Ltd. Caveat Minister of Transportation and Utilities (September 26, 1994)	Title #: 942 312 404 Excepting Thereout All Mines and Minerals
September 26, 1994	OWNER Winston Curtis & Olive Florence Curtis Caveat Minister of Transportation and Utilities (September 26, 1994)	Title #: 942 298 271 Excepting Thereout All Mines and Minerals
May 10, 1989	OWNER Winston Curtis & Olive Florence Curtis	Title #: 892 108 182 A NW 4-46-03-W5M Excepting Thereout All Mines and Minerals and the Right to Work the Same

DATE	OWNER/GRANTEE/CAVEATOR	LEGAL DESCRIPTION
June 10, 1988	OWNER Winston Curtis & Olive Florence Curtis	Title #: 882 128 262 W 4-46-03-W5M Excepting Thereout Road Plan 2807E.U. & Excepting Thereout All Mines and Minerals and the Right to Work the Same

APPENDIX D



Legend:

Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS0144-103

-30 0 30 60 90m

NICHOLS ENVIRONMENTAL (CANADA) LTD.

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

1949 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

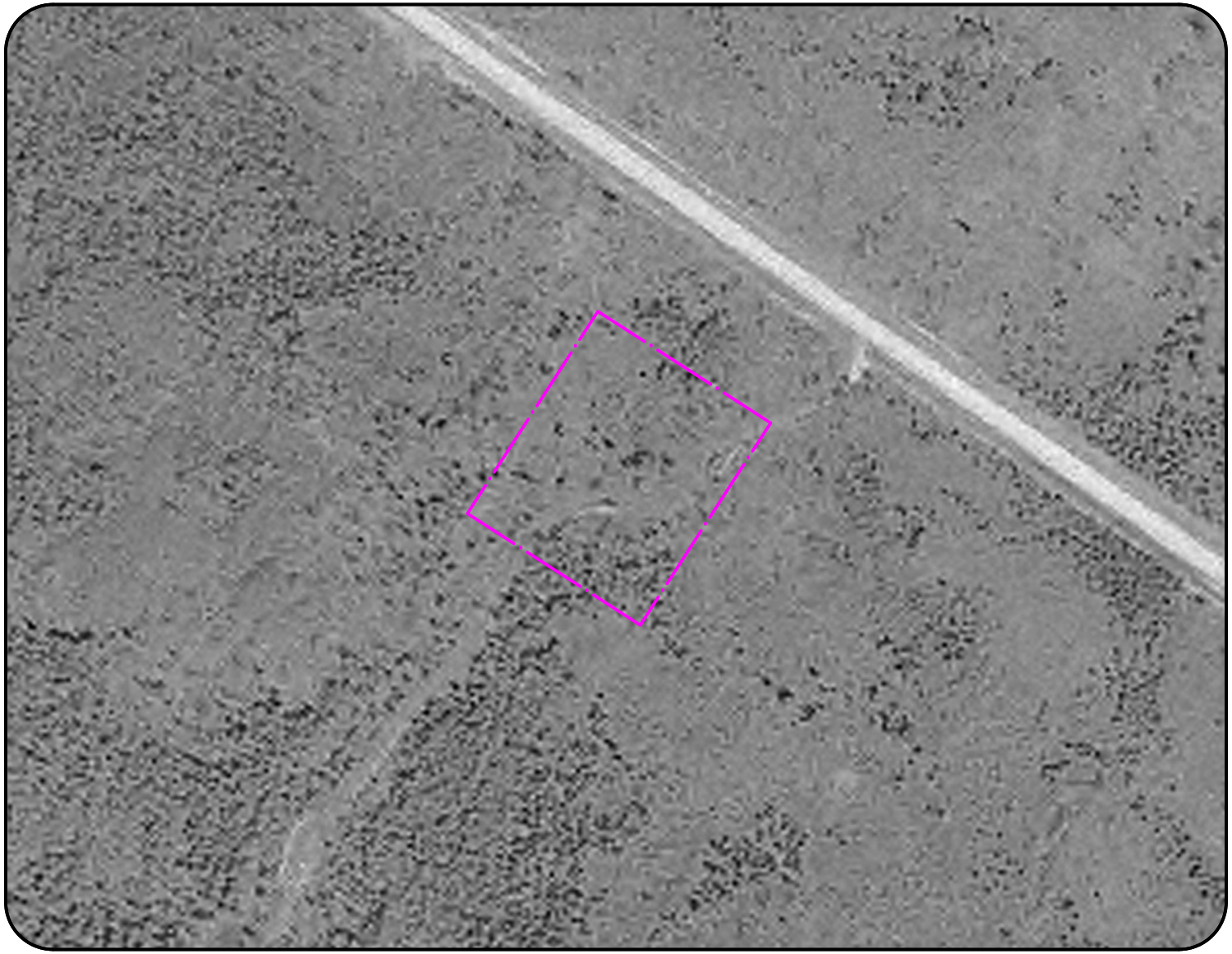
PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 1

