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Phase I Environmental Site Assessment

28045 Township Road 384, Red Deer County



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EXECUTIVE SUMMARY

Union Street Geotechnical Ltd. (Union Street) was retained by Mr. Todd Schwartz to complete a Phase I Environmental Site Assessment (ESA) in March 2024, at 28045 Township Road 384 in Red Deer County, Alberta (referred to herein as the “Site”). The intent of this report is to review readily available past site information to identify any areas of potential environmental concern (APECs).

Information obtained from historical land titles, aerial images, business directories, on-site inspections, observations of neighbouring properties, and hydrogeological conditions outlined within this report were supplemented with searches from Environmental Protection Orders, Water Well data, registrations with the Alberta Safety Codes Authority (ASCA), Alberta Energy Regulators, and the Environmental Site Assessment Repository.

This report was prepared in general accordance with the Canadian Standards Association (CSA) Standard Z768-1.

FINDING AND CONCLUSIONS

The Site, consisting of approximately 3.43 ha of occupied, developed land is located at 28045 Township Road 384 near the Burnt Lake Industrial Park in Red Deer County, Alberta. The Site is zoned BSI, Business Service Industrial. The Site was occupied by Steve’s Livestock Transport at the time of the site visit, and had been since November 2023, and was developed with a single storey, single family residence, Quonset and office building, shop, unheated, fabric storage building, autocross track, gravelled parking lot and yard, and landscaped area. Based on historical information, prior to Steve’s Livestock Transport, the Site was occupied by Guys Freightways Ltd. from 1980 to October 2023 and prior to that it was utilized as an acreage with the residence being constructed in 1975.

No historical evidence of significant environmental contamination or APECs at the site were discovered through interviews, aerial images, and a review of readily available records. A search of the Environmental Site Assessment Repository, Alberta Energy Regulator, and Alberta Safety Codes Authority indicated no results for the site. However, during the review, the following was noted:

- An above grade waste oil tank was observed north of the shop. As the tank is filled using a siphon from inside the shop, soil or groundwater contamination associated with spills while filling the tank is unlikely. Mr. Bernard Schwartz indicated the tank was emptied with a suction hose and was not aware of any spills occurring while either filling or emptying the tank. No staining in and around the tank was noted, but the majority of the Site was snow covered at the time of the site visit;
- A 10,000 gallon underground diesel fuel tank, utilized by Guys Freightways Ltd., was removed from Site on the 8th June, 1992. It is understood that the tank was in good condition following removal, a soil sample was analyzed with an Aim 3000 gas detector and the reading did not indicate evidence of contamination nor was any evidence of subgrade contamination observed;
- The county indicated that the fire department was called to 38656 Range Road 281 for a vehicle fire in 2017. The client has no recollection of a vehicle fire on-site and the details surrounding this event are unknown. Union Street proceeded with the understanding that a minor vehicle fire wouldn't release contaminants into the subgrade and groundwater, a major vehicle fire would consume potential contaminants, and, as the client has no recollection of it, that it occurred off-site;
- A 300 gallon underground waste oil tank and 2,000 gallon underground diesel storage tank were removed from a historic Case Dealership at 141 Poplar Ridge Road, located approximately 402 m east of the Site, on 5th October, 1993. Soil screening data and laboratory analytical results indicated the removal of contaminants in the tank excavations, but qualitative statements in the environmental report indicated some contamination may have been present under the concrete apron and below the building's grade beam following remedial activities;
- A Fas Gas fuel station, utilizing USTs, is located approximately 133 m (southeast corner of the Site to the UST) to the southeast of the Site at 101 Burnt Lake Trail, Red Deer;

- A UFA cardlock, utilizing an AST, is located approximately 275 m northeast of the Site at 204 Burnt Ridge Road, Red Deer County;
- An abandon Westridge Petroleum Corp. natural gas pipeline is located approximately 31 m north of the Site, running parallel to Township Road 384 in its north ditch; and,
- Three wells, an HWN Energy Ltd. abandoned gas well, a Repsol Oil & Gas Canada Inc. abandoned oil well, and a Lucinda Gold Resources Ltd. abandoned water well, are located approximately 325 m southwest of the Site within L.S.D. 13-24-38-28 W4.

The Site was bordered by Township Road 384 to the north, Range Road 280A/Burnt Lake Trail to the east, and agricultural crop land to the south and west. No APECs were noted on the adjacent properties.

Access to the property was granted and a site visit was conducted by Union Street personnel on the 28th March, 2024. The Site was occupied by Steve's Livestock Transport and multiple semi trucks, and associated trailers, and passenger vehicles were observed on-site. The shop was being utilized for the repair and maintenance of a semi trucks and various containers containing fluids (oil, gas, diesel, etc.) typically associated with the maintenance of vehicles were observed within the shop. A concrete lined drain/sump was also noted in the shop. Minor staining was noted on the concrete floor and evidence of large spills were not observed.

Based on the information collected, it is Union Street's opinion that the potential for soil and groundwater impacts related to historical activities at the Site are low. Union Street does not recommend further investigation into potential subsurface environmental contamination at this time.

LIMITATIONS

Union Street Geotechnical Ltd. prepared this report for the exclusive use of Mr. Todd Schwartz, and his agents, and the content reflect Union Street's best judgement available to it at the time of preparation relative to the Site located at 28045 Township Road 384 in Red Deer County, Alberta. Any use which a third party makes of this report, or any reliance on, or decisions to be made based on it, are the responsibility of

such third party and Union Street accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

Our recommendations and conclusions are based upon the information obtained from the site investigation and from third party sources. The interpretation of conditions observed and information obtained is a professional opinion of conditions and is not a certification or guarantee of site conditions. The nature and extent of potential contaminants may not become evident until sub-surface excavation or investigation has been conducted.

No environmental site assessment can totally eliminate uncertainty regarding environmental conditions in connection with a property. This assessment is not intended to eliminate, but rather reduce the uncertainty, regarding the environmental conditions at the Site. Conclusions regarding the condition of the Site do not represent a warranty of the sites' environmental condition. However, contamination could also be present in forms not discovered in the assessment. The work was based upon environmental quality guidelines and regulations in effect when the assessment was begun. Future regulatory changes may require a re-assessment of the findings outlined in the assessment. If variations or other latent conditions become evident, Union Street Geotechnical Ltd. should be notified immediately so that the results and recommendations may be re-evaluated.

This report has been prepared in accordance with generally accepted environmental engineering practice common to the local area. No other warranty, expressed or implied, is made.

This document, and the information contained within, is the confidential property of Mr. Todd Schwartz, and any disclosure of same is governed by the provisions of each of the applicable provincial or territorial Freedom of Information legislation, the Privacy Act (Canada) 1980-81-82-83, c.111, Sch. II "2", and the Access to Information Act (Canada) 1980-81-82-83, c.111, Sch. I "1", as such legislation may be amended or replaced from time to time.

1 INTRODUCTION

Union Street Geotechnical Ltd. (Union Street) was retained by Mr. Todd Schwartz to complete a Phase I Environmental Site Assessment (ESA) in March 2024 at 28045 Township Road 384 in Red Deer County, Alberta (referred to herein as the “Site”). The intent of this report is to review readily available past site information and attempt to identify any areas of potential environmental concern (APECs).

The Site, consisting of approximately 3.43 ha of occupied, developed land, is located within the N.W. $\frac{1}{4}$ of 24-38-28 W4, in Red Deer County, Alberta. The Site is zoned BSI, Business Service Industrial, and was developed with a single storey, single family residence, Quonset and office building, shop, unheated, fabric storage building, autocross track, gravelled parking lot and yard, and landscaped area. The site was occupied by Steve’s Livestock Transport at the time of the site visit.

Based on a discussion with the client, it is understood that the Site was occupied by Steve’s Livestock Transport from November 2023 to present, Guys Freightways Ltd. from 1980 to October 2023, was utilized as a residential acreage from 1975 to 1980, and was utilized as cropland prior to 1975. With the exception of the unheated, fabric storage building and auto-cross track, it appears that on-site development has been minimal since 1998.

The intent of this report is to review current and available past site information in an attempt to identify any areas of potential environmental concern (APECs) through a non-intrusive investigation.

1.1 STANDARDS AND METHODOLOGY

Union Street conducted this Phase I ESA in general accordance with the following documents:

- The Canadian Standards Association Phase I ESA Standard Z768-01 (CSA, 2003); and,
- The Alberta Environmental and Parks (AEP), 2016 Alberta Environmental Site Assessment Standards.

1.2 PURPOSE, OBJECTIVE, AND SCOPE OF WORK

The objective of the Phase I ESA was to estimate the likelihood, location, and types of surface and/or subsurface contamination that may be present by reviewing available current and historical site information. The client requested that the Phase I ESA be conducted for the Site.

The approved scope of work for this study was discussed with Mr. Todd Schwartz over various communications in March, 2024.

The Phase I ESA consisted of the following principal activities:

- Review aerial images dating back to the 1940's;
- Interview person(s) familiar with the Site;
- Perform an Alberta Water Well Database search in a 500 m radius of the Site;
- Conduct a search of available databases consisting of, but not limited to, the Alberta Safety Codes Authority (ASCA), Environmental Site Assessment Repository, Alberta Energy Regulators, and Alberta Environment;
- Review historical land titles to determine current and past owners;
- Conduct a site reconnaissance for visual observation of the property; and,
- Summarize the findings of the investigation in a report and provide an opinion as to the environmental condition of the property.

1.3 QUALIFICATION OF THE ASSESSORS

Mr. Joshua Wilson, P.Eng. was the project manager for this investigation and was responsible for data acquisition and compilation, interviews, performing environmental analyses, and was responsible for all client contacts, and coordination and execution of the work. Mr. Wilson has 17 years of experience in the environmental field with a knowledge and understanding of each phase of the environmental site assessment process.

Mr. Neil Tomaszewski, P.Eng. performed the review. He was responsible for the review of the site inspection procedures, environmental analyses, and report. Mr. Tomaszewski has ten years of experience in geotechnical and geo-environmental engineering.

The named staff were supported by unnamed Union Street personnel providing clerical and administrative support.

2 PREVIOUS ENVIRONMENTAL ASSESSMENTS

No historic environmental reports or documents, relative to the Site, were provided by the client or obtained by Union Street personnel while compiling this report.

3 SITE DESCRIPTION

Union Street personnel conducted a site visit on the 28th March, 2024. The following section outlines the location, land use, adjacent properties, topography, surface water, and geology data identified during the site visit and is supplemented with information obtained from records review. Photographs of the Site are appended to this report.

3.1 LOCATION AND LAND USE

The Site, consisting of approximately 3.43 ha of occupied, developed land, is located at 28045 Township Road 384 in Red Deer County, Alberta, as shown on Drawing No. A1. The Site, consisting of Lot 1 of Block 2, Plan 242 0590, is located within the N.W. $\frac{1}{4}$ of 24-38-28 W4. The Site is zoned BSI, Business Service Industrial, and was occupied by Steve's Livestock Transport at the time of the site visit. It is understood that Guys Freightways Ltd. occupied the Site from 1980 to October 2023, it was a residential acreage from 1975 to 1980, and prior to that, was utilized as cropland. It is understood that the site was developed in 1975, but development since 1998 has been minimal, with the exception of the unheated, fabric building and auto-cross track.

3.2 ADJACENT LAND USE

Land uses of adjacent properties were observed during the site visit and compared to the most current Red Deer County Land Use Bylaw as available on their webpage. The

current land uses of the surrounding properties are shown on Drawing No. A2 and generally consist of BSI - Business Service Industrial and AG - Agricultural.

The Site was bordered by Township Road 384, then a vacant lot and Strongco (Volvo equipment dealership), to the north, Burnt Lake Trail, then Reg Cox Feedmixers, to the east, and agricultural cropland to the south and west. No tanks, or APECs, were noted on any of the adjacent properties during the site visit.

The intersection of QE II Highway and Highway 11 is located approximately 850 m east of the Site and the closest known waterbody, an un-named slough, is located approximately 126 m west of the Site. The closest permanent, named, naturally occurring waterbodies, are Cameo Lake located 523 m northwest and the Red Deer River located 1.50 m southeast of the site.

