



STRATIS

ENVIRONMENTAL

Report To:

Black Tie Real Estate Ltd.
11802 - 145 Street NW
Edmonton, Alberta
T5L 2H3

Phase I Environmental Site Assessment

SE-14-053-25 W4M
Plan 5951KS Block 2 Lot 1
11802 - 145 Street NW
Edmonton, Alberta
T5L 2H3

Prepared by:

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Project No. PR19-026
September 27, 2019

EXECUTIVE SUMMARY

Stratis Environmental Inc. was authorized by Black Tie Real Estate Ltd. to conduct a Phase I Environmental Site Assessment (ESA) at 11802 – 145 Street NW Edmonton, Alberta. The purpose of this assessment was to determine and document the likelihood of contamination to the site and adjacent properties resulting from the existing and previous land uses and site activities. Furthermore, the Phase I ESA was to provide a baseline for the environmental condition of the property at the time of the assessment. The site investigation was performed on September 23, 2019, at which time all areas of the site were accessed.

The Phase I ESA was conducted in accordance with the Canadian Standards Association documents CZ768-01(R2016) and CSA Designated Z768 *Phase I Environmental Site Assessments*. The Phase I ESA consisted of a review of historical information, a site inspection with interview, as well as the preparation of a report summarizing the methodology and findings.

The subject property appeared to be in good condition with no plastic, metal, or wood debris and no surface staining was present onsite.

To the site representative's knowledge, no welding, painting or sandblasting occurred onsite. Furthermore, no transformers, sumps or above/underground storage tanks were present.

Due to the age of the building, possible asbestos building materials or lead based paints could be present. Furthermore, light ballasts were present onsite so it is possible that PCBs may be present in the light ballasts.

It is recommended that proper housekeeping should be practiced with the aerosols, paints and jerry cans. These products should be stored in a cool, dry and off the ground area with secondary containment.

Based on the report's findings, the site is found to meet all applicable Phase I ESA requirements and no further investigation is recommended at this time.

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1.0 Introduction

1.1 Background

Stratis Environmental Inc. was authorized by Black Tie Real Estate Ltd. to conduct a Phase I ESA at 11802 - 145 Street NW Edmonton, Alberta. The purpose of this assessment was to determine and document the likelihood of contamination to the site and adjacent properties resulting from the existing and previous land uses and site activities. Furthermore, the Phase I ESA was to provide a baseline for the environmental condition of the property at the time of the assessment. The site investigation was performed on September 23, 2019, at which time all areas of the site were accessed.

The Phase I ESA was conducted in accordance with the Canadian Standards Association documents CZ768-01(R2016) and CSA Designated Z768 Phase I Environmental Site Assessments. The Phase I ESA consisted of a review of historical information, a site inspection with interview, as well as the preparation of a report summarizing the methodology and findings.

The subject property is currently a commercial property. The site is located in the Dominion Industrial neighborhood and is zoned as a medium industrial zone. The subject site is composed of a parking lot, grassed area in the south and east portion of the property and an auction building with storage rooms, three auction areas, a workshop, fenced storage yard, two mezzanines, offices, lunch area, washrooms, a tool storage area and mechanical rooms.

1.2 Scope of Work

The work performed as part of this investigation included the review of historical information pertaining to the subject site and adjacent properties, a site inspection of the subject property to identify potential environmental concerns, and the preparation of a report summarizing the findings. This Phase I ESA report will determine whether further site-specific investigations are required beyond the scope of this Phase I ESA.

The scope of work for this assessment was as follows:

- Conducted a historical information search starting with the current and historical land titles;
- Searched historical archives to collect information and aerial photography regarding the site's and surrounding properties' land development and land uses;
- Reviewed previous reports (such as Phase I, II and III ESAs) provided by the client or obtained from the Environmental Search Assessment Repository (ESAR) database or City of Edmonton Geo-Environmental/FOIP Information Branch in order to obtain historical environmental information for the subject site and surrounding properties;
- Government databases such as Alberta Environment and Parks and the National Pollution Release inventory were searched in order to obtain any environmental information on the site and surrounding properties;
- Abacus Datagraphics (Abadata) website was searched for information on spills, oil and gas wells, pipelines, soil information, landfill and any additional information;
- Searched the registration of active and abandoned tanks through the Petroleum Tank Management Association of Alberta (PTMAA);

- Search requests were submitted to the Environmental Law Centre for any environmental information regarding enforcement actions;
- Conducted a records review of the historical search information prior to a site inspection (EcoLOG ERIS, Aerial Photographs, Environmental Law, PTMAA, Alberta Environment FOIP, ESAR, Alberta Energy Regulator, Abadata, Epcor Drainage Services, Edmonton Waste Management Services and land titles);
- Conducted a physical inspection of the subject property to identify any potential onsite and offsite environmental concerns and concluded with an interview with the client; and
- Prepared a report summarizing the provided historical information and site inspections findings.

2.0 Historical Records Review

2.1 Land Titles

Stratis Environmental Inc. requested a current and historical land titles search from the Government of Alberta Spin II online registry for Plan 5951KS Block 2 Lot 1 in Edmonton, Alberta. Please refer to Appendix D for land title certificates.

Table 2.1.1 Historical Land Title Summary

Date	Legal Description	Land Owner
06/10/2000	Plan 5951KS Block 2 Lot 1	Sundial Developments Ltd.

2.2 Previous Environmental Reports

Mr. Brad Ward, the site representative, did not have any previous environmental reports for Stratis Environment Inc.'s review. A search was also conducted through the Environmental Site Assessment Repository (ESAR) and no previously conducted environmental investigations were available using the legal land descriptions Plan 5951KS Block 2 Lot 1 or SE-14-053-25 W4M.

A search was conducted through the City of Edmonton Geo-Environmental Searches Department and five previous environmental reports pertaining to the adjacent properties 14536 – 118 Avenue Edmonton, Alberta (60m to the east) and 14604 to 14628 – 118 Avenue, Edmonton, Alberta (123m to the east) were available.

Because of the amount of previously conducted environmental investigations for the adjacent properties, only a summary of the most recent investigations is provided herein.

In March of 2016, Shelby Engineering Ltd. conducted a Phase I ESA for the Manhattan Men's Club specific to 14536 – 118 Avenue Edmonton, Alberta. This investigation was to assess the current environmental status of the site and no onsite environmental concerns or indicators of suspected subsurface contamination were identified.

In March of 2016, a Phase I ESA was conducted by Nichols Environmental Canada Ltd. (Nichols) for Midland Holdings Ltd. specific to 14604 to 14628 – 118 Avenue Edmonton, Alberta. The site was occupied by multiple tenants: Karlen Elecom (a safety and security company) as well as Eclipse Autobody (an automotive repair and refurbishing company). The report summarizes that a Phase II ESA was conducted in 2002, where hydrocarbon impacts were present around the site's two sumps. Another Phase II ESA was conducted in 2011 and indicated that hydrocarbon impacts were no longer present but volatile organic compounds (VOCs) were identified in the groundwater in the Eclipse Autobody bay. In their 2016 report, Nichols recommended that the groundwater continue to be reassessed every two to four years, as had previously been recommended. They further identified the level of environmental risk to be moderate due to the previously identified VOC impact to this site's groundwater and that resampling of the groundwater from the onsite wells be considered to confirm if the VOC results could be duplicated.

In May of 2016, Nichols conducted a Groundwater Monitoring and Sampling Program at 14604 to 14628 - 118 Avenue, Edmonton, Alberta. Four monitoring wells were sampled for hydrocarbons, glycols, routine, and polyaromatic hydrocarbons. One groundwater sample was submitted for VOC analysis. All groundwater samples met the required criteria for glycols, VOCs, and hydrocarbons (Stratis Environmental Inc. also compared these 2016 laboratory results to the current 2019 Tier 1 criteria and no samples exceeded the required criteria). However, six routine parameters were above the required criteria and Nichols deemed these exceedances to be within the range of those reported in the previous 2011 monitoring event and within the range of known background concentrations within the Edmonton area. As such, these routine parameter concentrations were not anticipated to pose an environmental concern and no further recommendations for assessment of the property was proposed.