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.



Legend:

Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS0862-154

-30 0 30 60 90m

NICHOLS ENVIRONMENTAL (CANADA) LTD.

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

1963 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

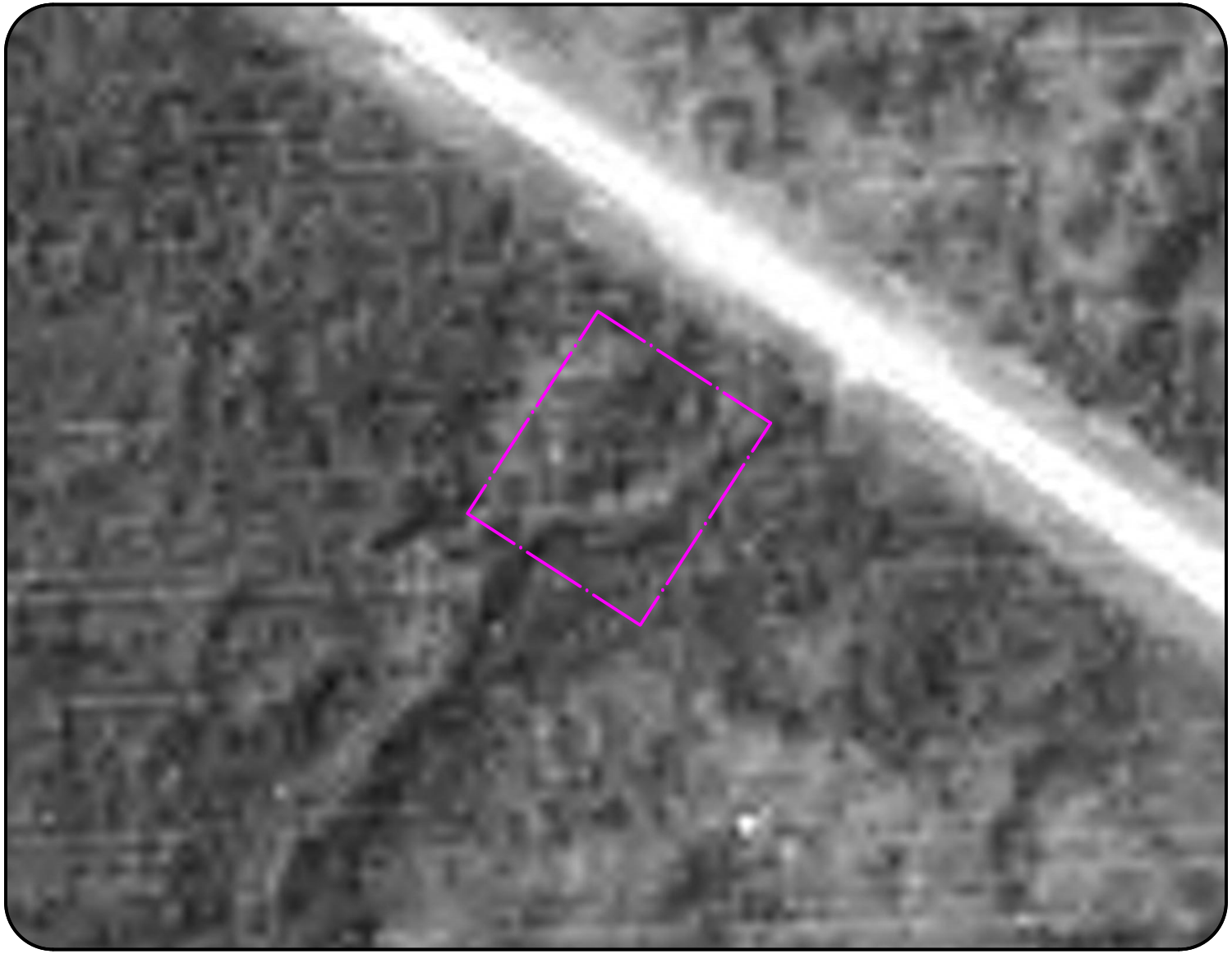
PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 2