A Fas Gas fuel station is located approximately 113 m southeast of the Site and a UFA cardlock is located approximately 275 m northeast of the Site. No other gas stations, card locks, or bulk fuel stations were observed within a 1.0 km radius of the Site.

3.3 TOPOGRAPHY AND SURFACE WATER

The site is relatively level, with local grades sloping away from the structures leading towards drainage infrastructure, but the overall geology appears to slope southeast towards the Red Deer River. The Site was snow covered at the time of the site visit, but outside puddles in the yard or low spots in the auto-cross track, standing surface water would not be expected on-site. Additionally, no hydrophilic vegetation was observed within the Site boundary during the site visit.

3.4 GEOLOGY

The surface geology for the region generally consists of fluted moraines. A streamlined glacial terrain shaped by erosion, deposition, and squeezing of sediment beneath the ice which is mainly composed of till. The deposits are a mixture of gravel, sand, silt, and clay. The dominant surficial bedrock formation for the area consists of the Paskapoo Formation within the Central Plains region, a formation consisting of recessively weathering sandstone, siltstone, and mudstone, commonly cross-stratified (AGS, Map 600).

3.5 INFRASTRUCTURE

3.5.1 Building Description, Use, and Age.

Based on obtained documentation, it seems that the existing residence was constructed in 1975 with the shop constructed prior to 1988. The residence consists of a single storey, single family home with an attached single car garage. The approximately 540 m² shop was a Quonset style building utilizing a grade supported slab. Additionally, a Quonset/office building was also located on-site, which appeared to be utilized by the client for personal storage, and an unheated, fabric building was used for storing semi-trucks. Access to the buildings and yard was provided to Union Street by the client's agent and a site visit was performed on 28th March, 2024. The parking lot and yard of the site were both gravel surfaced and landscaping was extensive. The shop appears to be a wood framed, tin roof, vinyl sided structure. The shop is serviced by three overhead doors on the east side of the building with the majority of the shop consisting of drive-in bays with a small portion along the south wall consisting of office/mechanical room/bathroom/storage. The Quonset/office building appeared to be wood framed, tin roof, vinyl sided structure which appeared to be utilized as a personal storage facility for the owner. Various passenger vehicles and equipment were observed within the structure but no repair or maintenance work was ongoing at the time of the site visit. As the owner was away at the time of the site visit, access to the residence was not requested, but by appearance, appear to be a fairly typical single family residence.

3.5.2 Water Supply

The site is serviced from an on-site well drilled in 1975.

3.5.3 Storm Sewer

No manhole covers or storm sewer infrastructure were observed on-site and both Township Road 384 to the north and Burnt Lake Trail to the east utilize ditches to manage stormwater.

3.5.4 Sanitary System.

The site is serviced by an on-site sanitary septic field system.

4 RECORDS REVIEW AND REGULATORY INQUIRIES

4.1 LAND TITLE RECORDS

A current and historical search of the Alberta Government Information System was completed using the Government of Alberta's Spatial Information System (Spin2). The results listed the current and historical landowners dating back to 27th February, 1991. The land title search is summarized below in Table 4.1, current, Table 4.2 and Table 4.3 for the historic site and adjacent farmland, respectively, with a copy of each title appended to this report.

TABLE 4.1: SUMMARY OF CURRENT LAND TITLE RECORD

Year ²	Legal Address	Property Owner
14 th March, 2024 to Present	Lot 1, Block 2, Plan 242 0590	Todd & Stephanie Schwartz

Notes:

1 - Information was obtained from the Government of Alberta - Spatial Information System (Spin2).

2 - Years of ownership represent the time from the first Land Title pulled in the Owner's name to the last amended Title Number.

TABLE 4.2: SUMMARY OF HISTORIC RESIDENTIAL LAND TITLE RECORDS

Year ²	Legal Address	Property Owner
29 th May, 2009 to 14 th March, 2024	Lot 1, Block 2, Plan 792 2531	Todd & Stephanie Schwartz
12 th December, 2003 to 29 th May, 2009	Lot 1, Block 2, Plan 792 2531	Todd Schwartz
27 th February, 1991 to 12 th December, 2003	Lot 1, Block 2, Plan 792 2531	Bernard Schwartz
27 th November, 1979 to 27 th February, 1991	Lot 1, Block 2, Plan 792 2531	Bernard & Marjorie Schwartz

Notes:

1 - Information was obtained from the Government of Alberta - Spatial Information System (Spin2).

2 - Years of ownership represent the time from the first Land Title pulled in the Owner's name to the last amended Title Number.

TABLE 4.3: SUMMARY OF HISTORIC AGRICULTURE LAND TITLE RECORDS

Year ²	Legal Address	Property Owner
14 th March, 2024 to 14 th March, 2024	Within the N.W. 1/4 of 24-38-28 W4	Todd & Stephanie Schwartz
10 th February, 1995 to 14 th March, 2024	Within the N.W. 1/4 of 24-38-28 W4	Poplar Ridge Holdings Ltd.
10 th February, 1995 to 10 th February, 1995	Within the N.W. 1/4 of 24-38-28 W4	Guys Freightways Ltd.

Notes:

1 - Information was obtained from the Government of Alberta - Spatial Information System (Spin2).
2 - Years of ownership represent the time from the first Land Title pulled in the Owner's name to the last amended Title Number.

4.2 HISTORICAL AERIAL IMAGES

An aerial image review was performed referencing historical images dated from 1949 to May 2023. In summary, a review of the historical aerial images indicates that the Site has been utilized as a residential acreage since prior to 1978 and was agricultural cropland in 1966. The aerial images show little change in the development of the Site since 2008. The aerial images did not depict any additional APECs.

4.2.1 1949 Aerial Image

The resolution of the 1949 aerial image is good and the site appears to be utilized as agricultural cropland. Township Road 384 borders the site to the north and agricultural cropland borders the site to the east, south, and west. No development is visible on-site.

4.2.2 1966 Aerial Image

The resolution of the 1966 aerial image is good and the site remains as agricultural cropland. The majority of the Site and immediate surrounding area appears to be unchanged when compared to the 1949 aerial image.

4.2.3 1978 Aerial Image

A driveway had been constructed and the existing residence is visible. What appears to be a row of trees, south of the future shop footprint, is also visible. The majority of

the immediate surrounding area appears to be unchanged when compared to the 1966 aerial image.

4.2.4 1988 Aerial Image

Vegetation growth has occurred on-site and the shop and office building are visible. The Burnt Lake Auction Mart, Fas Gas, and Burnt Lake Trail to the east has been constructed, Highway 11 to the south is visible, and the well(s) to the southwest had been drilled.

4.2.5 1998 Aerial Image

The office building has been expanded with the Quonset constructed to the south. Addition development has occurred in the Burnt Lake Industrial Park to the east and a residential acreage has been developed northwest of the Site. The majority of land to the north, south, and west still consists of agricultural cropland.

4.2.6 2008 Aerial Image

The auto-cross track has been constructed and the unheated, fabric storage building is visible with the majority of the Site looking similar to current conditions. Several buildings have been constructed to the east, the current UFA development is visible to the northeast, and the current Strongco building is being constructed to the north.

4.2.7 2017 Aerial Image

The Strongco building to the north has been developed and the residential acreage to the northwest has been cleared, but the majority of the Site and immediate surrounding area to the east, south, and west appears to be unchanged when compared to the 2008 aerial image.

4.2.8 2023 Aerial Image

The majority of the Site and immediate surrounding area appears to be unchanged when compared to the 2017 aerial image.

4.3 ENVIRONMENTAL PROTECTION ORDERS

A search was performed of the current and previous landowner to determine if they had received any environmental enforcement actions issued towards them regarding their actions. The results of each search concluded that no enforcement actions had been issued by Alberta Environment and Parks or Alberta Energy Regulator pursuant to the Alberta “Environmental Protection and Enhancement Act”, or its predecessor legislation, to Todd Schwartz, Stephanie Schwartz, Bernard Schwartz, Guys Freightways Ltd., or Popular Ridge Holdings Ltd.

The results of the enforcement search can be viewed in Appendix B.

4.4 ENVIRONMENTAL SITE ASSESSMENT REPOSITORY

A search was completed of the Alberta Environmental Site Assessment Repository (ESAR) for any information pertaining to potential contamination of the Site and surrounding properties. The search results indicated that a 300 gallon underground waste oil tank and a 2,000 gallon underground diesel storage tank were removed from a historic Case Dealership, at 141 Poplar Ridge Road, located approximately 402 m east of the Site, on 5th October, 1993. Soil screening data and laboratory analytical results indicated the removal of contaminants in the tank excavations, but qualitative statements in the environmental report indicated some contamination may have been present under the concrete apron and below the building’s grade beam following remedial activities;

No other search results were obtained from within a 500 m radius of the Site.

The search result can be viewed in Appendix B. No records were issued for the Site itself relative to reclamation work or site assessments.

4.5 ALBERTA SAFETY CODES AUTHORITY

The Alberta Safety Codes Authority (ASCA) was contacted to determine if they had any records regarding underground or aboveground storage tanks (UST’s or AST’s) being located on the Site. The ASCA results indicate that there were no historical records of aboveground or underground storage tanks at the Site. The ASCA correspondence can be viewed in Appendix B.

An above ground waste oil storage tank was observed on-site by Union Street personnel during the site visit.

No underground storage tanks were observed on-site during the site visit; however, the client indicated the Site is serviced by a septic field system.

4.6 RED DEER COUNTY ENVIRONMENTAL REVIEW LETTER

Red Deer County was contacted and asked for any environmentally relative information regarding the Site. Their response is attached, but in summary:

- Red Deer County's records show no record of landfills, spills or other records that would indicate environmental concerns with the property;
- No Safety Code Permits applied for since 1st January, 2016;
- Last property inspection at 28045 Township Road 384 occurred on 30th March, 2023 with no outstanding issues noted;
- Last property inspection at 38656 Range Road 281 occurred on 20th January, 2020 with no outstanding issues noted, however, records indicated a vehicle fire occurred in 2017;
- Protective Service's files indicated no bylaw infractions; and,
- The Planning & Development Services department noted a 10,000 gallon diesel fuel tank was removed from site on the 8th June, 1992. Records indicate that "a soil sample was tested with an aim 3000 gas detector" and readings "did not indicate the presence of any hydrocarbons" and there was "no evidence of soil contamination". It is understood that the tank was removed as cardlocks became more prevalent.

Red Deer County's responses are attached in Appendix B.

4.7 ALBERTA ENERGY REGULATOR

A search of the Alberta Energy Regulator's (AER) OneStop Public Map Viewer online database was conducted to obtain information regarding oil and gas facilities, spills, and/or releases near the Site. The search indicated multiple pipelines, including:

- P22045-4, an abandoned Westridge Petroleum Corp. natural gas pipeline, running in Township Road 384's north ditch, located approximately 31 m north of the Site;
- P22045-21, an abandoned Westridge Petroleum Corp. natural gas pipeline, located approximately 305 m west of the Site; and,
- P44665-1, an HWN Energy Ltd. natural gas pipeline located approximately 312 m west-southwest of the Site.

Three wells, an HWN Energy Ltd. abandoned gas well, a Repsol Oil & Gas Canada Inc. abandoned oil well, and a Lucinda Gold Resources Ltd. abandoned water well, are located approximately 325 m southwest of the Site within L.S.D. 13-24-38-28 W4.

No other oil and gas facilities, spills, or releases were observed within a 500 m radius. A detailed map showing the facilities, spill, and/or release search has been attached in Appendix B.

4.8 COAL MINE ATLAS

The AER Coal Mine Map Viewer was utilized to determine if operating or abandoned coal mines were located on, or in, the vicinity of the Site. The search results indicated that no mines were identified on, or within a 500 m radius, of the Site.

4.9 WATER WELL SURVEY

A search of the Alberta Water Well Database was conducted to determine if operating or abandoned water wells were located on, or in, the vicinity of the Site. The search results indicated that eight water wells were identified on, or within a 500 m radius, of the Site. A map showing the locations of the wells, along with a brief summary, is attached.

5 CORRESPONDENCE

At the time of this Phase I ESA investigation, the current landowner was Todd and Stephanie Schwartz and the current tenant was Steve's Livestock Transport. Due to potential conflict of interests (related), no attempt was made to contact either party, or relative historic owners, regarding the Site's past.