2.3 Aerial Photographs

Aerial photographs from 1950, 1969, 1977, 1983, 1992, 2001, 2006, 2010, 2014 and 2019 of the site and surrounding area were obtained from the Alberta Sustainable Resource Development's (ESRD) Aerial Photographic Records System (APRS) and Abacus Datagraphics. These aerial photographs were reviewed by Stratis Environmental Inc. personnel to determine the historic land use/activities and land development sequence of the site and surrounding area. A summary of information obtained with respect to the site is provided below. Please refer to the aerial photographs in Appendix C for additional information.

1950; Scale 1:40,000

- **Subject Property:** Property is located in an undeveloped area. No buildings or significant features are noted on the subject site.
- **Adjacent Properties:** Surrounding area appears to be agricultural land, there is residential housing to the south, north, west and east.

1969; Scale 1:24,000

- **Subject Property:** The subject site is located in a commercial area. There is one building present onsite with a parking lot to the north.
- **Adjacent Properties:** Surrounding area appears to be commercial properties.

1977; Scale 1:31,680

- **Subject Property:** The subject site is located in a commercial area. There is one building present onsite with a parking lot to the north.
- **Adjacent Properties:** Surrounding area appears to be commercial properties. Newly developed commercial buildings are present to the northeast and southeast.

1983; Scale 1:60,000

- **Subject Property:** The subject site is located in a commercial area. The building present has a new north addition with the parking lot now to the east.
- **Adjacent Properties:** Surrounding area appears to be commercial properties. A newly developed commercial building is present to the northeast.

1992; Scale 1:20,000

- **Subject Property:** The subject site is located in a commercial area. No new additions are present.
- **Adjacent Properties:** Surrounding area appears to be commercial properties. The 118 Avenue side access road is now present.

2001; Scale 1:20,000

- **Subject Property:** The subject site is located in a commercial area. No new additions are present.
- **Adjacent Properties:** Surrounding area appears to still be commercial properties with no new additions.

2006; Scale 1:25,000

- **Subject Property:** The subject site is located in a commercial area. No new additions are present.
- **Adjacent Properties:** Surrounding area appears to still be commercial properties with no new additions.

2010; Scale 1:20,000

- **Subject Property:** The subject site is located in a commercial area. No new additions are present.
- **Adjacent Properties:** Surrounding area appears to still be commercial properties with no new additions.

2014; Scale 1:20,000

- **Subject Property:** The subject site is located in a commercial area. No new additions are present.
- **Adjacent Properties:** Surrounding area appears to still be commercial properties with no new additions.

2019; Scale 1:20,000

- **Subject Property:** The subject site is located in a commercial area. No new additions are present.
- **Adjacent Properties:** Surrounding area appears to still be commercial properties with no new additions.

2.4 Historical Records Review Summary

Based on the historical review findings, there are no onsite or offsite areas of potential environmental concern.

3.0 Regulatory Information

3.1 Subject Site Regulatory Information

Copies of approvals, registrations and permits from the property representatives were requested upon project approval. No regulatory information with respect to the subject site was available for review.

3.2 EcoLog ERIS Database

A search request was submitted through EcoLog Environmental Risk Information Services Ltd. (ERIS). ERIS provides current and historical information from government and private databases as they pertain to the subject site and surrounding properties:

The following information was obtained from the database sources:

- There is one automobile wrecking and supplies site within a 250m radius of the site, which is registered to Eclipse Autobody (14622 – 118 Avenue Edmonton, AB)
- There is one chemical processing operations site within a 250m radius of the site, which is registered to 14508 - 116 Avenue Edmonton, AB

- There are 12 ERIS Historical Search sites within a 250m radius of the site, which are registered to 14520 – 118 Avenue Edmonton, AB, 11920 – 145 Street NW Edmonton, AB, 14555 – 118 Avenue Edmonton, AB, 11833 – 145 Street Edmonton, AB, 11925 – 145 Street Edmonton, AB, 11933 – 145 Street NW Edmonton, AB, 11665 – 147 Street NW Edmonton, AB, 14635 – 121A Avenue NW Edmonton, AB, 14320 – 120 Avenue NW Edmonton, AB, 12007 – 145 Street Edmonton, AB, as well as 14520 and 14559 – 116 Avenue Edmonton, AB
- There are two an ESAR sites within a 250m radius of the subject site, which are registered to Nearctic Development Corporation Ltd.
- There are two PTMAA Fuel Storage Tank sites within a 250m radius of the subject site, which are registered to Edmonton Coin Vending Ltd. (located more than 238.04m to the southwest)
- There are 14 waste generator sites within a 250m radius of the subject site, which are registered to Rapid Revolutions Inc., DFC Diesel Inc., Lanco Well Services, C.E.R.T, PCO Services, ICI Paints Canada Inc., W.E. Greer Limited, and JK Environmental Services Inc.
- There are two registered pesticide sites within a 250m radius of the subject site, which are registered to Kane Veterinary Supplies (located 242.71m to the northeast)
- There are three retail fuel storage tank sites within a 250m radius of the subject site, which are registered to Quest Automotive Repair Ltd. (199.63m to the southeast) and Obsessive Compulsive Diesel Ltd. (238.31m to the northeast)
- There are 40 Scotts Manufacturing directory sites within a 250m radius of the subject site, which are registered to West Star Bakery, Lasertext Digital Print and Copy, Unisorb Canada LTD., Boreal Machine Inc., Madeson's Custom Cabinets, WSI Doors Ltd., Dorland Commercial Doors Ltd., Clifford Harvey Enterprises, Edmonton Wholesale Trophy, King Stamps and Signs, the Synkoloid Compony of CDA, s.m.f Special Metal Fabricating Ltd., Paramount Signs Edmonton Ltd., Lanco Well Service Ltd., Sundancer Sportswear MFG. CO., Elite Sportswear Ltd., Alberta Diesel, Pro-Dent Technical Services, Crystal Mountain Water Cooler, Petro Comm Industries Ltd., Trimtech Industries Inc., Sun Fashion/Sportswear MFG., Maple Maddage Equipment, Amsoil Inc., Mountain Dog Enterprises Inc., The Block Shop, Ultra Kleen Industries Ltd., Home Base Media, Trader Classified Media, College of Alberta Dental Asst., AMS Engines Ltd., Rbk Millwork Ltd., and Walters Machine Inc.
- A Site Plan Report was completed in 2007 and provided the in the Fire Insurance information. No concerns were noted.
- An All Risk Report was completed in 2007 and provided in the Fire Insurance information. The report identified the subject site as well maintained, clean and tidy with no concerns of flammable material storage and water drainage. There was no mention of any underground/aboveground storage tanks, surrounding property exposure risks, spills or remediation onsite.
- No records were available in the City directories search.

The search documentation conducted by Ecolog ERIS is included in Appendix D.

3.3 Environmental Law Center Search

A search was conducted through the Environmental Law Centre for the current land owner, Sundial Developments Ltd. This search includes issues with respect to environmental protection orders, emergency environmental protection orders, water quality control orders, emission, chemical control orders, stop orders, prosecutions, administrative penalties, tickets, warnings, enforcement orders, and

enforcement orders concerning waste. According to the search results, there were no enforcement actions issued against Sundial Developments Ltd. at the time of the investigation.

The Environmental Law Centre search documentation is included in Appendix D.

3.4 Municipal Records

The following table is a summary of the City of Edmonton Historical Municipal Records from the Fire Prevention, City of Edmonton Geo-Environmental/Transportation and Waste Management departments as well as EPCOR's Drainage Records Division.

Table 3.5.1 Historical Land Title Summary

Municipal Departments	Results
Fire Prevention Services	According to Fire Rescue Services of Edmonton, no reports were found regarding leaks, installation or removal of underground storage tanks, site contamination or remediation.
Geo-Environmental	A search was conducted through the City of Edmonton Transportation Departments Engineering Services Library. The search identified five previously conducted environmental assessment reports on the surrounding properties for review. However, no potential environmental areas of concern were identified.
Waste Management	The City of Edmonton Waste Management Services did not record or identify any former landfill or dump sites within a 500m radius of the subject property.
Epcor Drainage Records	According to the Drainage Services Record Search, no environmental information or violations were found for the subject site.