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.



Legend:

Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS1109-168

-30 0 30 60 90m

NICHOLS ENVIRONMENTAL (CANADA) LTD.

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

1970 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 3

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

Legend:

Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS1538-300

NICHOLS ENVIRONMENTAL (CANADA) LTD.

-30 0 30 60 90m

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

1976 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 4

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

Legend:

Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS2411-159

NICHOLS ENVIRONMENTAL (CANADA) LTD.

-30 0 30 60 90m

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

1981 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 5

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

Legend:

Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS3615-018

NICHOLS ENVIRONMENTAL (CANADA) LTD.

-30 0 30 60 90m

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

1987 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 6

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

Legend:

Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS4398-132

NICHOLS ENVIRONMENTAL (CANADA) LTD.

-30 0 30 60 90m

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

1993 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 7

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

Legend:

Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS4983-019

NICHOLS ENVIRONMENTAL (CANADA) LTD.

-30 0 30 60 90m

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

1998 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 8

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

Legend:

Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS5262-043

-30 0 30 60 90m

NICHOLS ENVIRONMENTAL (CANADA) LTD.

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

2003 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 9

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

Legend:

Approximate Property Boundary

Air Photo Source: Abacus Datagraphics Ltd.

-30 0 30 60 90m

NICHOLS ENVIRONMENTAL (CANADA) LTD.

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

2009 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 10

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

Legend:

Approximate Property Boundary

Air Photo Source: Google Earth

NICHOLS ENVIRONMENTAL (CANADA) LTD.

-30 0 30 60 90m

CLIENT

Paradox Access Solutions Inc.

PROJECT

Phase I ESA
Lot 1A; Block 1; Plan 812 5415
County of Wetaskiwin No. 10, Alberta

DRAWING TITLE

2016 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

October 2018

SCALE	APPROVED
1:3,000	RH/JB

PROJECT NO.

18-507-PAS

DRAWING NO.

Plate 11

N:\Jobs\2018\18-507-PAS\Drawings\18-507-PAS.dwg Original drawing in colour. Black and white copies may not interpret properly.

APPENDIX E

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, 2018

Tessa Trahan
Nichols Environmental (Canada) Ltd.
17331 - 107 Avenue
Edmonton, AB
T5S 1E5

Dear Tessa Trahan:

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:

460092A – Highway 20, Wetaskiwin
Plan 0125415, Block 1, Lot 1A
NW 04-046-03-W5

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

Yours truly,

Connie Jacobsen
PTMAA

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 25, 2018

Rena Hiebert
Nichols Environmental (Canada) Ltd.
17331 - 107 Avenue
Edmonton, AB
T5S 1E5

Dear Rena Hiebert:

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:

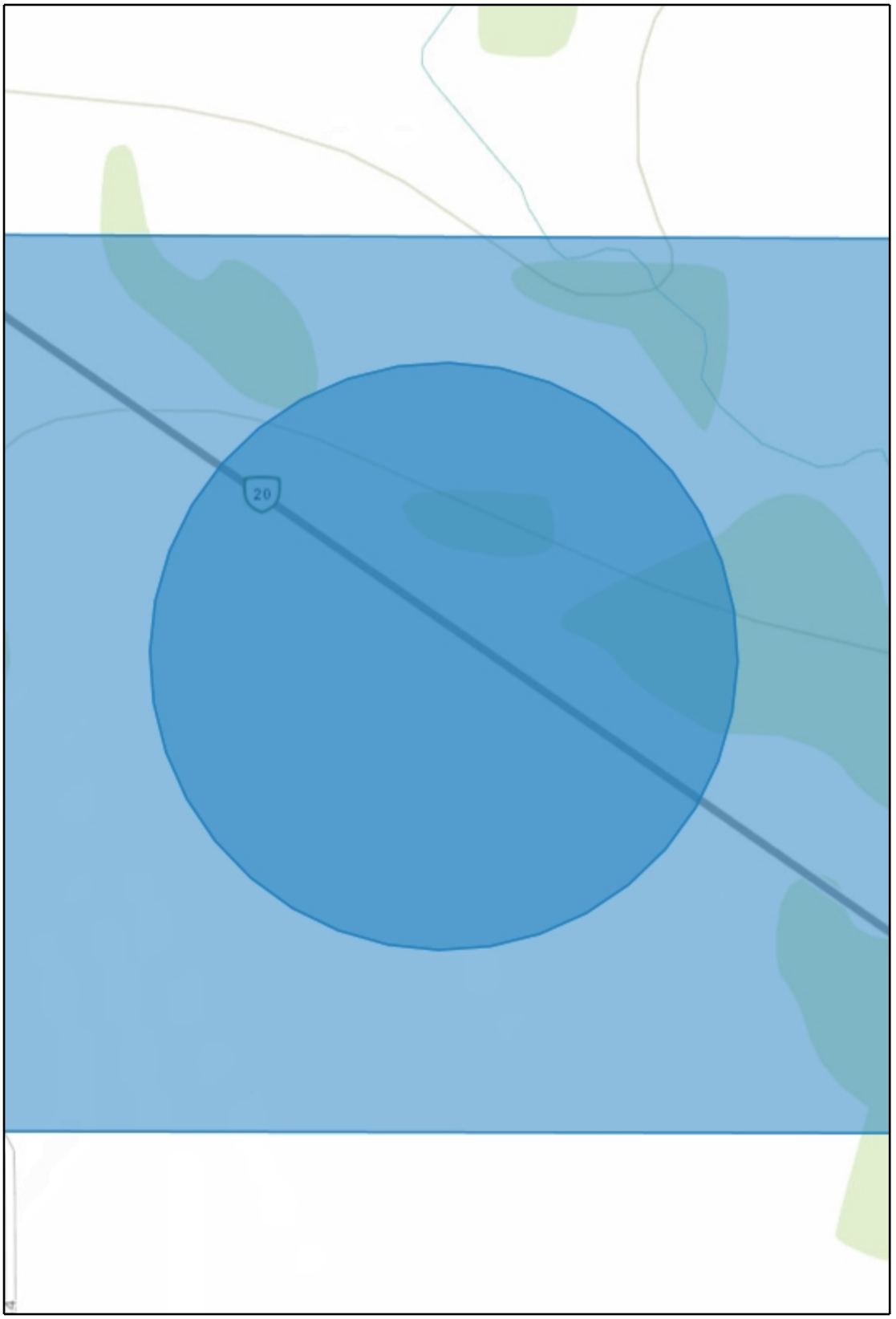
460088A - Highway 20, Wetaskiwin
Plan 0125415, Block 1, Lot 1B
NW 04-046-03-W5

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

Yours truly,

Connie Jacobsen
PTMAA

Map Results



Legend

- ATS v4_1 Alberta Provincial Boun
- Citations
- Revised Location Pointer
- Revised Wel Location (Large Scal
- Abandoned Wells (Large Scale)