6 SITE ASSESSMENT

On 28th March, 2024, Union Street personnel visited the Site to record the findings of any APECs. The site assessment was conducted in reference to the Canadian Standards Association (CSA) Standard Z768-1. At the time of the site assessment no areas of immediate environmental concern were observed and the Site was developed with a single-family residence, shop, Quonset and office building, unheated, fabric storage building, autocross track, gravelled parking lot and yard, and landscaped area. Photographs taken at the time of the site visit have been appended to this report. The Site Assessment Checklist can be viewed in Appendix C.

The following sections outline the infrastructure and site feature details identified during the site visit and are supplemented with information obtained through the records review and regulatory inquiries.

6.1 GENERAL OBSERVATIONS

Observations were made in regards to general areas of concern for potential contamination. A waste oil above ground storage tank was observed north of the shop. The tank did not appear to be leaking and no soil staining was observed.

Various fluids associated with the repair and maintenance of semi-trucks were observed in the shop but no other hazardous materials, unidentified substances, storage tanks and/or containers, or odours were observed during the site assessment.

6.1.1 *Stained Soils*

Minor staining was observed in the shop on the concrete floor the observed staining is not considered major potential issues of environmental concern. Due to snow cover at the time of the site visit, no staining was observed in the parking lot or gravelled yard.

6.1.2 *Stressed Vegetation*

No stressed vegetation was observed during the site visit.

6.1.3 Areas of Fill

The main concern with areas of fill is the unknown origin, physical, and chemical quality of the material. No known areas of fill, with the exception of the imported gravel for the parking lot and yard, were observed at the site.

6.1.4 Miscellaneous

Several pieces of equipment, semi-trucks, semi-trailers, utility trailer, passenger vehicles, etc. were observed in the parking lot and yard, shop, and Quonset. None appeared to be leaking.

6.1.5 Neighboring Properties

No silos/tanks/vessels believed to contained hazardous material were observed on the adjacent properties. No tanks or APEC's were observed from neighbouring or adjacent properties.

6.2 SPECIAL ATTENTION ITEMS

The following information was obtained from the Government of Canada's information website on Ozone-depleting Substances (Government of Canada, 2013) and Sources of Toxic Substances (Government of Canada, 2017).

6.2.1 Polychlorinated Biphenyls

Polychlorinated Biphenyls (PCBs) have been regulated under the Canadian Environmental Protection Act. This act has served the purpose of restricting the use and phasing out of PCBs in Canada. PCBs were used mainly in electrical components such as transformers, capacitors, and light ballast manufactured prior to 1980.

A transformer was observed on a pole near the Site's northeast corner. The transformer appeared to be in good condition. As at least one on-site building was constructed prior to 1980, PCBs may be present in electrical components on-site.

6.2.2 Asbestos-containing Materials

Historically, asbestos minerals have been used to make products strong, fire resistant, and long-lasting. Prior to 1990, asbestos was used in the construction and commercial sector in products such as industrial furnaces and heating systems, building insulation, floor and ceiling tiles, and siding.

As at least one on-site building was constructed prior to 1990, asbestos may be present in building materials on-site.

6.2.3 Lead

Lead may be associated with such materials as lead-acid batteries, radiation shields, gasoline, and paint. The most common concern for lead contamination is surrounding lead-based paints. These paints were withdrawn from the Canadian market in the late 1970s but remained on the market into the early 1980s.

As at least one on-site building was constructed prior to 1980, lead may be present in building materials on-site.

6.2.4 Ozone-depleting Substances and Halocarbon Alternatives

The Ozone-depleting Substances Regulation (1998) was replaced with the Ozone-depleting Substances and Halocarbon Alternatives Regulation (ODSHAR) on 29th December, 2016. This regulation governs the use, handling, and release of ozone-depleting substances and halocarbon alternatives (ODSHA). ODSHAs may include, although are not limited to, chlorofluorocarbons, hydrochlorofluorocarbons, halons, methyl bromide, and methyl chloroform. These substances are typically associated with operations such as fire extinguishing systems, foam blowing agents, fumigant and pesticide application, refrigeration units, and solvent cleaning/degreasing facilities.

Although not confirmed, ozone-depleting substances are unlikely to be present on-site due to the Site's use.

6.2.5 *Urea Foam Formaldehyde Insulation*

Insulation materials used during the 1970s and 1980s were known to possibly contain Urea Foam Formaldehyde Insulation (UFFI). UFFI was banned in 1980 under the Federal Hazardous Products Act.

As at least one on-site building was constructed prior to 1980, UFFI may be present in building materials on-site.

7 AREAS OF POTENTIAL ENVIRONMENTAL CONCERN

After completing a thorough review of the Site, the identified APECs are deemed to present a low overall risk to the Site. Due to the topography, timeline, and distance of historic potentially contaminated sites, the likelihood of nearby site's contaminating the Site are also deemed low.

While no further investigation is recommended, spill containment is recommended under the waste oil tank located north of the shop.

Intrusive investigation of the building materials and associated sampling was not within the scope of work for this Phase I ESA.

8 SUMMARY

Based on the information collected and reviewed during the period of this assessment, the following conclusions have been made relative to the Site:

- Historically, the Site was utilized by Guys Freightways Ltd., as a residential acreage, and agricultural cropland;
- An above ground waste oil tank was located north of the shop. The tank is filled from inside the shop using a mechanical siphon and no evidence of spills or staining was observed;
- A transformer was located on a pole near the Site's northeast corner and could potentially be a source of PCB contamination. The transformer appeared to be newer and no leaking was observed;

- A concrete sump was observed in the shop;
- Various abandoned/active pipelines and wells are located within a 500 m radius of the Site. A search of the Alberta Energy Regulator indicated that no spills or releases had been reported within a 500 m radius of the Site;
- A Fas Gas fuel station and UFA cardlock were located approximately 275 m to the northeast and 133 m to the southeast, respectively. As the general topography of the site slopes southeast to the Red Deer River, they are not expected to present significant environmental concern;
- No APECs were observed on the immediate adjacent properties to the north, east, south, or west.

Based on the information collected, it is Union Street's opinion that the potential for significant soil and groundwater impacts related to historical activities at the Site are low.

A waste oil tank was observed and it is recommended that a containment tray be placed below the tank.

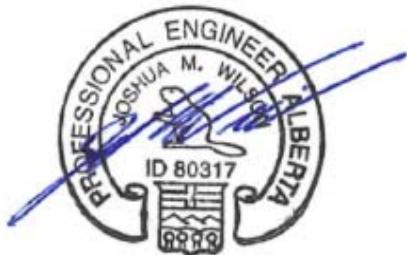
Union Street does not recommend further investigation (Phase II ESA) into potential subsurface environmental contamination at this time.

9 CLOSURE

Union Street Geotechnical Ltd. prepared this report for the use of Mr. Todd Schwartz, and his agents, for a Phase I Environmental Site Assessment of the Site located at 28045 Township Road 384 in Red Deer County, Alberta.

Respectfully,

Union Street Geotechnical Ltd.



9th April, 2024

Joshua Wilson, P.Eng.
Project Engineer

A handwritten signature in blue ink, appearing to read "N. Tomaszewski".

Neil Tomaszewski, P.Eng.
Project Engineer

PERMIT TO PRACTICE	
Union Street Geotechnical Ltd.	
RM SIGNATURE:	
RM APEGA ID#:	80317
DATE:	9 April, 2024
PERMIT NUMBER: P12644	
The Association of Professional Engineers and Geoscientists of Alberta (APEGA)	

10 REFERENCES

Alberta Energy Regulator. Alberta Geological Survey. “*Bedrock Geology of Alberta*”. 2013. https://ags.aer.ca/document/MAP/MAP_600.pdf. Accessed on 28th March, 2024.

Government of Canada. “*Ozone-depleting Substances*”. 5th July, 2013. <https://www.canada.ca/en/environment-climate-change/services/air-pollution/issues/ozone-layer/depletion-impacts/substances.html>. Accessed on 28th March, 2024.

Government of Canada. “*Sources of Toxic Substances*”. 23rd November, 2017. <https://www.canada.ca/en/environment-climate-change/services/management-toxic-substances/sources.html>. Accessed on 28th March, 2024.



Union Street Geotechnical

Drawings



LEGEND:
SITE BOUNDARY
ROADWAY
RAILROAD
LAGOON
PROPERTY LINES (WHITE)

GENERAL NOTES:

1. DRAWINGS COMPILED FROM:
MULTIPLE VECTOR AND RASTER GIS FIELDS AS PUBLISHED BY THE GOVERNMENT OF CANADA; THE GOVERNMENT OF ALBERTA; NATURAL RESOURCES CANADA; EARTH SCIENCES SECTOR; CANADA CENTRE FOR MAPPING AND EARTH OBSERVATION, CITY OF RED DEER, AREAL PHOTOGRAPH (C) 2022 MAXAR TECHNOLOGIES (C) GOOGLE EARTH PRO,
2. PDF SKETCH PROVIDED BY THE CLIENT
3. CIVIC ADDRESS
28045 TOWNSHIP ROAD 384
RED DEER, ALBERTA
4. LEGAL ADDRESS
LOT 1 OF BLOCK 2, PLAN 242 0590
5. ZONING
BSI - BUSINESS SERVICE INDUSTRIAL DISTRICT



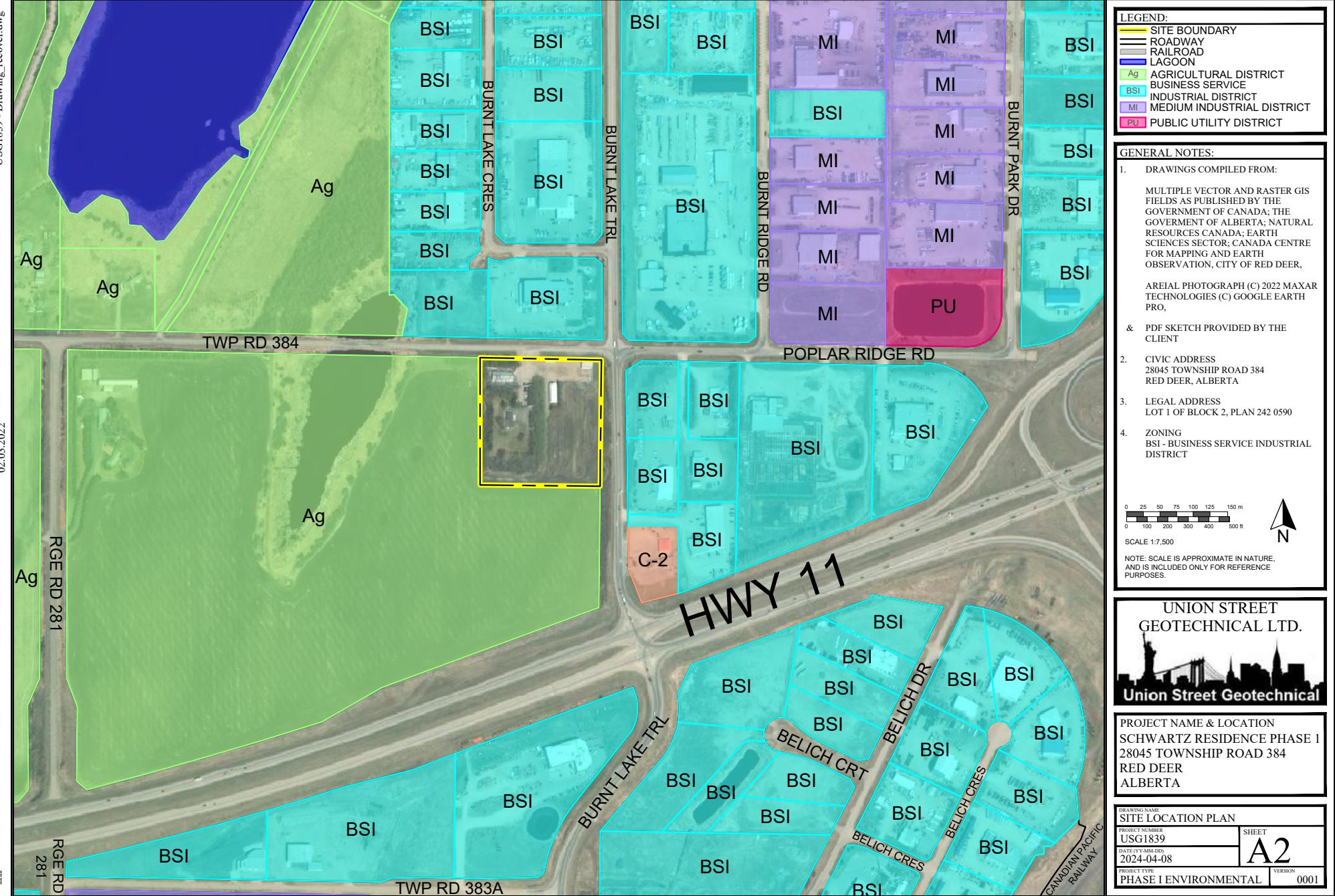
NOTE: SCALE IS APPROXIMATE IN NATURE, AND IS INCLUDED ONLY FOR REFERENCE PURPOSES.