The Fire Prevention Services, Geo-Environmental, Waste Management and Epcor Drainage search documentation is included in Appendix D.

3.5 Water Well Records

There is one offsite water well (Well ID# 81860) located 277m to the southeast of the subject property. The well was registered to Cummins Diesel Power Ltd. and was drilled to a depth of 146 feet in 1963.

Water well search documentation is included in Appendix D.

3.6 Petroleum Tank Management Association of Alberta

A search was conducted through the Petroleum Tank Management Association of Alberta (PTMAA) to identify any active or abandoned underground storage tanks or above-ground storage tanks located at the subject property. The search results did not identify any active or abandoned underground or above-ground storage tanks at the subject property.

The PTMAA search documentation is included in Appendix D.

3.7 Abacus Datagraphics Database

The Abacus Datagraphics Ltd. database was utilized to identify any spills, soil data, bodies of water as well as current or historic oil and gas wells and pipelines present onsite or directly adjacent to the subject site.

The nearest body of water is an unnamed body of water located 2.4km northwest of the subject site. The next nearest body of water is the North Saskatchewan River located 3.8km to the southeast. No offsite spill complaints, oil wells or pipelines were located within a 300m radius.

The AbaData search documentation is included in Appendix D.

3.8 Alberta Environment and Parks – Hazardous Waste Handling

All companies that are carriers, generators, or receivers of hazardous waste are required to be registered with Alberta Environment and Parks. According to the most recent online list of hazardous waste carriers, generators, and receivers, the subject property is not registered with Alberta Environment and Parks.

3.9 Alberta Environment and Parks–Environmental Protection & Enhancement/Water Act

Alberta Environment and Parks provides a database containing information for sites that have approvals under the Environmental Protection and Enhancement Act (EPEA) and the Water Act. The subject property has no approvals registered with the Environmental Protection and Enhancement Act (EPEA) and the Water Act.

The Alberta Environment and Parks search documentation is included in Appendix D.

3.10 National Pollutant Release Inventory

The National Pollutant Release Inventory (NPRI) requires facilities that are under the authority of the Canadian Environment Protection Act to report to the NPRI. The NPRI provides an inventory of pollutant releases to the air, water and land, as well as the disposal, transferring, and recycling of chemicals. The NPRI search results did not indicate any chemical releases, transferring, disposal or recycling of chemicals for the registered owner of the subject property. One chemical manufacturing plant, Clear Tech Industries Inc., has four documented Environmental Protection and Enhancement Act Approvals (No. 18617-01-00). This manufacturing facility is greater than 300m from the subject site.

The NPRI search documentation is included in Appendix D.

3.11 Regulatory Information Summary

Based on the regulatory review results, there are no potential areas of environmental concern associated with the subject property or adjacent to the subject site.

4.0 Site Interview

On September 23, 2019, Stratis Environmental Inc. conducted an in-person interview with the site representative, Mr. Brad Ward.

The subject property is currently being used as an auction facility, and has been since 2008. According to Mr. Brad Ward, the site has always been a leased auction site.

The site representative mentioned that no spills had occurred and no previous environmental reports were conducted at the subject site. Also, according to Mr. Ward, no welding or sandblasting had occurred onsite.

The site did not contain any sumps, transformers, underground or above ground storage tanks.

Stratis Environmental Inc. was informed that the building was constructed in 1969. Based on the year of construction, the presence of asbestos building materials or lead based paints is possible. Furthermore, light ballasts were present that could contain PCBs.

5.0 Site Investigation

Stratis Environmental Inc. conducted a site inspection on September 23, 2019. During the site visit, the seller's representative provided site access as well as the walkthrough of the entire facility.

The following tables provide information and observations made during the site visit:

Table 5.1 Property Description Summary

Subject	Findings
Site Area	2,123.199 m ²
Buildings	The subject site is composed of a parking lot, grassed area in the south and east portion of the property and an auction building with storage rooms, three auction areas, a workshop, fenced storage yard, two mezzanines, offices, lunch area, washrooms, a tool storage area and mechanical rooms.
Age of Buildings	Built in 1969
Renovations	According to the site representative only minor renovations
Basements	No basement
Floods	None
Sumps	None
Oil Water Separators/Catch Basins	None
Onsite Debris	None
Subsidence	No subsided areas were observed during the site visit.
Underground/Aboveground Storage Tanks	No underground or aboveground storage tanks were present.
Spills/Surface Staining	None
Onsite Vegetation	Grassed areas to the south along 118 Avenue and to the east along 145 Street.
Onsite Stressed Vegetation	None
Noxious/Restricted Weeds	None

Table 5.2 Topographic, Geologic and Hydrogeologic Summary

Subject	Findings
Surrounding Topography	The surrounding topography was level with the overall drainage being southeast towards the North Saskatchewan River with a surface elevation that is approximately 683m above sea level (Abadata, 2006).
Site Drainage	The subject site was relatively level with drainage towards 118 Avenue and 145 Street sewer systems.
Soil Characteristics	Soils are part of the Black-Dark Gray soil zone of the Aspen Parkland ecoregion (Abadata, 2019). The soils typically belong to the Chernozemic soils.
Fill Materials	None observed or reported during the site visit.
Geologic	The subject property is found within the Horseshoe Canyon Formation which consists of grey, feldspathic, clayey sandstone, grey bentonitic mudstone and carbonaceous shale (Baker et al., 2011). The surficial geology consists of glaciolacustrine deposits of sediments deposited that are typically fine sand, silt, or clay (Fenton et al., 2013).
Groundwater Depth	The groundwater table is between 1.32m – 1.85m bgs according to the 2016 Nichols Environmental Canada Ltd. Groundwater Monitoring and Sampling Report (Nichols, 2016).
Water Supply	Site water is supplied by the City of Edmonton.
Water Wells	There were no groundwater monitoring wells present onsite.
Domestic Water Wells	None observed or reported during the site visit.
Site Water Use	Water onsite is domestic use only.
Groundwater Direction	The groundwater flow was determined to be to the southwest towards the North Saskatchewan River.
Nearest body of Water	The nearest body of water is an unnamed body of water located 2.4km northeast of the subject site. The next nearest body of water is the North Saskatchewan River located 3.8km to the southwest.
Water Courses, Ditches and standing water	None observed or reported during the site visit.
Hydrogeology	The subject property is located within the North Saskatchewan watershed. The groundwater has a low susceptibility to contamination and the average annual groundwater recharge rate is 76-100mm/year (Barker et al., 2011).

Table 5.3 Hazardous Materials and Chemicals Summary

Subject	Findings
Asbestos Containing Materials	Due to the building being constructed in 1969, it is possible that the building materials contain asbestos. Asbestos is particularly found in buildings constructed prior to 2006. Prior to 2006, friable and non-friable asbestos was used in building materials (Asbestos Abatement, 2015). Friable asbestos can be found in fireproofing building material while non-friable asbestos was used pipe wrap, insulation and ceiling tiles. In 1988, the use of non-friable asbestos was limited to a range of products in Canada (Canadian Environmental Law Association, 2012).
PCB's	Due to several light ballasts being present during the site assessment, it is possible that the light ballasts contain PCBs. No transformers were found onsite. PCBs are found in commercial products, such as transformers and fluorescent light ballasts up until the 1980's. Products containing PCBs with concentrations between 50-500ppm area are to be eliminated by December 31, 2025. (Minister of Justice, 2008).
Lead Based Paints	Due to the building being constructed in 1969, it is possible that lead based paints are present. Lead based paints are found in various commercial paints produced in the 1970's (Health Canada, 2009).
Radon	According the background concentrations in Canadian homes, radon is considered a low risk in the province of Alberta (McGregor, R.G., 1979).
Ozone Depleting Substances	During the site investigation, four air conditioner units were located on the roof.
Urea Formaldehyde Foam Insulation (UFFI)	No UFFI was present during the site investigation. UFFI was banned in Canada in December 1980. UFFI insulation was found to off-gas releasing formaldehyde gas.
Mold	None observed or reported at the time of the site visit.
Hazardous Waste	Aerosols, paints and gasoline jerry cans.
Non-Hazardous Waste	Carboard, wood, plastic and paper.
Waste Bins	None
Chemicals	Cleaning chemicals

5.4 Site Investigation and Interview Summary

Based on the September 23, 2019 site visit and interview findings, there no potential areas of environmental concern onsite or adjacent to the subject property.