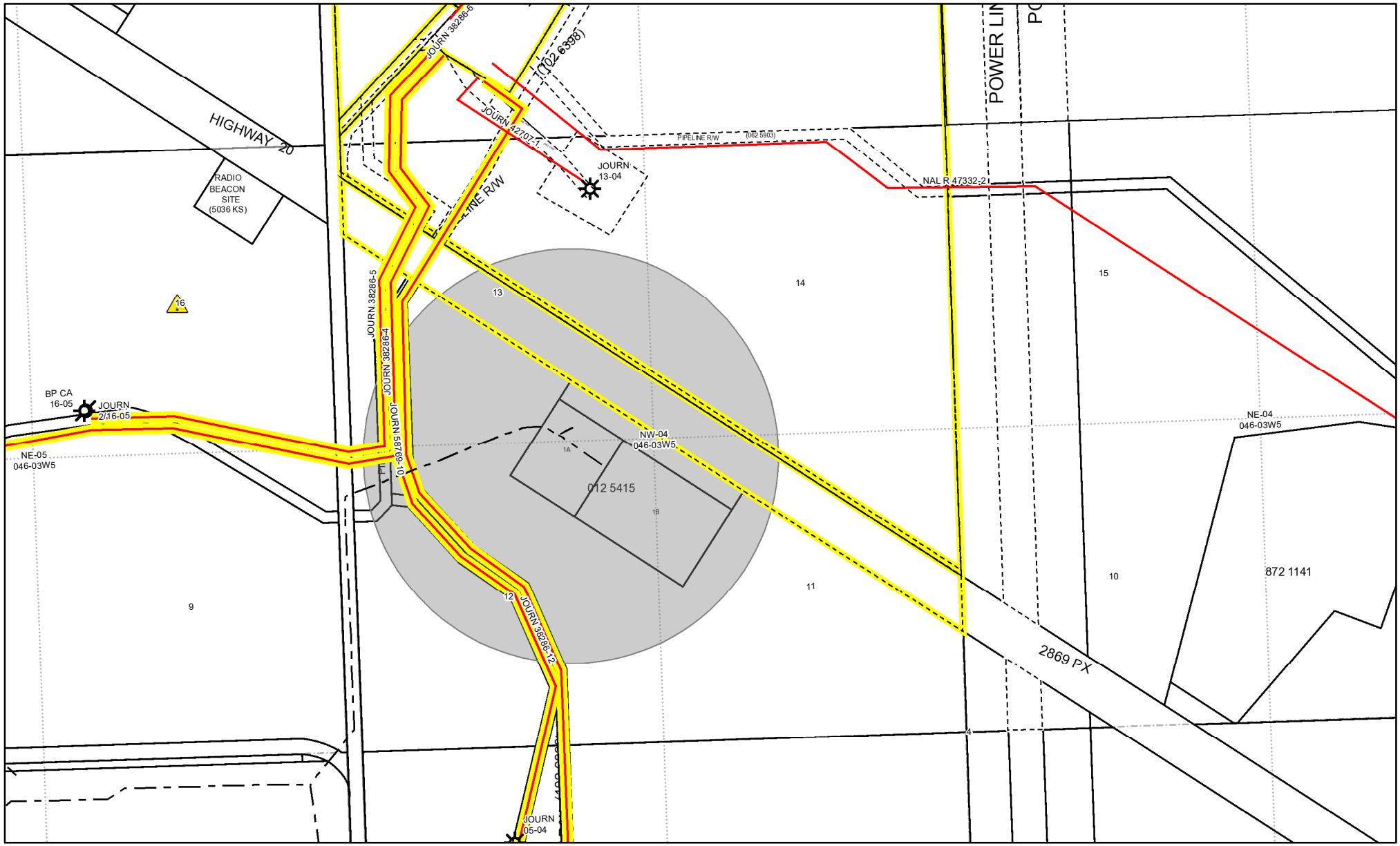
Tuesday, September 04, 2018 13:16:51 -06:00