PROJECT NAME & LOCATION
SCHWARTZ RESIDENCE PHASE 1
28045 TOWNSHIP ROAD 384
RED DEER
ALBERTA

DRAWING NAME
SITE LOCATION PLAN

PROJECT NUMBER USG1839	DATE (YYMMDD) 2024-04-08	VERSION A1
PROJECT TYPE PHASE I ENVIRONMENTAL	0001	





Photographs

Photographs - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



Photograph No. 1: Photograph taken from the site's main entrance off Twp. Rd. 384, facing southwest, showing the main shop, portion of the gravelled yard, parking lot, office building, on-site equipment, vegetation, and general site conditions observed. Photograph taken on 28th March, 2024.



Photograph No. 2: Photograph taken from the site's main entrance, facing southeast, showing the unheated storage building, portion of the gravelled yard, and on-site equipment. Photograph taken on 28th March, 2024.

**Photographs Cont'd - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta**



Photograph No. 3: Photograph taken from near the east end of the gravelled yard, facing west, showing a majority of the snow-covered gravelled yard, main shop, unheated storage building, office, on-site equipment, and vegetation along Township Road 384. Photograph taken on 28th March, 2024.



Photograph No. 4: Photograph taken from near the east end of the gravelled yard, facing south, showing the snow covered auto-cross track, row of trees in Rge. Rd. 280A's west ditch, and bordering agricultural land bordering the site to the north. Photograph taken on 28th March, 2024.

Photographs Cont'd - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



Photograph No. 5: Photograph taken from near the middle of historic Lot 1, facing west, showing a portion of the snow covered paved driveway, residence, portion of the yard, and treeline to the west. Photograph taken on 28th March, 2024.

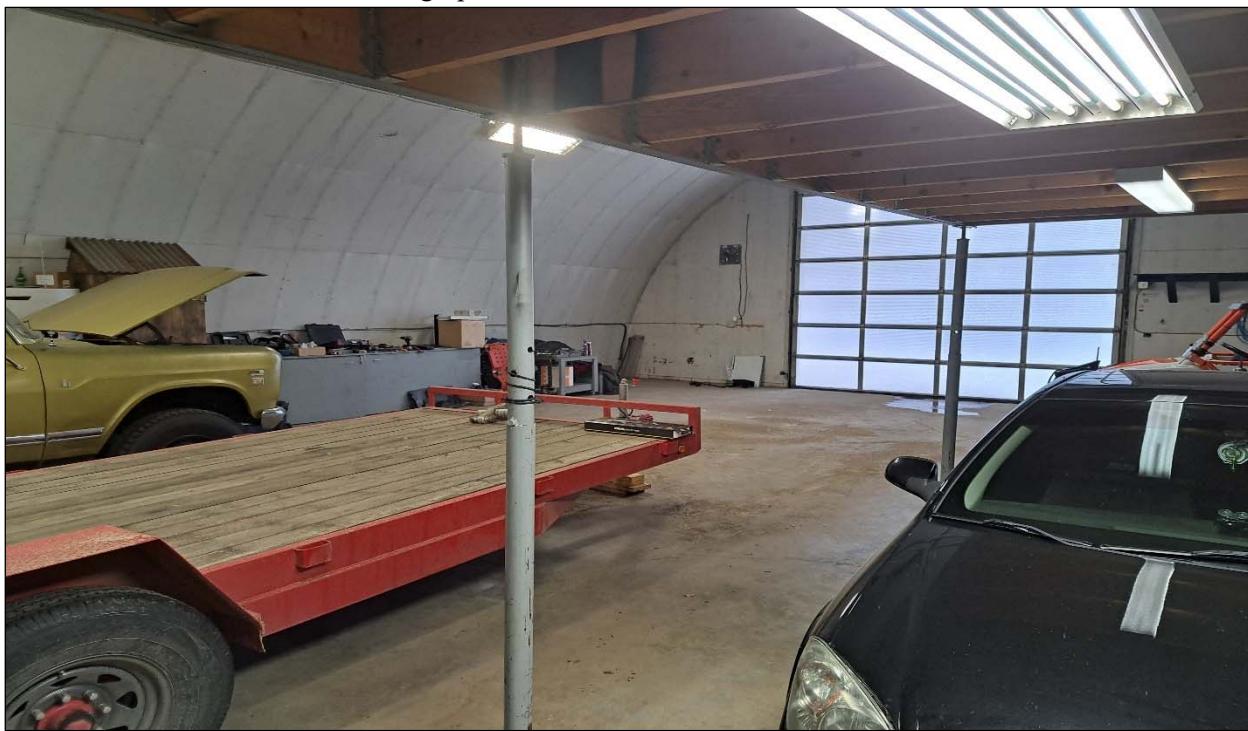


Photograph No. 6: Photograph taken from near the Site's southwest corner, facing northeast, showing a majority of the yard, residence, Quonset, vegetation, and general site conditions observed at the time of the site visit. Photograph taken on 28th March, 2024.

Photographs Cont'd - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



Photograph No. 7: Photograph taken from near the middle of historic Lot 1, facing north, showing a portion of the snow covered paved driveway, Quonset (back half of office building), portion of the yard, historic Lot 1's east treeline. Photograph taken on 28th March, 2024.



Photograph No. 8: Photograph taken from inside the Quonset, facing southeast, showing various equipment, vehicles, and tools, work bench, and typical conditions observed in the Quonset. Photograph taken on 28th March, 2023.

Photographs Cont'd - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



Photograph No. 9: Photograph taken from the southeast corner of the main shop, facing northwest, showing three vehicles, a camper, various tools and equipment, sump grating, and typical conditions observed in the shop. Photograph taken on 28th March, 2024.



Photograph No. 10: Photograph taken from the north side of the main shop, facing south, showing the used oil tank, which is filled from the shop using a siphon, and surrounding conditions. Photograph taken on 28th March, 2024.



Union Street Geotechnical

Aerial Images

Aerial Images - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



Aerial Image No. 1: Taken on May, 2023 (NTS).



Aerial Image No. 2: Taken on 2nd May, 2017 (NTS).

Aerial Images Cont'd - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



Aerial Image No. 3: Taken on 31st March, 2008 (NTS).



Aerial Image No. 4: Taken in 1998 (NTS).

Aerial Images Cont'd - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



Aerial Image No. 5: Taken in 1988 (NTS).



Aerial Image No. 6: Taken in 1978 (NTS).

Aerial Images Cont'd - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



Aerial Image No. 7: Taken in August 1966 (NTS).



Aerial Image No. 8: Taken in 1949 (NTS).



Union Street Geotechnical

Appendix A

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
242 068 337

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T2T5N3
AGENT - D B GRANT
"DATA UPDATED BY: TRANSFER OF CAVEAT NO.'S
842070499 & 892014874"
" AFFECTS PART OF THIS TITLE "

862 097 184 12/05/1986 UTILITY RIGHT OF WAY
GRANTEE - WESTRIDGE PETROLEUM CORP.
" AFFECTS PART OF THIS TITLE "

002 187 184 05/07/2000 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - RED DEER COUNTY.
38106 RGE RD. 275 RED DEER COUNTY
ALBERTA T4S2L9
" AFFECTS PART OF THIS TITLE "

(DATA UPDATED BY: CHANGE OF ADDRESS 042503817)

032 485 689 12/12/2003 CAVEAT
RE : LEASE
CAVEATOR - GUYS FREIGHTWAYS LTD.
C/O SIEWERT BOTHWELL
4922-52 STREET RED DEER
ALBERTA T4N2C8
AGENT - BRUCE N BOTHWELL
" AFFECTS PART OF THIS TITLE "

042 285 660 12/07/2004 CAVEAT
RE : WELLSITE AND ACCESS ROAD
CAVEATOR - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6
" AFFECTS PART OF THIS TITLE "

(DATA UPDATED BY: TRANSFER OF CAVEAT
232140828)

052 201 132 24/05/2005 CAVEAT
RE : PIPELINE RIGHT OF WAY
CAVEATOR - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6
AGENT - SEAL.
" AFFECTS PART OF THIS TITLE "

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
242 068 337

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF CAVEAT
232141945)

092 172 811 29/05/2009 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
100, 4911-51 ST
RED DEER
ALBERTA T4N6V4
ORIGINAL PRINCIPAL AMOUNT: \$655,500
" AFFECTS PART OF THIS TITLE "

142 360 588 27/10/2014 CAVEAT
RE : UTILITY RIGHT OF WAY
CAVEATOR - ATCO GAS AND PIPELINES LTD.
909 ELEVENTH AVE SW
CALGARY
ALBERTA T2R1L8
" AFFECTS PART OF THIS TITLE "

142 360 593 27/10/2014 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
" AFFECTS PART OF THIS TITLE "

242 068 191 14/03/2024 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - RED DEER COUNTY.
38106 RANGE ROAD 275
RED DEER COUNTY
ALBERTA T4S2L9
" AFFECTS PART OF THIS TITLE "

242 068 192 14/03/2024 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - RED DEER COUNTY.
38106 RANGE ROAD 275
RED DEER COUNTY
ALBERTA T4S2L9
" AFFECTS PART OF THIS TITLE "

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MARCH,
2024 AT 09:48 A.M.

ORDER NUMBER: 49989483

CUSTOMER FILE NUMBER: S-039-23



END OF CERTIFICATE

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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON MARCH 14, 2024

S

LINC SHORT LEGAL
0012 561 701 7922531;1;1

TITLE NUMBER
092 172 810

LEGAL DESCRIPTION
PLAN 7922531
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.44 HECTARES (3.56 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;38;24;NW

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 032 485 686

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
092 172 810	29/05/2009	TRANSFER OF LAND	\$690,000	\$1

OWNERS

TODD MICHAEL SCHWARTZ

AND
STEPHANIE SUZANNE SCHWARTZ
BOTH OF:
RR 1
RED DEER
ALBERTA T4N 5E1
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 485 687	12/12/2003	MORTGAGE

MORTGAGEE - GUYS FREIGHTWAYS LTD.
R.R. 1

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
092 172 810

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RED DEER
ALBERTA T4N5E1
ORIGINAL PRINCIPAL AMOUNT: \$177,500

032 485 688 12/12/2003 MORTGAGE
MORTGAGEE - BERNARD SCHWARTZ
R.R.1 RED DEER
ALBERTA T4N5E1
ORIGINAL PRINCIPAL AMOUNT: \$132,500

032 485 689 12/12/2003 CAVEAT
RE : LEASE
CAVEATOR - GUYS FREIGHTWAYS LTD.
C/O SIEWERT BOTHWELL
4922-52 STREET RED DEER
ALBERTA T4N2C8
AGENT - BRUCE N BOTHWELL

042 012 826 09/01/2004 POSTPONEMENT
OF MORT 032485687
TO MORT 032485688

092 172 811 29/05/2009 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
100, 4911-51 ST
RED DEER
ALBERTA T4N6V4
ORIGINAL PRINCIPAL AMOUNT: \$655,500

092 177 882 03/06/2009 DISCHARGE OF MORTGAGE 032485687
AND POSTPONEMENT 042012826

092 177 883 03/06/2009 DISCHARGE OF MORTGAGE 032485688

142 360 593 27/10/2014 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.