6.0 Investigation of Adjacent Properties

The subject property is located within a predominately commercial area. At the time of this assessment, the surrounding properties bordering the site are provided in the table below.

Table 6.1 Adjacent Property Use Summary

Direction Relative to Site	Current Property Use
North	Boreal Machine Inc.
East	145 Street then Shanghai 456 Restaurant and Stanton Developments
South	118 Avenue then Rapid Revolutions and Doorland
West	TT Automotive

Based on the above findings, the adjacent offsite properties have a low risk for potential environmental subsurface impacts.

7.0 Conclusion and Recommendations

The subject property has been operating since 1969 as an auction facility. The subject site is composed of a parking lot, grassed area in the south and east portion of the property and an auction building with storage rooms, three auction areas, a workshop, fenced storage yard, two mezzanines, offices, lunch area, washrooms, a tool storage area and mechanical rooms.

The subject property appeared to be in good condition with no plastic, metal, or wood debris and no surface staining was present onsite.

To the site representative's knowledge, no welding, painting or sandblasting occurred onsite. Furthermore, no transformers, sumps or above/underground storage tanks were present.

Due to the age of the building, possible asbestos building materials or lead based paints could be present. Furthermore, light ballasts were present onsite so it is possible that PCBs may be present in the light ballasts.

It is recommended that proper housekeeping should be practiced with the aerosols, paints and jerry cans. These products should be stored in a cool, dry and off the ground area with secondary containment.

Based on the report's findings, the site is found to meet all applicable Phase I ESA requirements and no further investigation is recommended at this time.

Sincerely,

STRATIS ENVIRONMENTAL INC.



Signature - Original's Name

Ken Lopes B.Sc., P. Ag., EP.
President

8.0 Limitations

The investigation undertaken for this project was conducted in compliance with existing government regulations in place at the time of this project; this report prepared in accordance with generally accepted environmental practice. It must be noted that the report is limited to the information available at the time of the assessment, to the scope of work agreed upon, and also by budgetary constraints. Some information in this report was provided by third parties, and unless otherwise stated in the report, Stratis Environmental Inc. has not conducted any independent verification of this information.

Any conclusions or recommendations presented in this report represent the best judgement of Stratis Environmental Inc. based on the site conditions encountered at the time of the assessment, and no warranty against undiscovered liabilities can be made. Should conditions change, or new information become available, Stratis Environmental Inc. reserves the right to reassess its conclusions.

The information provided by this report is solely intended for the use of Black Tie Real Estate Ltd. Any use which a third party makes of this report, or reliance on decisions made based on it, are the responsibility of such third parties. Stratis Environmental Inc. accepts no responsibility for damages suffered by any third party as a result of decisions or actions made based on this report.

9.0 Qualifications

This Phase I ESA report was completed by Ken Lopes of Stratis Environmental Inc. Ken has over 10 years of professional experience as an Environmental Consultant in both the private and public sectors. Fardeen Habibzai conducted the peer report review. Fardeen has over 7 years of experience in remediation, structural design, diagnostic, failure analysis, forensic engineering as well as Phase I and II ESAs. An additional, final review of the report was conducted by Jalon Leenderste. Jalon has over 9 years of experience in remediation, Phase I and II ESAs.

Ken Lopes, B.Sc., P.Ag., EP.
President

Ken holds a Bachelor of Science in Environmental Conservation Sciences with a major in Land Reclamation from the University of Alberta. In addition, he received a Bachelor of Science with a Major in Biological Science and a Minor in Agricultural studies. Ken has extensive experience with contaminated sites, project management, consulting, client relations, business development and technical expertise for insitu and exsitu remediation projects, risk management, contaminated site assessments, and the remediation of soil and groundwater for various sites within Alberta, Saskatchewan and British Columbia. Ken also has experience in groundwater monitoring programs, air monitoring, impact assessments, water recycling programs, soil monitoring programs, soil management programs, soil monitoring programs, Phase I & II ESAs, post disposal sampling, spill investigations, clean up responses, remediation applications and confirmatory sampling projects. Ken's strong analytical skills, with his academic specialization focused on environmental issues, is an asset to any environmental project.

Ken has received his professional designation (P.Ag) with the Alberta Institute of Agrologists as well as the British Columbia Institute of Agrologists. In addition, Ken has received an Environmental Professional designation (EP) with ECO Canada. Ken has also achieved his Applied Project Management certification.

Jalon Leenderste P.Biol., B.Sc., P.Ed
Project Manager/Environmental Scientist

Jalon graduated from the University of Alberta with Distinction in Biology with a minor in Mathematics. He has a professional designation with the Alberta Society of Professional Biologists (ASPB) as a Professional Biologist. Jalon has over 9 years of experience in environmental assessments and remediation projects. He has designed and implemented in-situ and ex-situ bioremediation projects, excavations, release assessments and complex remediation projects. Jalon has performed and managed numerous Phase I, II and III ESAs on commercial, residential, parkland, agricultural, industrial, upstream, and government operated sites in Alberta. Jalon is responsible for implementing reporting protocol, conducting peer report reviews, signing off on reports, and project management.



Fardeen Habibzai, M.Eng., P.Eng.
Senior Project Manager/Report Review and Sign off Authority

Fardeen Habibzai is a structural engineer with over 7 years of experience in structural design, diagnostic, failure analysis and forensic engineering. Fardeen also, has extensive experience in managing and conducting remediation as well as Phase I and Phase II ESAs. Prior to founding Kalkatic Engineering Ltd, he worked as a Project Engineer/Manager with Becker, ElZein and Associates Ltd., on projects related to structural design of new buildings; evaluation and retrofit of existing buildings; forensic investigation, evaluation and restoration of existing buildings damaged due to construction deficiencies and fire, and design and evaluation of lifting equipment and rigging.

10.0 References

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*File #PR19-026
Phase I ESA
Black Tie Real Estate Ltd.
11802 – 145 Street NW Edmonton, AB*

APPENDIX A

Site Diagrams



Legend

 Site Location

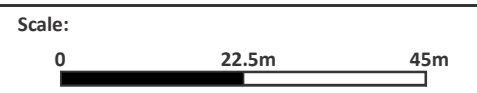
Aerial Overview of Site Location



Client: Black Tie Real Estate Ltd.
Location: 11802 - 145 Street NW Edm, AB
 Plan 5951KS Block 2 Lot 1
 SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment
Project #: PR19-026

Date: September 27, 2019
CHKD: J.L.
DFTD: K.L.