0.5 0.23 0.5 Kilometers

0

Map Scale: 1: 9,028

Alberta Government
GeoDiscover Alberta



Tuesday, September 4, 2018

1:6,898

0 80 160 320 m

AbaData

AbaData

Pipeline Information

JOURNEY ENERGY INC. | 38286 - 4

AER Pipeline Data Current to July 13, 2018

Permit Date:	February 20, 2003	**License Date:**	February 20, 2004
From Location:	9-6-46-3 W5M PL	**To Location:**	4-9-46-3 W5M CS
Length:	3.4 kms | 2.12 mi	**Status:**	O
Substance:	NG	**H_2S:**	0 mol/kmol | 0 ppm
Outside Diameter:	114.3 mm | 4.5 "	**Wall Thickness:**	4 mm | 0.16 "
Material:	S	**Type:**	Z245.1
Grade:	3592	**Max Operating Pressure:**	9930 kPa | 1440 psi
Joints:	W	**Internal Coating:**	U
Stress Level:	40 %	**Environment:**	
Original Permit Date:	February 20, 2003	**Construction Date:**	
Original License/Line No:	38286 - 4	**NEB Registration:**	
Abacus No:	51252		

AbaData

Pipeline Information

JOURNEY ENERGY INC. | 38286 - 5

AER Pipeline Data Current to July 13, 2018

Permit Date:	February 20, 2003	**License Date:**	February 20, 2004
From Location:	16-5-46-3 W5M WE	**To Location:**	4-9-46-3 W5M CS
Length:	1.2 kms | 0.75 mi	**Status:**	O
Substance:	NG	**H_2S:**	0 mol/kmol | 0 ppm
Outside Diameter:	88.9 mm | 3.5 "	**Wall Thickness:**	4 mm | 0.16 "
Material:	S	**Type:**	Z245.1
Grade:	3592	**Max Operating Pressure:**	9930 kPa | 1440 psi
Joints:	W	**Internal Coating:**	U
Stress Level:	31 %	**Environment:**	
Original Permit Date:	February 20, 2003	**Construction Date:**	
Original License/Line No:	38286 - 5	**NEB Registration:**	
Abacus No:	51254		

AbaData

Pipeline Information

JOURNEY ENERGY INC. | 58769 - 10

AER Pipeline Data Current to July 13, 2018

Permit Date:	February 13, 2017	**License Date:**	
From Location:	13-33-45-3 W5M PL	**To Location:**	4-9-46-3 W5M CS
Length:	2.21 kms | 1.38 mi	**Status:**	O
Substance:	NG	**H_2S:**	0 mol/kmol | 0 ppm
Outside Diameter:	168.3 mm | 6.63 "	**Wall Thickness:**	3.2 mm | 0.13 "
Material:	S	**Type:**	Z245.1
Grade:	2901	**Max Operating Pressure:**	4960 kPa | 719 psi
Joints:	W	**Internal Coating:**	U
Stress Level:	45 %	**Environment:**	
Original Permit Date:		**Construction Date:**	
Original License/Line No:	0 - 0	**NEB Registration:**	
Abacus No:	80064		