242 068 191 14/03/2024 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - RED DEER COUNTY.
38106 RANGE ROAD 275
RED DEER COUNTY
ALBERTA T4S2L9

242 068 337 14/03/2024 SUBDIVISION PLAN 2420590
TITLE CANCELLED IN FULL

TOTAL INSTRUMENTS: 010

(CONTINUED)

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF APRIL,
2024 AT 10:36 A.M.

ORDER NUMBER: 50144423

CUSTOMER FILE NUMBER:



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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON MAY 29, 2009

S

LINC SHORT LEGAL
0012 561 701 7922531;1;1

TITLE NUMBER
032 485 686

LEGAL DESCRIPTION
PLAN 7922531
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.44 HECTARES (3.56 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;38;24;NW

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 912 047 878

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
032 485 686	12/12/2003	TRANSFER OF LAND	\$310,000	\$310,000

OWNERS

TODD SCHWARTZ
OF R.R.1 RED DEER
ALBERTA T4N 5E1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
032 485 687	12/12/2003	MORTGAGE

032 485 687 12/12/2003 MORTGAGE
MORTGAGEE - GUYS FREIGHTWAYS LTD.
R.R. 1
RED DEER
ALBERTA T4N5E1
ORIGINAL PRINCIPAL AMOUNT: \$177,500

032 485 688 12/12/2003 MORTGAGE
MORTGAGEE - BERNARD SCHWARTZ

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
032 485 686

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

R.R.1 RED DEER
ALBERTA T4N5E1
ORIGINAL PRINCIPAL AMOUNT: \$132,500

032 485 689 12/12/2003 CAVEAT
RE : LEASE
CAVEATOR - GUYS FREIGHTWAYS LTD.
C/O SIEWERT BOTHWELL
4922-52 STREET RED DEER
ALBERTA T4N2C8
AGENT - BRUCE N BOTHWELL

042 012 826 09/01/2004 POSTPONEMENT
OF MORT 032485687
TO MORT 032485688

092 172 810 29/05/2009 TRANSFER OF LAND
OWNERS - TODD MICHAEL SCHWARTZ
OWNERS - STEPHANIE SUZANNE SCHWARTZ
BOTH OF:
RR 1
RED DEER
ALBERTA T4N5E1
AS JOINT TENANTS
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF APRIL,
2024 AT 10:36 A.M.

ORDER NUMBER: 50144423

CUSTOMER FILE NUMBER:



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HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON DECEMBER 12, 2003

5

LINC SHORT LEGAL
0012 561 701 7922531;1;1

TITLE NUMBER
912 047 878

LEGAL DESCRIPTION

PLAN 7922531

BLOCK 1

LOT 1

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 1.44 HECTARES (3.56 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

ATS REFERENCE: 4;28;38;24;NW

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 792 293 094

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE CONSIDERATION

912 047 878 27/02/1991 TRANSFER OF LAND \$90,000 \$90,000

OWNERS

BERNARD GUY SCHWARTZ
OF R.R. #1
RED DEER
ALBERTA T4N 5E1

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

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

032 485 686 12/12/2003 TRANSFER OF LAND
OWNERS - TODD SC
R.R.1 RED DEER
ALBERTA T4N5E1
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF APRIL,
2024 AT 10:36 A.M.

ORDER NUMBER: 50144423

CUSTOMER FILE NUMBER:



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HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON FEBRUARY 27, 1991

S

LINC SHORT LEGAL
0012 561 701 7922531;1;1

TITLE NUMBER
792 293 094

LEGAL DESCRIPTION
PLAN 7922531
BLOCK 1
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 1.44 HECTARES (3.56 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;28;38;24;NW

MUNICIPALITY: RED DEER COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
792 293 094	27/11/1979		\$152,500	

OWNERS

BERNARD GUY SCHWARTZ

AND
MARJORIE JEAN SCHWARTZ
BOTH OF:
R.R. #1, RED DEER
ALBERTA
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS

882 012 993 20/01/1988 REQUEST FOR RELEASE OF D.C.T.
DCT ISSUED
SURRENDERED BY 912047877

912 047 877 27/02/1991 STATUTORY DECLARATION RE LOST DCT

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
792 293 094

REGISTRATION

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

912 047 878 27/02/1991 TRANSFER OF LAND
OWNERS - BERNARD GUY SCHWARTZ
R.R. #1
RED DEER
ALBERTA T4N5E1
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF APRIL,
2024 AT 10:36 A.M.

ORDER NUMBER: 50144423

CUSTOMER FILE NUMBER:



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



HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON MARCH 14, 2024

S

LINC SHORT LEGAL
0039 831 466 4;28;38;24;NW

TITLE NUMBER
242 068 282

LEGAL DESCRIPTION

ALL THAT PORTION OF NW1/4, SEC 24, TWP 38, RGE 28, W4 MER
LYING WITHIN THE LIMITS OF LOT 1 BLOCK 2 PLAN 242XXXX
CONTAINING 1.99 HECTARES (4.92 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 952 038 251

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
242 068 282	14/03/2024	TRANSFER OF PART OF LAND	\$123,000	\$123,000

OWNERS

TODD MICHAEL SCHWARTZ

AND

STEPHANIE SUZANNE SCHWARTZ

BOTH OF:

RR1

RED DEER

ALBERTA T4N 5E1

AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
812 270 996	16/11/1981	CAVEAT CAVEATOR - LUCINDA GOLD RESOURCES LTD. BOX 4541, STATION "C", CALGARY ALBERTA T2T5N3

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
242 068 282

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AGENT - D B GRANT
"DATA UPDATED BY: TRANSFER OF CAVEAT NO.'S
842070499 & 892014874"

862 097 184 12/05/1986 UTILITY RIGHT OF WAY
GRANTEE - WESTRIDGE PETROLEUM CORP.

002 187 184 05/07/2000 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - RED DEER COUNTY.
38106 RGE RD. 275 RED DEER COUNTY
ALBERTA T4S2L9
(DATA UPDATED BY: CHANGE OF ADDRESS 042503817)

042 285 660 12/07/2004 CAVEAT
RE : WELLSITE AND ACCESS ROAD
CAVEATOR - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6
(DATA UPDATED BY: TRANSFER OF CAVEAT
232140828)

042 503 817 17/11/2004 CHANGE OF ADDRESS FOR SERVICE
RE: RED DEER COUNTY.
38106 RGE RD. 275 RED DEER COUNTY
ALBERTA T4S2L9
AFFECTS INSTRUMENT: 002187184

052 201 132 24/05/2005 CAVEAT
RE : PIPELINE RIGHT OF WAY
CAVEATOR - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6
AGENT - SEAL.
(DATA UPDATED BY: TRANSFER OF CAVEAT
232141945)

102 446 786 22/12/2010 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
RED DEER NORTH GAETZ CROSSING
6794-50 AVE
RED DEER
ALBERTA T4N4E1
ORIGINAL PRINCIPAL AMOUNT: \$100,000

142 319 121 24/09/2014 AMENDING AGREEMENT
AMOUNT: \$150,000
(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
242 068 282

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

AFFECTS INSTRUMENT: 102446786

142 360 588 27/10/2014 CAVEAT

RE : UTILITY RIGHT OF WAY
CAVEATOR - ATCO GAS AND PIPELINES LTD.
909 ELEVENTH AVE SW
CALGARY
ALBERTA T2R1L8

182 010 244 13/01/2018 AMENDING AGREEMENT

AMOUNT: \$1,000,000
AFFECTS INSTRUMENT: 102446786

182 010 245 13/01/2018 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ATB FINANCIAL.
RED DEER NORTH GAETZ CROSSING
6794 50 AVENUE
RED DEER
ALBERTA T4N4E1
AGENT - CHRISTOPHER R WARREN

232 140 828 04/05/2023 TRANSFER OF CAVEAT 042285660
TRANSFeree - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6

232 141 945 04/05/2023 TRANSFER OF CAVEAT 052201132
TRANSFeree - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6
AGENT - SEAL.

242 068 192 14/03/2024 CAVEAT

RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - RED DEER COUNTY.
38106 RANGE ROAD 275
RED DEER COUNTY
ALBERTA T4S2L9

242 068 305 14/03/2024 DISCHARGE OF MORTGAGE 102446786
AND CAVEAT 182010245
AND AMENDING AGREEMENT 142319121
AND AMENDING AGREEMENT 182010244

242 068 337 14/03/2024 SUBDIVISION PLAN 2420590
TITLE CANCELLED IN FULL

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4
242 068 282

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

TOTAL INSTRUMENTS: 016

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF APRIL,
2024 AT 10:36 A.M.

ORDER NUMBER: 50144423

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.

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INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON MARCH 14, 2024

S

LINC SHORT LEGAL
0013 881 157 4;28;38;24;NW

TITLE NUMBER
952 038 251

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 38

SECTION 24

QUARTER NORTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT: HECTARES (ACRES) MORE OR LESS

A) PLAN 5362Y	- ROAD	1.61	3.99
B) PLAN 1340NY	- ROAD	0.425	1.05
C) PLAN 7922531	- SUBDIVISION	1.44	3.56
D) PLAN 8520080	- ROAD	10.473	25.88

E) ALL THAT PORTION LYING TO THE SOUTH AND EAST OF ROAD PLAN 8520080 AND
NORTH OF ROAD PLAN 5362Y,

CONTAINING 11.08 27.38

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 952 038 250

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
952 038 251	10/02/1995	TRANSFER OF LAND	\$205,000	\$205,000

OWNERS

POPLAR RIDGE HOLDINGS LTD.
OF R.R. 1
RED DEER
ALBERTA T4N 5E1

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
952 038 251

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

792 086 799 23/04/1979 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
10035-105 ST
EDMONTON
ALBERTA T5J2V6

812 270 996 16/11/1981 CAVEAT
CAVEATOR - LUCINDA GOLD RESOURCES LTD.
BOX 4541, STATION "C", CALGARY
ALBERTA T2T5N3
AGENT - D B GRANT
"DATA UPDATED BY: TRANSFER OF CAVEAT NO.'S
842070499 & 892014874"

852 113 806 05/06/1985 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
10035-105 ST
EDMONTON
ALBERTA T5J2V6
"PART"

852 138 174 04/07/1985 UTILITY RIGHT OF WAY
GRANTEE - ATCO GAS AND PIPELINES LTD.
10035-105 ST
EDMONTON
ALBERTA T5J2V6
"PART"

862 097 184 12/05/1986 UTILITY RIGHT OF WAY
GRANTEE - WESTRIDGE PETROLEUM CORP.

922 290 886 25/09/1992 MORTGAGE
MORTGAGEE - HONGKONG BANK OF CANADA.
4610-49 AVE
RED DEER
ALBERTA
ORIGINAL PRINCIPAL AMOUNT: \$160,000

952 200 868 02/08/1995 DISCHARGE OF MORTGAGE 922290886

002 187 184 05/07/2000 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - RED DEER COUNTY.
38106 RGE RD. 275 RED DEER COUNTY
ALBERTA T4S2L9
(DATA UPDATED BY: CHANGE OF ADDRESS 042503817)

012 020 454 19/01/2001 TRANSFER OF UTILITY RIGHT OF WAY 852113806
TRANSFeree - ATCO GAS AND PIPELINES LTD.

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
952 038 251

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

10035-105 ST
EDMONTON
ALBERTA T5J2V6

012 020 504 19/01/2001 TRANSFER OF UTILITY RIGHT OF WAY 852138174
TRANSFeree - ATCO GAS AND PIPELINES LTD.
10035-105 ST
EDMONTON
ALBERTA T5J2V6

012 023 601 22/01/2001 TRANSFER OF UTILITY RIGHT OF WAY 792086799
TRANSFeree - ATCO GAS AND PIPELINES LTD.
10035-105 ST
EDMONTON
ALBERTA T5J2V6

042 285 660 12/07/2004 CAVEAT
RE : WELLSITE AND ACCESS ROAD
CAVEATOR - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6
(DATA UPDATED BY: TRANSFER OF CAVEAT
232140828)

042 503 817 17/11/2004 CHANGE OF ADDRESS FOR SERVICE
RE: RED DEER COUNTY.
38106 RGE RD. 275 RED DEER COUNTY
ALBERTA T4S2L9
AFFECTS INSTRUMENT: 002187184

052 201 132 24/05/2005 CAVEAT
RE : PIPELINE RIGHT OF WAY
CAVEATOR - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6
AGENT - SEAL.
(DATA UPDATED BY: TRANSFER OF CAVEAT
232141945)

082 414 793 22/09/2008 MORTGAGE
MORTGAGEE - HSBC BANK CANADA.
108 4909-49 ST
RED DEER
ALBERTA T4N1V1
ORIGINAL PRINCIPAL AMOUNT: \$1,500,000

082 414 794 22/09/2008 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 4
952 038 251

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

CAVEATOR - HSBC BANK CANADA.