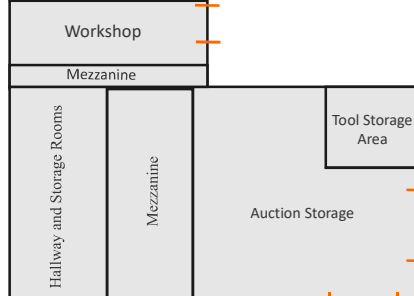


Site
Diagram A

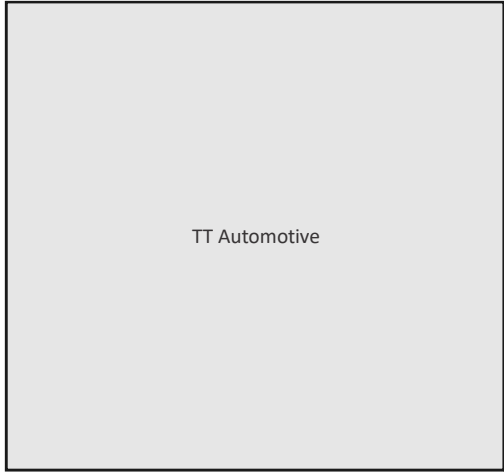
North



Storage Area

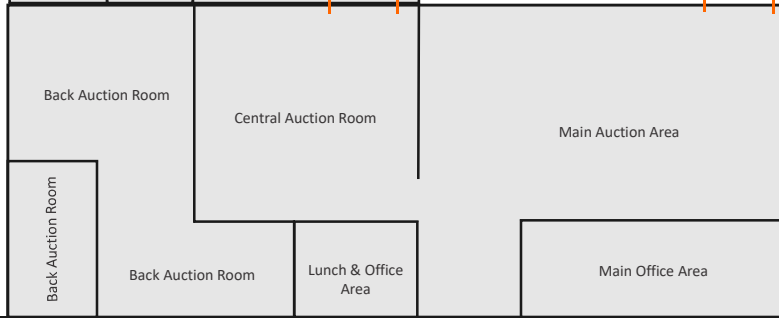


Parking Lot



TT Automotive

Parking Lot



Sidewalk

Sidewalk

Parking Lot

Sidewalk

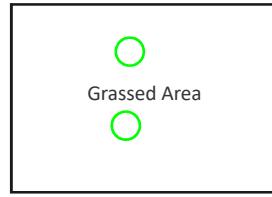
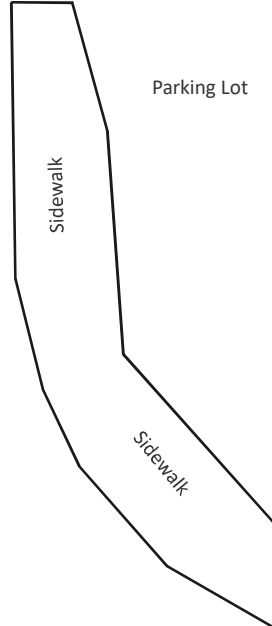
118 NW Avenue Side Road

Meridian

Meridian

118 NW Avenue

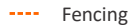
145 Street



Parking Lot

Grassed Area

Parking Lot



Fencing



Trees



Infrastructure/Buildings



Bay Door

Site Diagram



Client: Black Tie Real Estate Ltd.
Location: 11802 - 145 Street NW Edm, AB
 Plan 5951KS Block 2 Lot 1
 SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment
Project #: PR19-026

Date: September 27, 2019
CHKD: J.L.
DFTD: K.L.



Site Diagram B



*File #PR19-026
Phase I ESA
Black Tie Real Estate Ltd.
11802 – 145 Street NW Edmonton, AB*

APPENDIX B

Site Photographs



Photo 1 – Photograph of the subject site building and entrance facing north west.



Photo 2 – Photograph of the subject site building, parking lot and parking lot entrance facing north.



Photo 3 – Photograph taken from the north west corner of 118 avenue and 145 street facing north west.



Photo 4 – Photograph taken from the north west corner of 118 avenue and 145 street facing west.



Photo 5 – Photograph taken from the north west corner of 118 avenue and 145 street facing south east.



Photo 6 – Photograph taken from the north west corner of 118 avenue and 145 street facing south.



Photo 7 – Photograph taken from the north west corner of 118 avenue and 145 street facing west.



Photo 8 – Photograph of the subject site facing south west.



Photo 9 – Photograph of the subject site, parking lot and parking lot entrance facing west.



Photo 10 – Photograph of the subject site, parking lot and loading bays facing south west.



Photo 11 – Photograph of the parking lot and loading bays facing west.



Photo 12 – Photograph of the gated storage yard area, trailers and the sea can facing north west.



Photo 13 – Photograph taken from the entrance of main auction room.



Photo 14 – Photograph of the main office area.



Photo 15 – Photograph of the main office area.

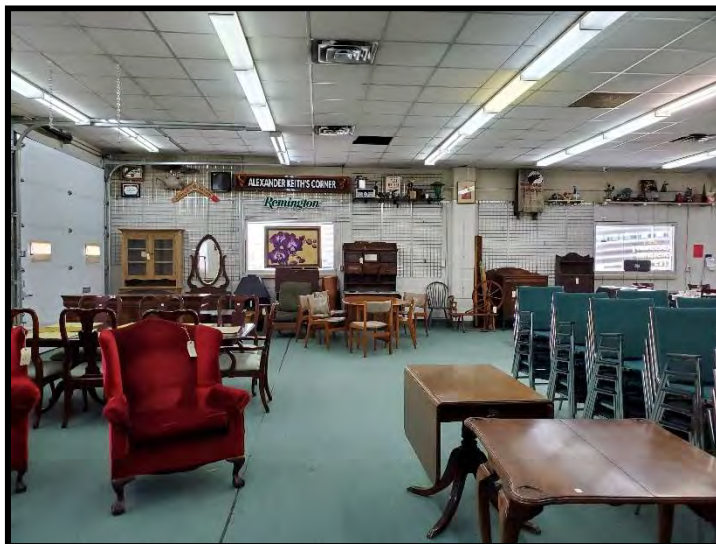


Photo 16 – Photograph of the main auction room.



Photo 17 – Photograph of the main auction room.



Photo 18 – Photograph of the main auction room.

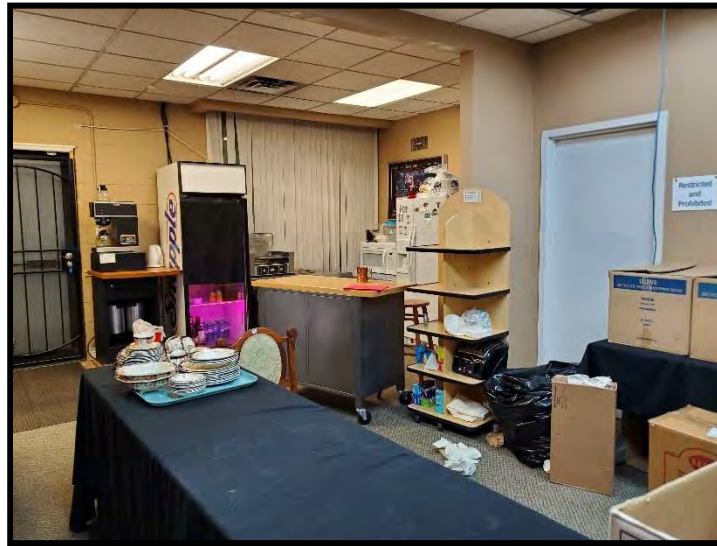


Photo 19 – Photograph of the main auction room and lunch area.



Photo 20 – Photograph of the auction storage room.



Photo 21 – Photograph of the tool storage area within the auction storage room. Note the gasoline jerrycans.

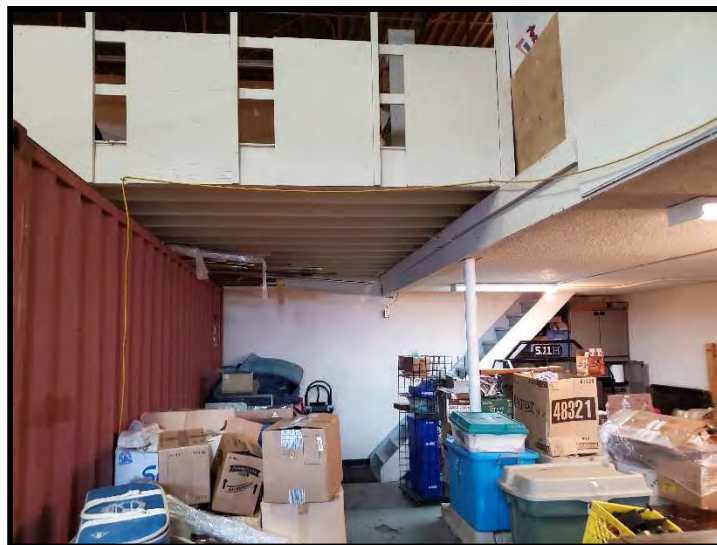


Photo 22 – Photograph of the auction storage room and mezzanine.