AbaData

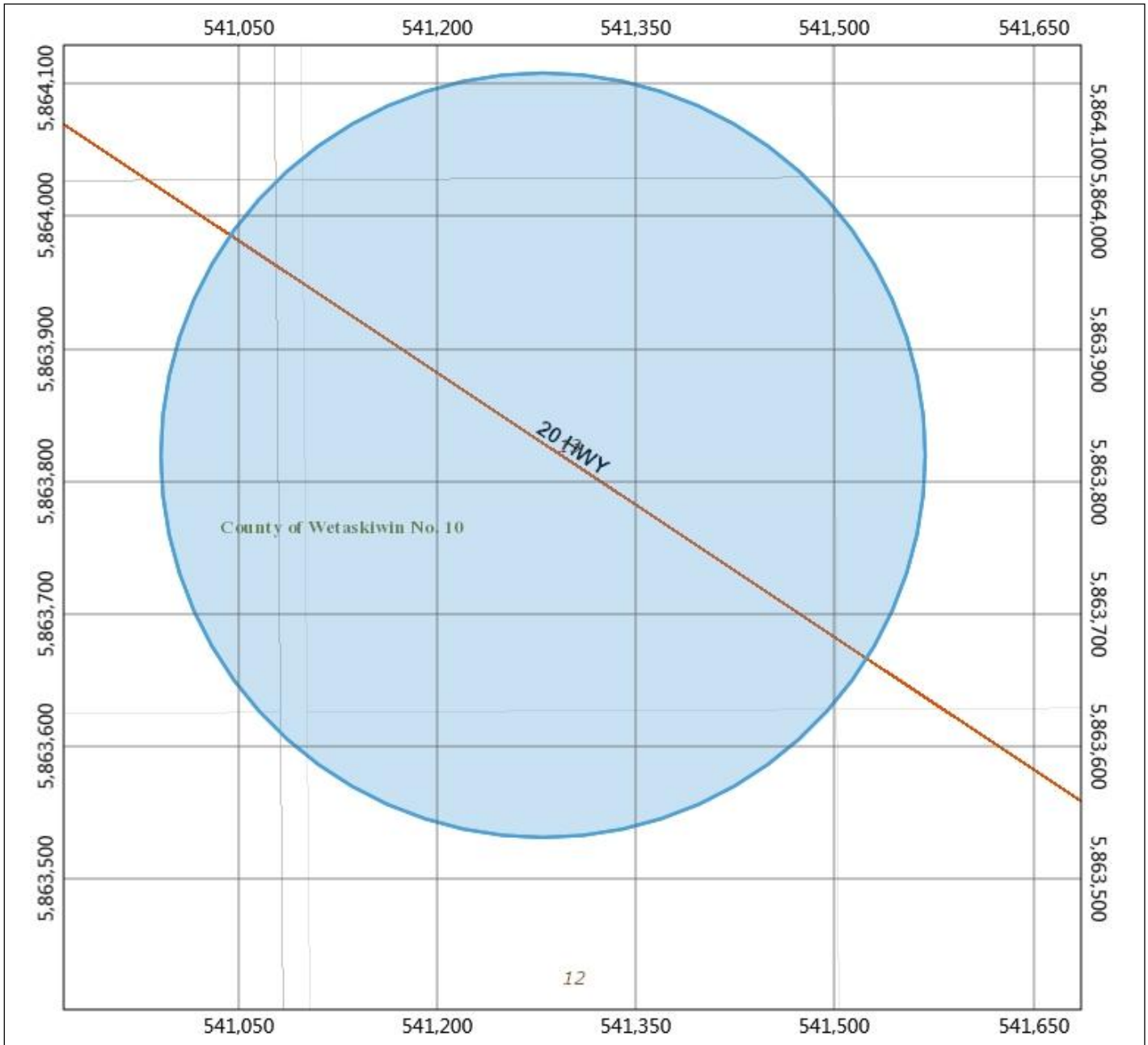
Well Information

100 / 13-04-046-03 W5 / 0

JOURNEY ENERGY INC. | 100 / 13-04-046-03 W5 / 0

Government Well Data Current To August 14, 2018

License #:	0285521	**License Date:**	April 4, 2003
Well Name:	PETRUS CRYSTAL 13-4-46-3		
License Status:	Issued	**License Status Date:**	April 4, 2003
Within:	13-04-046-03 W5M	**H2S (%):**	
Spud Date:	August 27, 2003	**Final Drill Date:**	August 30, 2003
Status:	GAS FLOW	**Abandoned Date:**	
Surface:		**Downhole:**	
Offsets:	S 68.5 E 327.1	Offsets:	S 68.5 E 327.1
Latitude:	52.944800	Latitude:	52.944800
Longitude:	-114.383252	Longitude:	-114.383252
Ground Elevation:	970.7 m | 3185 '	Total Depth:	861.00 m | 2825 '
Operator:	JOURNEY ENERGY INC.		