108 4909-49 ST

RED DEER

ALBERTA T4N1V1

AGENT - CHRISTOPHER R WARREN

102 446 786 22/12/2010 MORTGAGE

MORTGAGEE - ALBERTA TREASURY BRANCHES.

RED DEER NORTH GAETZ CROSSING

6794-50 AVE

RED DEER

ALBERTA T4N4E1

ORIGINAL PRINCIPAL AMOUNT: \$100,000

112 027 491 28/01/2011 DISCHARGE OF MORTGAGE 082414793

AND CAVEAT 082414794

142 319 121 24/09/2014 AMENDING AGREEMENT

AMOUNT: \$150,000

AFFECTS INSTRUMENT: 102446786

142 360 588 27/10/2014 CAVEAT

RE : UTILITY RIGHT OF WAY

CAVEATOR - ATCO GAS AND PIPELINES LTD.

909 ELEVENTH AVE SW

CALGARY

ALBERTA T2R1L8

142 360 589 27/10/2014 DISCHARGE OF UTILITY RIGHT OF WAY 792086799

AND TRANSFER OF 012023601

142 360 590 27/10/2014 DISCHARGE OF UTILITY RIGHT OF WAY 852138174

AND TRANSFER OF 012020504

142 360 591 27/10/2014 DISCHARGE OF UTILITY RIGHT OF WAY 852113806

AND TRANSFER OF 012020454

182 010 244 13/01/2018 AMENDING AGREEMENT

AMOUNT: \$1,000,000

AFFECTS INSTRUMENT: 102446786

182 010 245 13/01/2018 CAVEAT

RE : ASSIGNMENT OF RENTS AND LEASES

CAVEATOR - ATB FINANCIAL.

RED DEER NORTH GAETZ CROSSING

6794 50 AVENUE

RED DEER

ALBERTA T4N4E1

AGENT - CHRISTOPHER R WARREN

ENCUMBRANCES, LIENS & INTERESTS

PAGE 5
952 038 251

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

232 140 828 04/05/2023 TRANSFER OF CAVEAT 042285660
TRANSFeree - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6

232 141 945 04/05/2023 TRANSFER OF CAVEAT 052201132
TRANSFeree - HWN ENERGY LTD.
2100, 715-5 AVENUE SW
CALGARY
ALBERTA T2P2X6
AGENT - SEAL.

242 068 192 14/03/2024 CAVEAT
RE : DEVELOPMENT AGREEMENT PURSUANT TO MUNICIPAL
GOVERNMENT ACT
CAVEATOR - RED DEER COUNTY.
38106 RANGE ROAD 275
RED DEER COUNTY
ALBERTA T4S2L9

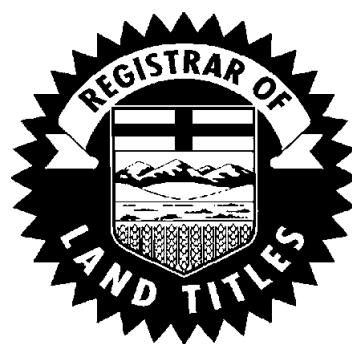
242 068 282 14/03/2024 TRANSFER OF PART OF LAND
OWNERS - TODD MICHAEL SCHWARTZ
OWNERS - STEPHANIE SUZANNE SCHWARTZ
BOTH OF:
RR1
RED DEER
ALBERTA T4N5E1
AS JOINT TENANTS
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 029

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF APRIL,
2024 AT 10:36 A.M.

ORDER NUMBER: 50144423

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

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

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HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON FEBRUARY 10, 1995

S

LINC SHORT LEGAL
0013 881 157 4;28;38;24;NW

TITLE NUMBER
952 038 250

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 28 TOWNSHIP 38

SECTION 24

QUARTER NORTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:	HECTARES	(ACRES)	MORE OR LESS
A) PLAN 5362Y - ROAD	1.61	3.99	
B) PLAN 1340NY - ROAD	0.425	1.05	
C) PLAN 7922531 - SUBDIVISION	1.44	3.56	
D) PLAN 8520080 - ROAD	10.473	25.88	
E) ALL THAT PORTION LYING TO THE SOUTH AND EAST OF ROAD PLAN 8520080 AND NORTH OF ROAD PLAN 5362Y,	11.08	27.38	

CONTAINING 11.08 27.38

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 922 290 885

REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
952 038 250	10/02/1995	TRANSFER OF LAND	\$205,000	\$205,000

OWNERS

GUYS FREIGHTWAYS LTD.
OF R.R. 1
RED DEER
ALBERTA T4N 5E1

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
952 038 250

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

792 086 799 23/04/1979 UTILITY RIGHT OF WAY
GRANTEE - NORTHWESTERN UTILITIES LIMITED.

812 270 996 16/11/1981 CAVEAT
CAVEATOR - LUCINDA GOLD RESOURCES LTD.
BOX 4541, STATION "C", CALGARY
ALBERTA T2T5N3
AGENT - D B GRANT
"DATA UPDATED BY: TRANSFER OF CAVEAT NO.'S
842070499 & 892014874"

852 113 806 05/06/1985 UTILITY RIGHT OF WAY
GRANTEE - NORTHWESTERN UTILITIES LIMITED.
"PART"

852 138 174 04/07/1985 UTILITY RIGHT OF WAY
GRANTEE - NORTHWESTERN UTILITIES LIMITED.
"PART"

862 097 184 12/05/1986 UTILITY RIGHT OF WAY
GRANTEE - WESTRIDGE PETROLEUM CORP.

922 290 886 25/09/1992 MORTGAGE
MORTGAGEE - HONGKONG BANK OF CANADA.
4610-49 AVE
RED DEER
ALBERTA
ORIGINAL PRINCIPAL AMOUNT: \$160,000

952 038 251 10/02/1995 TRANSFER OF LAND
OWNERS - POPLAR RIDGE HOLDINGS LTD.
R.R. 1
RED DEER
ALBERTA T4N5E1
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 4 DAY OF APRIL,
2024 AT 10:36 A.M.

ORDER NUMBER: 50144423

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

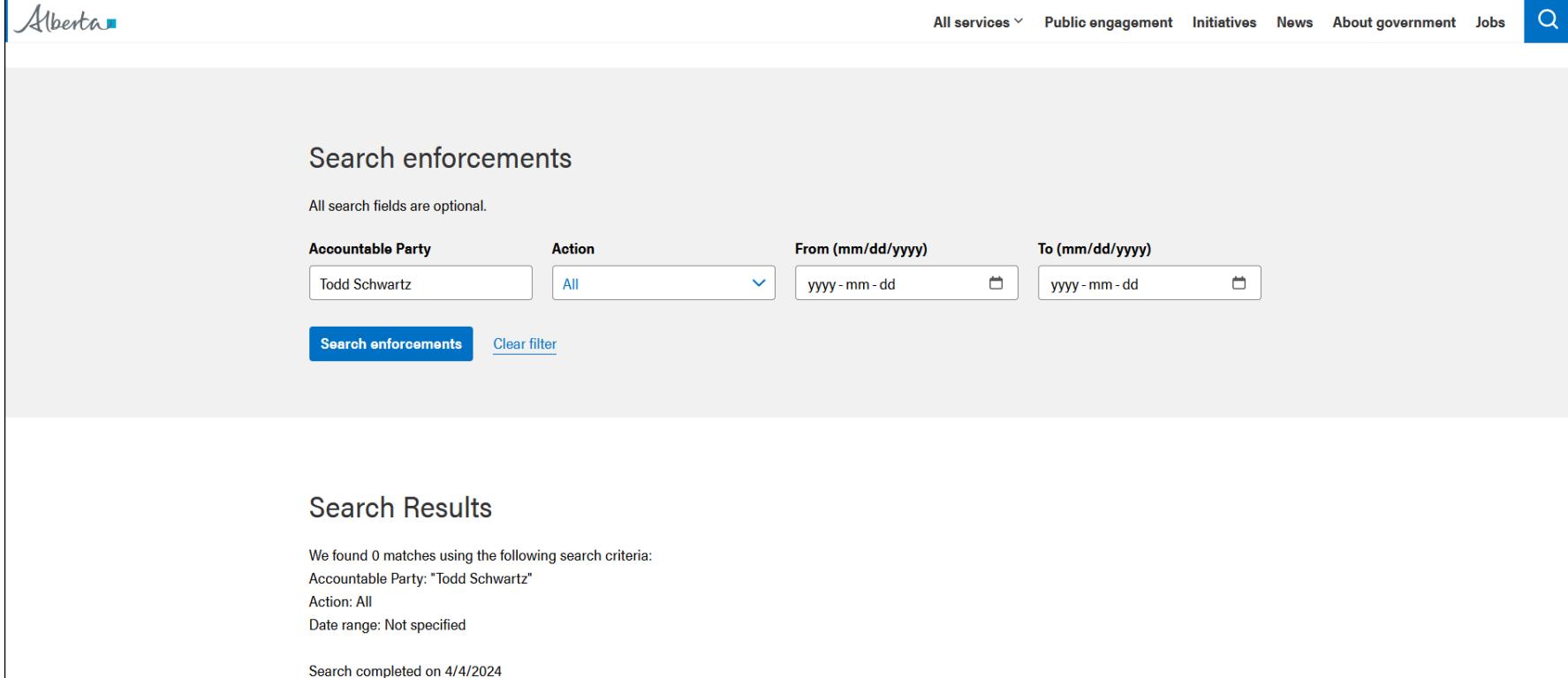
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PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



Appendix B

Alberta Environment Enforcement Search - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



The screenshot shows the Alberta Environment Enforcement Search interface. At the top, there is a navigation bar with links for 'All services', 'Public engagement', 'Initiatives', 'News', 'About government', 'Jobs', and a search icon. The main content area is titled 'Search enforcements' and includes a note that 'All search fields are optional.' Below this are four search filters: 'Accountable Party' (set to 'Todd Schwartz'), 'Action' (set to 'All'), 'From (mm/dd/yyyy)' (set to 'yyyy - mm - dd'), and 'To (mm/dd/yyyy)' (set to 'yyyy - mm - dd'). There are two buttons at the bottom of this section: a blue 'Search enforcements' button and a 'Clear filter' link. The lower section is titled 'Search Results' and displays a message: 'We found 0 matches using the following search criteria: Accountable Party: "Todd Schwartz" Action: All Date range: Not specified'. At the bottom of this section, it says 'Search completed on 4/4/2024'.

Alberta

All services ▾ Public engagement Initiatives News About government Jobs Q

Search enforcements

All search fields are optional.