Photo 23 – Photograph of the storage room mezzanine

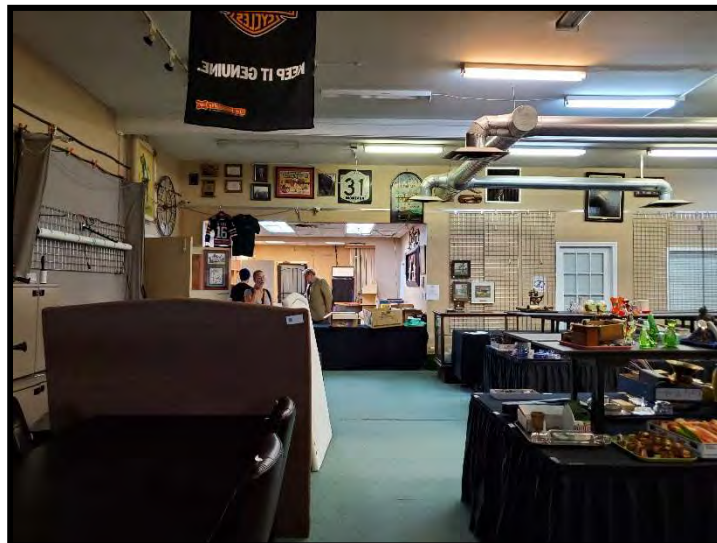


Photo 24 – Photograph of the the central auction room.



Photo 25 – Photograph of the central auction room.

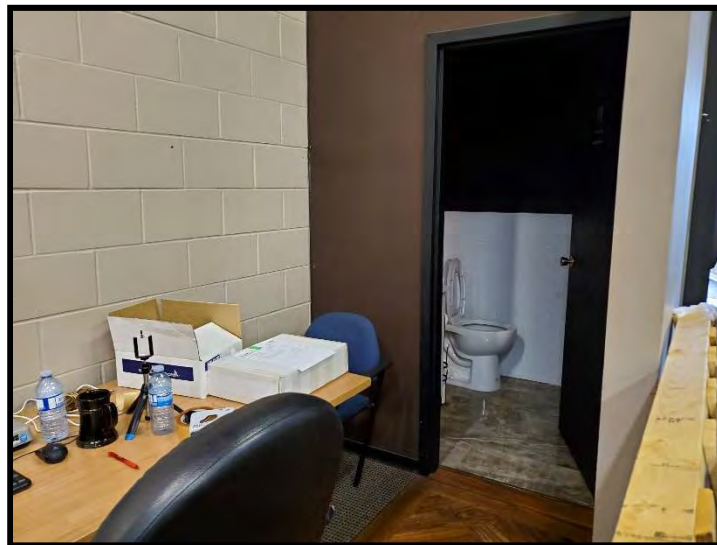


Photo 26 – Photograph an work area and washroom located in the back auction room.



Photo 27 – Photograph of the back auction room area.



Photo 28 – Photograph of the back auction room area.



Photo 29 – Photograph of the back auction room area.



Photo 30 – Photograph of a storage room adjacent to the bay workshop.



Photo 31 – Photograph of a storage room adjacent to the bay workshop.

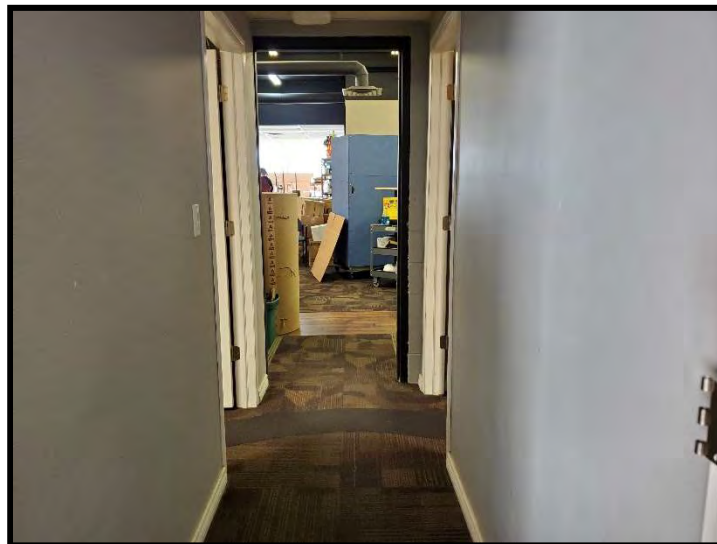


Photo 32 – Photograph of the hallway to the bay workshop.



Photo 33 – Photograph of the bay workshop.



Photo 34 – Photograph of the bay workshop, mezzanine and storage room.



Photo 35 – Photograph of the work station and cleaning chemicals with the bay workshop area.



Photo 36 – Photograph of the workshop mezzanine office area.

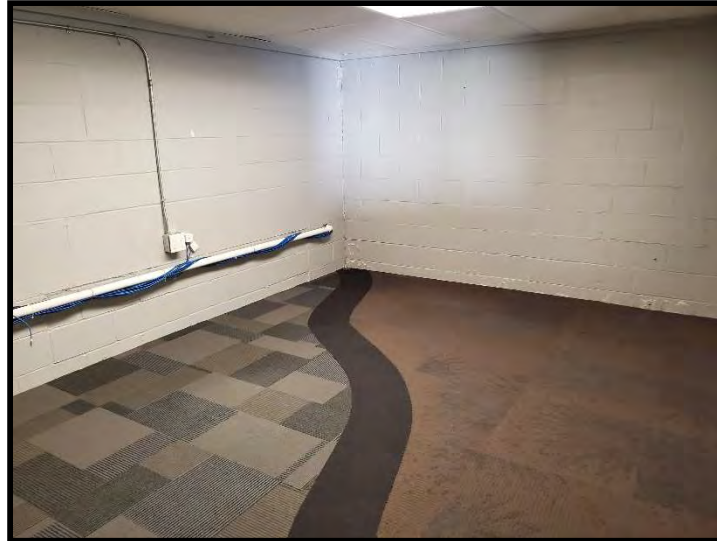


Photo 37 – Photograph of the workshop mezzanine office area.

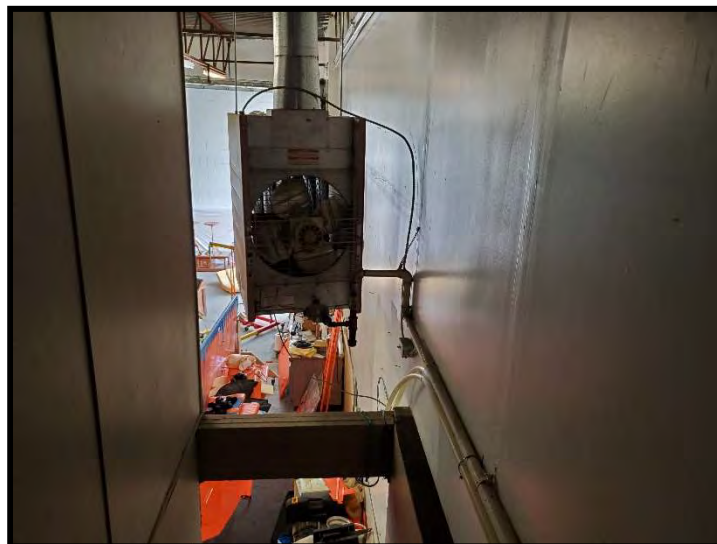


Photo 38 – Photograph of the workshop natural gas heater.



Photo 39 – Photograph of the workshop storage room. Note the gasoline jerry can.



*File #PR19-026
Phase I ESA
Black Tie Real Estate Ltd.
11802 – 145 Street NW Edmonton, AB*

APPENDIX C

Aerial Photographs

North



Legend

 Site Location



Client: Black Tie Real Estate Ltd.
Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment
Project #: PR19-026

Date: September 27, 2019
CHKD: J.L.
DFTD: K.L.

Scale:
1:20,000

2019 Aerial Map

North



Legend



Site Location



Client: Black Tie Real Estate Ltd.
Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment
Project #: PR19-026

Date: September 27, 2019
CHKD: J.L.
DFTD: K.L.

Scale:
1:20,000

2014 Aerial Map

North



Legend



Site Location



Client: Black Tie Real Estate Ltd.

Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment

Project #: PR19-026

Date: September 27, 2019

CHKD:
J.L

DFTD:
K.L

Scale:

1:20,000

2010 Aerial Map

North



Legend



Site Location



Client: Black Tie Real Estate Ltd.

Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment

Project #: PR19-026

Date: September 27, 2019

CHKD: J.L.
DFTD: K.L.

Scale: 1:25,000

2006 Aerial Map

North



Legend



Site Location



Client: Black Tie Real Estate Ltd.

Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment

Project #: PR19-026

Date: September 27, 2019

CHKD:
J.L

DFTD:
K.L

Scale:

1:20,000

2001 Aerial Map

North



Legend

 Site Location



Client: Black Tie Real Estate Ltd.

Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment

Project #: PR19-026

Date: September 27, 2019

CHKD:
J.L

DFTD:
K.L

Scale:

1:20,000

1992 Aerial Map

North



Legend



Site Location



Client: Black Tie Real Estate Ltd.

Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment

Project #: PR19-026

Date: September 27, 2019

CHKD: J.L.
DFTD: K.L.

Scale:

1:60,000

1983 Aerial Map

North



Legend

 Site Location



Client: Black Tie Real Estate Ltd.
Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment
Project #: PR19-026

Date: September 27, 2019
CHKD: J.L.
DFTD: K.L.

Scale:
1:31,680

1977 Aerial Map



Legend
 Site Location



Client: Black Tie Real Estate Ltd.
Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment
Project #: PR19-026

Date: September 27, 2019
CHKD: J.L.
DFTD: K.L.

Scale:
1:24,000

1969 Aerial Map

North



Legend

 Site Location



Client: Black Tie Real Estate Ltd.

Location: 11802 - 145 Street NW Edm, AB
Plan 5951KS Block 2 Lot 1
SE-14-053-25 W4M

Project: Phase I Environmental Site Assessment

Project #: PR19-026

Date: September 27, 2019

CHKD: J.L.
DFTD: K.L.

Scale:

1:40,000

1950 Aerial Map



*File #PR19-026
Phase I ESA
Black Tie Real Estate Ltd.
11802 – 145 Street NW Edmonton, AB*

APPENDIX D

Historical and Regulatory Search Information



HISTORICAL LAND TITLE CERTIFICATE
CURRENT TITLE WITH HISTORICAL DATA

S
LINC SHORT LEGAL TITLE NUMBER
0016 470 908 5951KS;2;1 002 295 862

LEGAL DESCRIPTION
PLAN 5951KS
BLOCK 2
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.21 HECTARES (0.52 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;25;53;14;SE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 69J271

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
002 295 862	06/10/2000	TRANSFER OF LAND	\$499,852	\$499,852

OWNERS

SUNDIAL DEVELOPMENTS LTD.
OF 9 GLENVIEW CR.
ST. ALBERT
ALBERTA T8N 1B6

(DATA UPDATED BY: CHANGE OF NAME 132249057)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
6597LP	12/02/1960	CAVEAT CAVEATOR - THE CITY OF EDMONTON.
782 026 220	07/02/1978	CAVEAT CAVEATOR - OWEN HUMBLE CAVEATOR - TOM LEWIN CAVEATOR - SUNDIAL DEVELOPMENTS LTD.

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
002 295 862

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
822 200 546	13/09/1982	CAVEAT RE : LEASE CAVEATOR - CONCORD GLASS LTD.
932 258 065	26/08/1993	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - BANK OF MONTREAL. 208 KINGSWAY GARDEN MALL EDMONTON ALBERTA T5G3A6 AGENT - GARY A REIST
002 295 863	06/10/2000	CAVEAT RE : LEASE CAVEATOR - SUNDIAL DEVELOPMENTS LTD. C/O LUCAS BOWKER & WHITE LLP 1201 SCOTIA 2 TOWER 10060 JASPER AVE EDMONTON ALBERTA T5J4E5 AGENT - KEVIN J SMITH
002 296 302	06/10/2000	DISCHARGE OF CAVEAT 002295863
002 296 307	06/10/2000	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - BANK OF MONTREAL. 10199-101 STREET, EDMONTON ALBERTA T5J2J2 AGENT - DOUGLAS A BODNER
002 296 308	06/10/2000	CAVEAT RE : LEASE CAVEATOR - SUNDIAL DEVELOPMENTS LTD. C/O LUCAS BOWKER & WHITE LLP 1201 SCOTIA 2 TOWER 10060 JASPER AVE EDMONTON ALBERTA T5J4E5 AGENT - KEVIN J SMITH
002 323 741	01/11/2000	CAVEAT RE : AGREEMENT CHARGING LAND CAVEATOR - BANK OF MONTREAL. #236 MAYFIELD COMMON EDMONTON ALBERTA T5P4B3 AGENT - RICHARD COPP
002 358 038	01/12/2000	DISCHARGE OF CAVEAT 932258065 (CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

132 249 057 13/08/2013 CHANGE OF NAME
RE: SUNDIAL DEVELOPMENTS LTD.
9 GLENVIEW CR.
ST. ALBERT
ALBERTA T8N1B6
AFFECTS INSTRUMENT: 002295862

TOTAL INSTRUMENTS: 011

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF
SEPTEMBER, 2019 AT 04:40 P.M.

ORDER NUMBER: 38042938

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0016 470 908 5951KS;2;1 002 295 862

LEGAL DESCRIPTION
PLAN 5951KS
BLOCK 2
LOT 1
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 0.21 HECTARES (0.52 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 4;25;53;14;SE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 69J271

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

002 295 862 06/10/2000 TRANSFER OF LAND \$499,852 \$499,852

OWNERS

SUNDIAL DEVELOPMENTS LTD.
OF 9 GLENVIEW CR.
ST. ALBERT
ALBERTA T8N 1B6

(DATA UPDATED BY: CHANGE OF NAME 132249057)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

6597LP 12/02/1960 CAVEAT
 CAVEATOR - THE CITY OF EDMONTON.

782 026 220 07/02/1978 CAVEAT
 CAVEATOR - OWEN HUMBLE
 CAVEATOR - TOM LEWIN
 CAVEATOR - SUNDIAL DEVELOPMENTS LTD.

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
002 295 862

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

822 200 546 13/09/1982 CAVEAT
RE : LEASE
CAVEATOR - CONCORD GLASS LTD.

002 296 307 06/10/2000 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - BANK OF MONTREAL.
10199-101 STREET, EDMONTON
ALBERTA T5J2J2
AGENT - DOUGLAS A BODNER

002 296 308 06/10/2000 CAVEAT
RE : LEASE
CAVEATOR - SUNDIAL DEVELOPMENTS LTD.
C/O LUCAS BOWKER & WHITE LLP
1201 SCOTIA 2 TOWER
10060 JASPER AVE
EDMONTON
ALBERTA T5J4E5
AGENT - KEVIN J SMITH

002 323 741 01/11/2000 CAVEAT
RE : AGREEMENT CHARGING LAND
CAVEATOR - BANK OF MONTREAL.
#236 MAYFIELD COMMON
EDMONTON
ALBERTA T5P4B3
AGENT - RICHARD COPP

TOTAL INSTRUMENTS: 006

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 19 DAY OF
SEPTEMBER, 2019 AT 04:40 P.M.

ORDER NUMBER: 38042938

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.

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



September 24, 2019

Our Reference No.: 960048-004

Stratis Environmental
13019 – 200 Street NW
Edmonton, Alberta T5S 0E1

Attention: Ken Lopes

RE: **Your File No.:** PR19-026
Legal: Plan 5951KS, Block 2, Lot 1
Municipal: 11802 – 145 Street NW, Edmonton, Alberta

A Fire Rescue Services record file search was conducted on September 24, 2019. Your payment has been received.

Fire Prevention has not received any information or reports regarding the following:

- installation/removal of underground storage tanks
- leaks
- site contamination or site remediation

We make no representations or warranties whatsoever as to the present condition of the property or whether the property complies with the Safety Codes Act. We recommend that you take steps to satisfy yourself as to the condition of the property and the property's compliance with the Safety Codes Act.