AER Coal Mine Web Map

Base Data provided by: Government of Alberta

Author XXX

Printing Date: 9/4/2018

Date Date (if applicable)

Legend

- Coal Mine Permit
- Coal Mine Polygon
  - Surface
  - Underground
- Railways
  - Mutiple Track Rail Line
  - DoubleTrack Rail Line
  - Single Track Rail Line
  - Rail Line Spur
  - Abandoned Rail Line
  - Former Rail Line

Scale: 4,189.77

0,06 Kilometers 0

Projection and Datum:

10TM AEP Forest, NAD83

Alberta Energy Regulator

FOIP Office, Informatics
5th Floor, Great West Life,
9920 - 108 Street
Edmonton, Alberta, T5K 2M4
Telephone: 780-427-4429
Fax: 780-427-9838
www.aep.alberta.ca

September 11, 2018

Ms. Tessa Trahan
Nichols Environmental
17331 107 Avenue NW
Edmonton, Alberta

Your File #: 18-507-PAS
Order Number: FOIPRD-2018-3194

Dear Ms. Trahan:

Re: Routine Disclosure Request FOIPRD-2018-3194 for Information Routinely Available Under the Environmental Protection and Enhancement (EPEA) Legislation.

Our office received your request on September 4, 2018 for the following subject records:

Location:	NW Sec 4 Twp 46 Rge 3 W 5 M, Winfield; Plan 0125415 Lot 1A Block 1 Winfield; 460092A - Highway 20, Winfield
Name(s):	Paradox Access Solutions Inc.
Time Frame:	Historical to Sep 4, 2018
Records:	Scientific/technical information which may include reports documenting the nature and extent of soil, ground and surface water contamination; remedial measures taken to clean-up the site or status of the site; and external correspondence between the submitter and the Department of Environment & Parks pertaining to the reports.

Alberta Environment and Parks has conducted a search of department records based on the search parameters you provided to this office and has not identified any routinely available records relating to the subject of your request. As a result of our findings, your Routine Disclosure request has been closed.

If you have any further questions or concerns, please write or call me at **780-415-0835**.

Yours truly,

Keely White,
Administrative Assistant

FOIP Office, Informatics
5th Floor, Great West Life,
9920 - 108 Street
Edmonton, Alberta, T5K 2M4
Telephone: 780-427-4429
Fax: 780-427-9838
www.aep.alberta.ca

September 11, 2018

Ms. Tessa Trahan
Nichols Environmental
17331 107 Avenue NW
Edmonton, Alberta T5S 1E5

Your File #: 18-507-PAS
FOIP Request #: E18-G-1346
Order Number: FOIPRD-2018-3194

Dear Ms. Trahan:

Re: Freedom of Information and Protection of Privacy Act Request for records pertaining to the property located at 460092A - Highway 20, Winfield.

The following is in response to your request of September 4, 2018 for access under the Freedom of Information and Protection of Privacy Act to the following subject records:

Location:	NW Sec 4 Twp 46 Rge 3 W 5 M, Winfield; Plan 0125415 Lot 1A Block 1 Winfield; 460092A - Highway 20, Winfield
Name(s):	Paradox Access Solutions Inc.
Time Frame:	Historical to Sep 4, 2018
Records:	Internal correspondence/documentation relating to scientific/technical reports, assessments, investigations, and if applicable, enforcement action. Any other records relating to the status of the subject site that cannot be made routinely available due to potential sensitivity of some or all of the information contained within the records.

A search of Alberta Environment & Parks record holdings has not identified any records relating to the subject of your request, based on the search parameters you provided to this office.

If you have any questions or concerns about the processing of your FOIP request, please write to the above address or call me at 780-638-3799, so that we can look at ways to address these issues. If, however, we are unable to resolve your concerns, under section 65(1) of the Freedom of Information and Protection of Privacy Act, you may ask the Information and Privacy Commissioner to review this decision. To request a review, you must complete and deliver a Request for Review form within 60 days from the date of this notice to the Commissioner at 410, 9925 – 109 Street, Edmonton, Alberta, T5K 2J8. The form is available under the Resources tab on the Commissioner's website www.oipc.ab.ca or you can call 1-888-878-4044 to request a copy of the form.

If you request a review, please provide the Commissioner with a copy of your original request, any letters of clarification, a copy of this letter and the reason why you are requesting a review.

If you have any questions or concerns, please write or call me at 780-638-3799.

Yours truly,

Laura Heck

Access and Privacy Advisor