Accountable Party	Action	From (mm/dd/yyyy)	To (mm/dd/yyyy)
Todd Schwartz	All	yyyy - mm - dd	yyyy - mm - dd

Search enforcements [Clear filter](#)

Search Results

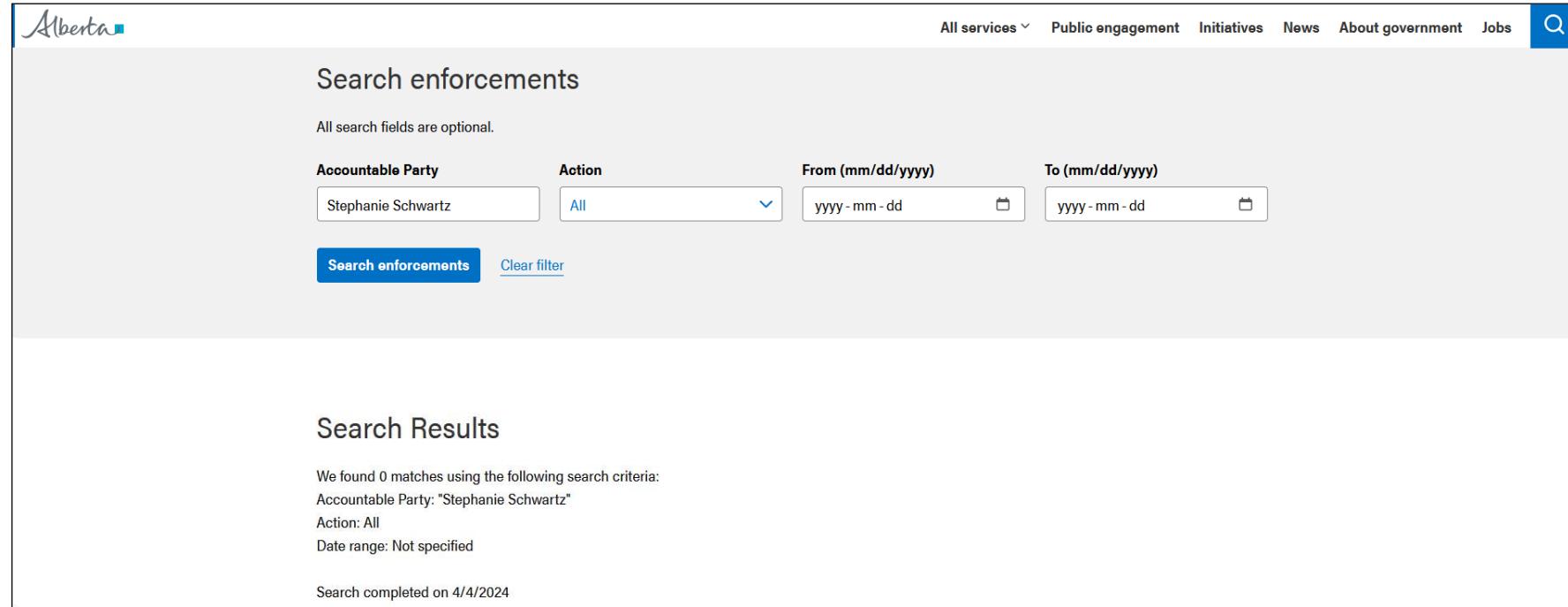
We found 0 matches using the following search criteria:

Accountable Party: "Todd Schwartz"
Action: All
Date range: Not specified

Search completed on 4/4/2024

Note: Accessed 4th April, 2024.

Alberta Environment Enforcement Search - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



The screenshot shows the Alberta Environment Enforcement Search interface. At the top, there is a navigation bar with links for 'All services', 'Public engagement', 'Initiatives', 'News', 'About government', 'Jobs', and a search icon. The main content area is titled 'Search enforcements' and includes a note that 'All search fields are optional'. There are four filter fields: 'Accountable Party' (Stephanie Schwartz), 'Action' (All), 'From (mm/dd/yyyy)' (yyyy-mm-dd), and 'To (mm/dd/yyyy)' (yyyy-mm-dd). Below the filters are two buttons: 'Search enforcements' (in blue) and 'Clear filter' (in blue). The results section is titled 'Search Results' and displays a message: 'We found 0 matches using the following search criteria: Accountable Party: "Stephanie Schwartz" Action: All Date range: Not specified'. At the bottom of the results section, it says 'Search completed on 4/4/2024'.

Alberta

All services ▾ Public engagement Initiatives News About government Jobs

Search enforcements

All search fields are optional.

Accountable Party	Action	From (mm/dd/yyyy)	To (mm/dd/yyyy)
Stephanie Schwartz	All	yyyy-mm-dd	yyyy-mm-dd

[Search enforcements](#) [Clear filter](#)

Search Results

We found 0 matches using the following search criteria:

Accountable Party: "Stephanie Schwartz"
Action: All
Date range: Not specified

Search completed on 4/4/2024

Note: Accessed 4th April, 2024.

Alberta Environment Enforcement Search - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta

Alberta

All services ▾ Public engagement Initiatives News About government Jobs Q

Search enforcements

All search fields are optional.

Accountable Party	Action	From (mm/dd/yyyy)	To (mm/dd/yyyy)
Bernard Schwartz	All	1960 - 01 - 01	2024 - 04 - 04

Search enforcements [Clear filter](#)

Search Results

We found 0 matches using the following search criteria:

Accountable Party: "Bernard Schwartz"
Action: All
Date range: From 1/1/1960 To 4/4/2024

Search completed on 4/4/2024

Note: Accessed 4th April, 2024.

Alberta Environment Enforcement Search - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta

 Alberta.ca

All services ▾ Public engagement Initiatives News About government Jobs 

Search enforcements

All search fields are optional.

Accountable Party	Action	From (mm/dd/yyyy)	To (mm/dd/yyyy)
Guys Freightways Ltd.	All	1960-01-01	2024-04-04

[Search enforcements](#) [Clear filter](#)

Search Results

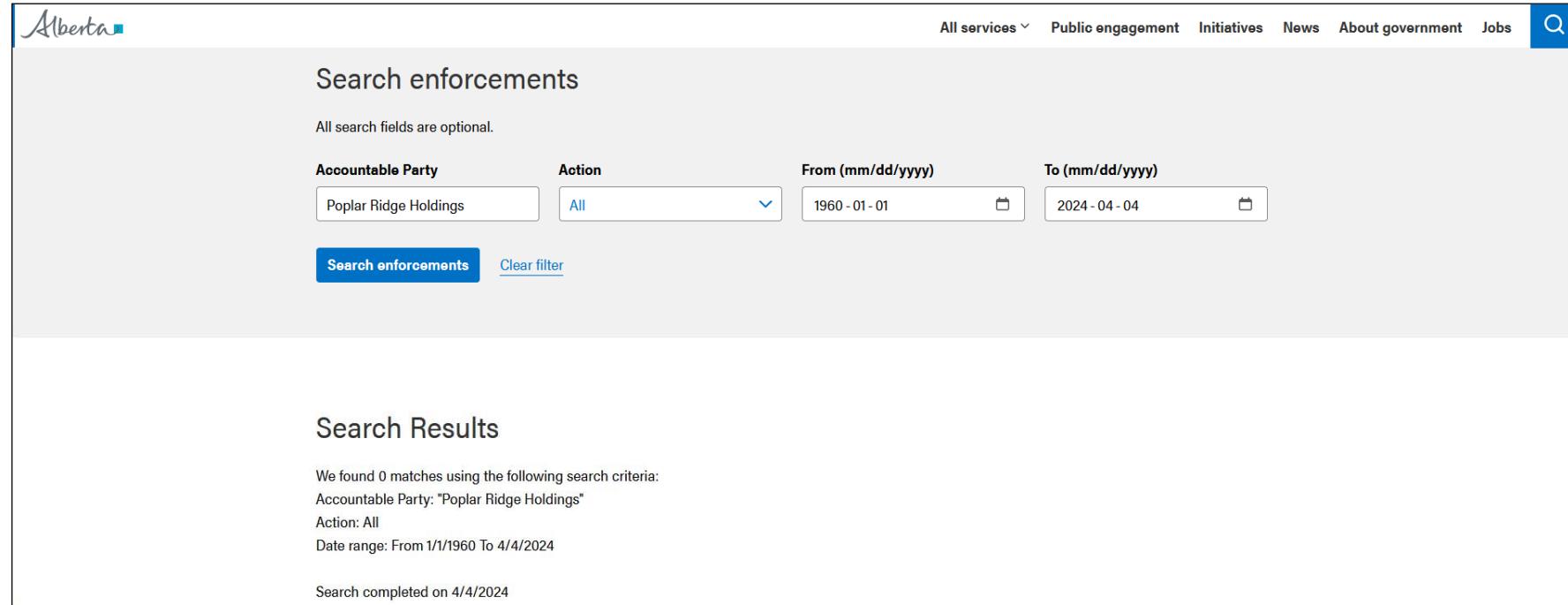
We found 0 matches using the following search criteria:

Accountable Party: "Guys Freightways Ltd."
Action: All
Date range: From 1/1/1960 To 4/4/2024

Search completed on 4/4/2024

Note: Accessed 4th April, 2024.

Alberta Environment Enforcement Search - Phase I Environmental Site Assessment
28045 Township Road 384
Red Deer County, Alberta



The screenshot shows the Alberta Environment Enforcement Search interface. At the top, there is a navigation bar with links for 'All services', 'Public engagement', 'Initiatives', 'News', 'About government', 'Jobs', and a search icon. The main content area is titled 'Search enforcements' and includes a note that 'All search fields are optional.' Below this are four filter fields: 'Accountable Party' (Poplar Ridge Holdings), 'Action' (All), 'From (mm/dd/yyyy)' (1960-01-01), and 'To (mm/dd/yyyy)' (2024-04-04). There are two buttons at the bottom of this section: 'Search enforcements' (in blue) and 'Clear filter'. The next section, 'Search Results', displays a message stating 'We found 0 matches using the following search criteria:' followed by the search parameters: Accountable Party: "Poplar Ridge Holdings", Action: All, and Date range: From 1/1/1960 To 4/4/2024. A note at the bottom of this section says 'Search completed on 4/4/2024'.

Alberta

All services ▾ Public engagement Initiatives News About government Jobs

Search enforcements

All search fields are optional.

Accountable Party	Action	From (mm/dd/yyyy)	To (mm/dd/yyyy)
Poplar Ridge Holdings	All	1960-01-01	2024-04-04

[Search enforcements](#) [Clear filter](#)

Search Results

We found 0 matches using the following search criteria:

Accountable Party: "Poplar Ridge Holdings"
Action: All
Date range: From 1/1/1960 To 4/4/2024

Search completed on 4/4/2024

Note: Accessed 4th April, 2024.

**Notes:**

1 - Search performed on 4th April, 2024.



Alberta Safety Codes Authority

April 5, 2024

Josh Wilson
Union Street Geo Technical
4726 78A St Close
Red Deer, Alberta T4P 2J2

Email: v8_289@hotmail.com

Re: ASCA Storage Tank Your File# USG1839 Order ID# 10283

Dear Josh Wilson,

As per your search requests received April 4, 2023 Alberta Safety Codes Authority (ASCA) has searched the storage tank database for existing and former installations of storage tank systems, as defined by the Fire Code, including those known to be inside structures at the following addresses:

28045 Township Road 384 Red Deer County, Alberta | Lot: 1 Block: 2 Plan: 2420590

The search of the storage tank database determined no records were available for the address requested.

The Freedom of Information and Protection of Privacy Act governs the information provided. Please note that the database is **not** complete. The main limitation of the database is that it only includes, information reported through registration and permitting, or a survey of abandoned sites completed in 1992 and should not be considered a comprehensive inventory of all past or present storage tank sites. ASCA's storage tank systems database is solely maintained based on information provided by owners, and or operators of storage tank systems; therefore, the database may not reflect information related to all existing or former storage tank systems in Alberta. Further information on storage tank systems or investigations involving a spill/release or contamination may be filed with the local fire service or Alberta Environment.

Regards

Brenda Shepherd
Administrative Assistant
Alberta Safety Codes Authority
Safety Codes Council | safetycodes.ab.ca
Tel. 780.969-1001 | Toll-Free 1-888-413-0099



CORPORATE SERVICES
38106 Range Road 275
Red Deer County, AB T4S 2L9
Phone: 403.350.2150
Fax: 403.346.9840

March 25, 2024

Our File #: 2024-IRR-008
Your File #: Unknown

Joshua Wilson
Geotechnical Manager
Union Street Geotechnical
4726 - 78A Street Close
Red Deer, Alberta T4P 2J2
403-350-9688
www.unionstreetgeo.ca

NW 24-38-28-4 - Plan 2420590 – Block 2 – Lot 1

This letter is regarding your information request on the above noted property, received via e-mail on March 15, 2024, and confirmation of lands with all owner's authorization on March 19, 2024. In your letter you requested the following information:

- Any environmentally relative info regarding the site
- Known current or historic landfills within a 500 m radius.
- Any environmental/hazardous goods bylaw infractions.
- Any building permits issued regarding environmental structures, hazardous goods containment, underground tanks, etc.
- Any known fires or emergency responses pertaining to spills.
- Any complaints due to odor, spills, etc.
- Any known environmental issues in general.

Our files show no record of any landfills, spills or other records that would indicate environmental concerns associated with the property.

Red Deer County does not keep files on underground or aboveground storage tanks, with any aspects of the property development or property history, which may raise environmental concerns. For information on underground or aboveground storage tanks please contact:

Alberta Safety Codes Authority
#500, 10405 Jasper Avenue Edmonton, Alberta T5J 3N4
Phone: (780) 413-0099 Fax: (780) 424-5134
Email: ascatanks@safetycodes.ab.ca

Since January 1, 2016 there have been no Safety Code Permits applied for (e.g., Building, Electrical, Gas, Plumbing & Private Sewage), prior to this date Alberta Municipal Affairs had jurisdiction you will need to contact ASCA for any records requests, please complete the [search request form](#) and forward it to ASCA askasca@safetycodes.ab.ca. The ASCA representatives will contact you to share the search results.

Red Deer County



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If you require more details related to the historical permit search request, please contact ASCA at 1.888.413.0099 or askasca@safetycodes.ab.ca.

Our data entries queried on our emergency response database (Firepro) were from 2003 when the system was installed - to current date, on the above land description.

The last property inspection for 28045 Township Road 384 occurred on March 30th, 2023, with no outstanding issues. There was a fire call for emergency medical services on July 30th, 2020.

The last property inspection for 38656 Range Road 281 occurred January 20th, 2020, with no outstanding issues. There was a fire call for a grass fire in 2011, and a fire call for a vehicle fire in 2017.

According to a search performed by Protective Services there have been no bylaw infractions on the above land description recorded.

Please see attached letter from our Planning & Development Services department.

Should you require further information, you may contact me by phone at 403.350.2150 ext.212 or email at jwright@rdcounty.ca

Yours truly,
Jennifer Wright
Information Technician
Red Deer County

Red Deer County



PLANNING & DEVELOPMENT SERVICES

38106 Range Road 275

Red Deer County, AB T4S 2L9

Phone: 403.350.2150

Fax: 403.346.9840

March 19, 2024

Union Street Geotechnical
Attn: Joshua Wilson, P.Eng.
Geotechnical Manager
jwilson@unionstreetgeo.ca

Re: 28045 Tsp Rd 384, Red Deer County
Lot 1A, Block 1 / NW 24-38-28-4

Please be advised the following permits have been issued on the above noted land from
Planning & Development:

- November 28, 2023 – Subdivision Approval (to subdivide 1.99 ha (4.91 acres) from the NW 24-38-28-4 to be consolidated with Lot 1, Block 1, Plan 7922531)
- February 5, 2024 – Deferred Servicing Agreement (subdivision condition)
- June 24, 2008 – Redesignation of 39.71 ha (98.14 acres) from AG District to Business Service Commercial District (C-4)
- June 4, 2008 – Development Permit – Accessory Building
- June 8, 1992 – confirmation from Fire Department underground fuel tank was removed in accordance with Alberta Regulation 151/84, the Alberta Fire Code. A purged 10,000 gallon diesel fuel tank was removed from the ground and a soil sample was tested with an aim 3000 gas detector, reading it did not indicate the presents of any hydrocarbons, no evidence of soil contamination.
- June 11, 2001 – Borrow Pit (Earth Tech) (Provincial Project for Hwy 11)
- July 12, 2000 – Development Permit – Bed & Breakfast (moved in cabin)
- April 1994 – Development Permit – Single Family Dwelling
- April 1993 – Accessory Building (Pole Shed)
- April 1979 – Subdivision of 1.93 ha (4.77 acres)

Denise Bedford
Senior Development Officer



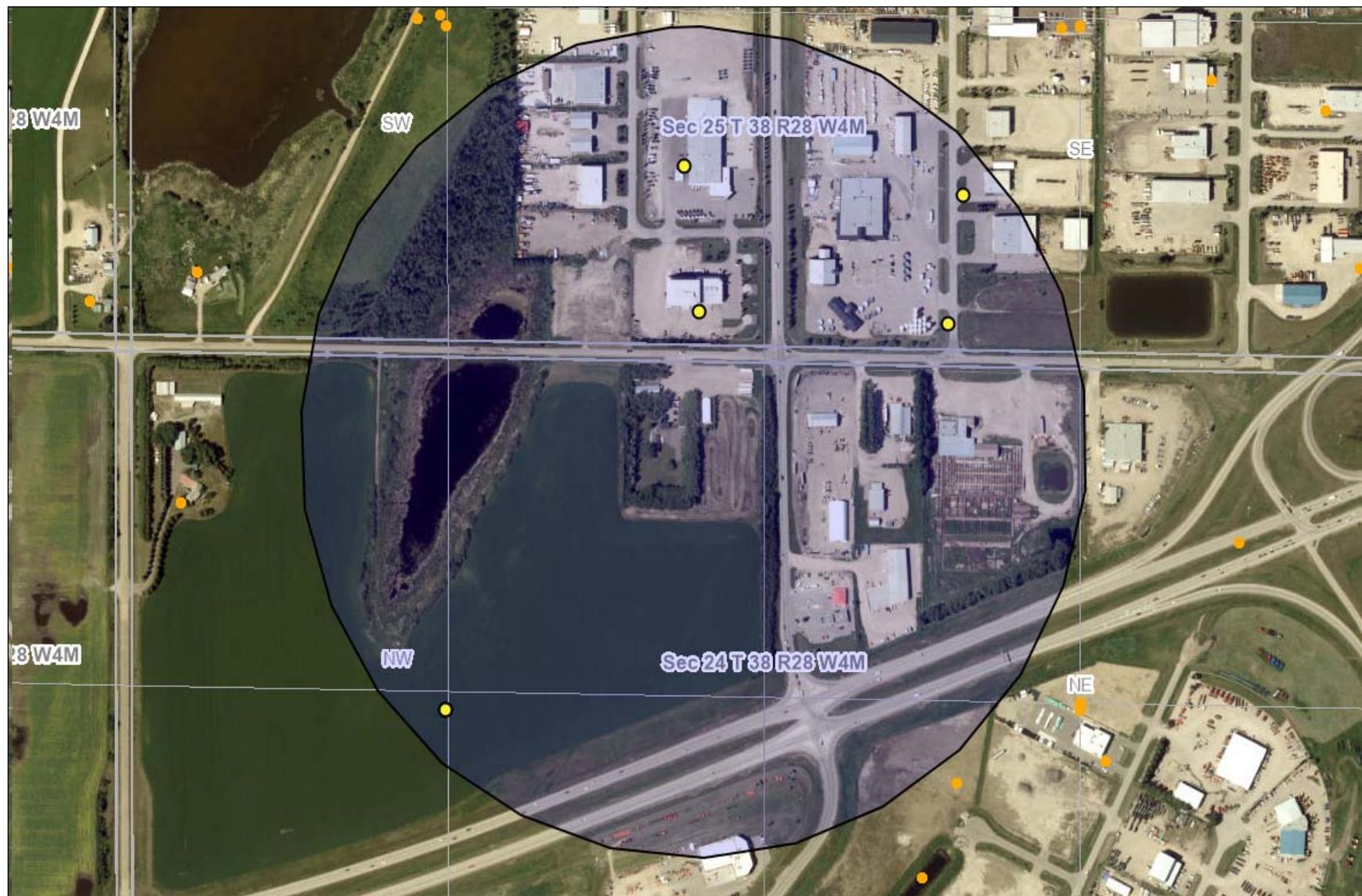
Note: A 500 m radius search performed on 3rd April, 2024.



Note: A 500 m radius search performed on 3rd April, 2024.



Note: A 500 m radius search performed on the 3rd April, 2024.



Note: 500 m radius search performed on the 4th April, 2024.

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 (m)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (m)	TEST RATE (L/min)	SC_DIA (cm)
99545	NW	24	38	28	4	FORRESTER DRILLING	1976-02-25	53.34	New Well	Domestic & Stock		8		EDGAR, BOB JR	21.34	113.65	17.78
99546	NW	24	38	28	4	UNKNOWN DRILLER		57.00	Chemistry	Domestic	1			EDGAR, R.S.			0.00
99547	NW	24	38	28	4	COMFORT DRLG	1979-09-15	36.58	New Well	Industrial		8		BURNT LAKE LIVESTOCK MART	12.50	68.19	14.12
169988	NW	24	38	28	4	LOUSANA WATER WELLS (1987) LTD.	1992-10-23	67.06	New Well	Domestic		17	8	ALTA WHEAT POOL/PEARSON, JIM	14.78	54.55	14.12
1065605	4	25	38	26	4	ALKEN BASIN DRILLING LTD.	2008-07-11	79.25	New Well	Other		13	25	STRONGCO 1245277 AB LTD.	22.86	54.55	14.12
1380050	2	25	38	28	4	J.C. DRILLING	2003-12-30	69.19	New Well	Domestic		23	4	R.D. FLUSH SYSTEMS	11.77	45.46	16.83
2085054	3	25	38	28	4	BLACK DOG DRILLING & ENV SERV. LTD.	2008-09-29	48.77	New Well	Domestic		10	7	SCOTT BUILDERS	14.33	272.77	14.13
2085664	2	25	38	28	4	BLACK DOG DRILLING & ENV SERV. LTD.			Existing Well- Decommissioned	Unknown				URBAN DIRT WORKS			



Appendix C

GENERAL SITE OBSERVATIONS	OBSERVED	NOTES
Current Use	Occupied by Steve's Livestock Transport.	Commercial livestock (cattle and hogs) carrier
Current Use likely to indicate RECs	No.	Basic repair and maintenance of equipment.
Ditches, streams	Ditches along Twp. Rd. 384 & BLT.	
Past Use	Guys Freightways Ltd. shop and office.	Residence prior to 1980, prior to that, cropland.
Past Use likely to indicate RECs	No.	Basic repair and maintenance of equipment.
Roads	Twp. Rd. 384 to the north, BLT to the east.	
Structures	Residence, shop, Quonset/office, cold storage.	
Surface water	None observed.	
Topography of site and surrounding area	Generally level.	
STORAGE & EQUIPMENT OBSERVATIONS	OBSERVED	NOTES
Aboveground storage tanks	One observed, waste oil storage tank.	
Below grade vaults	None observed but likely one for septic.	
Bulk chemical storage	None observed.	
Chemical mixing areas	None observed.	
Drains and piping	None observed.	

Drums	None observed.	
Electrical or hydraulic equipment (Polychlorinated biphenyls [PCBs])	None observed.	
Hazardous chemical and petroleum products in connection with known use	Yes, oil, gas, diesel, etc. containers used in the repair and maintenance of equipment.	
Hazardous chemical and petroleum products in connection with unknown use	No.	
Non-hazardous containers with contents	Drinking water system, garbage cans, etc.	
Hazardous waste storage	None observed.	
Heating and cooling system and fuel source	Natural gas.	
Industrial waste treatment equipment	None observed.	
Loading and unloading areas	None observed.	
Pits, ponds, or lagoons	None observed.	
Process waste water	None observed.	
Sanitary sewer system	Private septic field.	
Septic system (e.g tank and leach fields)	Private septic field.	

Storm drains/ catch basin	None observed.	
Sumps and clarifiers	Sump in shop.	Concrete lined.
Underground storage tank(s)(including heating oil tanks)	Not observed, but septic field.	
Unidentified substance containers	No.	
SOIL AND VEGETATION	OBSERVED	NOTES
Discolored soil or water	None observed.	
Fill dirt from a known source	None observed.	
Fill dirt from an unknown source	None observed.	
Soil Piles	None observed.	
Stained, soil, pavement or concrete	Minor stains observed on floor in shop.	
Stressed vegetation	None observed.	
ADDITIONAL OBSERVATIONS	OBSERVED	NOTES
Burned or buried debris	None observed.	
Odors	None observed.	
Pools of liquid	None observed.	
Solid Waste/evidence of unauthorized dumping	None observed.	

Stains or corrosion (interior, non-water)	None observed.	
Waste water discharge	None observed.	
Water supplies (potable and process)	Drilled well.	
WELLS	OBSERVED	NOTES
Wells (irrigation, monitoring)	None observed.	
Wells (dry)	None observed.	
Wells (oil and gas)	None observed.	