Future requests for information should be accompanied by a prepayment of the charge and forwarded to Fire Prevention, 10425 – 106 Avenue, Edmonton, Alberta T5H 0P5. Please note, effective February 13, 2018, the File Search fees per address are \$134.00 + \$6.70 (G.S.T.) = \$140.70.

.../2



Should you have any questions, please contact Fire Prevention at (780) 496-3628.

Yours truly,

A handwritten signature in blue ink, appearing to read "G. Mayorchak". The signature is fluid and cursive, with a large initial "G" and a long, sweeping underline.

For
G. Mayorchak
Fire Marshal

GGM/ld/slg

September 26, 2019

File No.: 71-020-008-001
Search ID: 5443

Ken Lopes
Stratis Enviro Engineering Ltd.
13019-200 Street NW
Edmonton, Alberta
T5S 0E1

Dear Sir/Madam:

	<u>ADDRESS</u>	<u>LEGAL</u>
SUBJECT:	11802 - 145 STREET NW T5L2M8	Plan 5951KS Blk 2 Lot 1

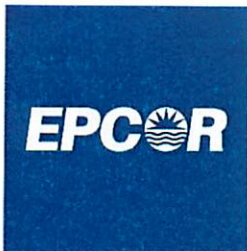
In response to your recent inquiry, our limited records do not identify a former landfill or dump site on or within a 500 metre radius of the subject property. Please note that this information is provided without prejudice and the onus is on the developer/owner to verify by site tests the suitability of the property for their intended use of it. The search area is restricted to sites within the City of Edmonton's boundaries.

Sincerely,



Mark Demers
Supervisor of GIS Mapping
Waste Services

Enclosure



9504 – 49 Street NW
Edmonton, Alberta
T6B 2M9 Canada
epcor.com

September 26, 2019

Application No: 341923122-001
Customer File: PR19-026

KEN LOPES B.Sc., P.Ag., EP
PRESIDENT
STRATIS ENVIRONMENTAL INC.
13019 – 200 STREET NW
EDMONTON AB T5S 0E1

Re: Legal Address: PLAN 5951KS, BLOCK 2, LOT 1
Municipal Address: 14504 – 118 AVENUE NW, EDMONTON, AB

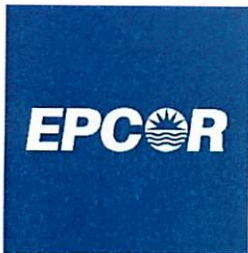
Attached are the results of a record search for the above noted premises with respect to compliance with City of Edmonton Sewers Use Bylaws, Sewers Bylaws, Drainage Bylaws, EPCOR Drainage Services Bylaw and EPCOR Water Services and Wastewater Treatment Bylaws. Inquiries with respect to this search should be directed to the undersigned at (780) 509-8067. You will be invoiced for this service at a later date.

Regards,

A handwritten signature in blue ink, which appears to read "Dave Johnston". The signature is fluid and cursive.

Dave Johnston
Team Lead - Industrial Source Control
Drainage Services

Enclosure



9504 – 49 Street NW
 Edmonton, Alberta
 T6B 2M9 Canada
 epcor.com

DRAINAGE SERVICES RECORD SEARCH

THIS SEARCH COVERS RECORDS RELATED TO THE FOLLOWING SECTIONS OF CITY BYLAWS: CITY OF EDMONTON SEWERS BYLAW # 9425, Sections 4-38, SEWERS USE BYLAW # 9675, Sections 4-37, DRAINAGE BYLAW # 16200, Sections 4-40, 50-51, DRAINAGE BYLAW # 18093 Sections 15-20, EPCOR DRAINAGE SERVICES BYLAW # 18100, Schedule 2 and EPCOR WATER SERVICES AND WASTEWATER TREATMENT BYLAW # 17698, Schedule 1, Part IV, Wastewater Overstrength Surcharges.

CUSTOMER: STRATIS ENVIRONMENTAL INC.

CUSTOMER FILE #: PR19-026 APPLICATION #: 341923122-001

PROPERTY DETAIL:

MUNICIPAL ADDRESS: 14504 – 118 AVENUE NW, EDMONTON, AB

LEGAL ADDRESS / DESCRIPTION: PLAN 5951KS, BLOCK 2, LOT 1

NAME OF FACILITY: _____

TYPE OF BUSINESS: COMMERCIAL COMPLEX

- NOT INSPECTED / NO RECORDS FOUND

- INSPECTED - DATE OF INSPECTION: FEB.14/1995; JUN.6/2000; JAN.24, 27/2014

- NO VIOLATION(S) FOUND

- VIOLATION(S) FOUND: _____

- NOTICE TO COMPLY ISSUED: _____

- FINE(S) ISSUED: _____

- OVERSTRENGTH SURCHARGES LEVIED: _____

COMMENTS: _____

This Records Search is provided in accordance with City of Edmonton Bylaw 18100, EPCOR Drainage Services Bylaw. While EPCOR strives to provide complete and accurate information, no warranties, promises or guarantees are made about the accuracy, completeness or adequacy of this Records Search.

SEARCH BY: Josh Foster
 REVIEWED BY: *[Signature]*

DATE: September 26, 2019
 DATE: *Sep 26, 2019*

POSSE To Do List Current Process Waste Services

Address Expansion Search

Favorites All Searches

Save Retrieve New Events Reports Remember Locate

Search Clear

*Return: Titled lot, Entryways

Include Disposed:

House Number: Suffix: House Number:

From: 11802 To:

Street: 145 ST

Suite: To:

Exact Match:

Search From Map

Search input field

2 of 2 Text Search...

Description	
14504 - 118 AVENUE NW	14504 - 118 AVI Plan 5951KS Blk 2 L
11802 - 145 STREET NW	11802 - 145 ST Belongs to:

14504 - 118 AVENUE NW
Plan 5951KS Blk 2 Lot 1 (Title(s): 002295862)

Details Zoning/Plans In Effect Title History Warning Related Objects Jobs Hierarchy TACS Owner(s) Historical Do

Tax Roll Owner

New

Formatted Name: SUNDIAL DEVELOPMENTS LTD
Formatted Address: 9 - GLENVIEW CRESCENT ST ALBERT AB T8N...

Tax Roll Owner:: 859694 ALBERTA LTD

First Name:

Last Name/Company: SUNDIAL DEVELOPMENTS LTD

Formatted Address:
9 - GLENVIEW CRESCENT
ST ALBERT AB T8N 1B6

Tax Roll Number: 2193159

PartyId: 820655

Properties

New

DISPOSED: 2000-10-06
Plan 5951KS Blk 2 Lot 1 (Title(s): 692271)
14504 - 118 AVENUE NW
Plan 5951KS Blk 2 Lot 1 (Title(s): 002295862)

OK Cancel

Locate

I'm looking for ?

House Number:

Unit (optional):

Street or Avenue Name:

Popular: To show assessment values on the map [click here](#)

New: To show address labels on the map [click here](#)

[Help](#) [Data Refresh List](#) [Contact Us](#)

Print Pan To Selected Pictometry Drawing Tools: 100% done...

Results

Address	General	Assessment	Applications	Nearby Applications	Nearby Addresses
The address '11802 - 145 STREET NW' found at 1 lot	x				
11802 - 145 STREET NW, T5L2H3	x				
	Address:	11802 - 145 STREET NW, T5L2H3			
	Legal Description for Title Lot:	Lot 1, Block 2, Plan 5951KS			
	Area:	2,123.199 m ²			
	Year Built:				
	Neighbourhood:	Dominion Industrial			
	Ward:	Ward 2			
	Waste Collection:	Friday More Information			
	Current Zone:	Medium Industrial Zone (IM)			
	Current Bylaw:	12800			
	Proposed Applications:	None			
	Proposed Zone:	None			

Show:

ENVIRONMENTAL LAW CENTRE

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

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

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

September 20, 2019

Our File: 127504

Mr. Ken Lopes
Stratis Environmental Inc.
13019 200 St. NW
Edmonton, AB T5S 0E1

Dear Mr. Lopes:

RE: Search Requested - Sundial Developments Ltd.

In response to your request of September 19, 2019, we have searched the Environmental Enforcement Historical Search Service database for an exact match with respect to the above request, and can advise that as of today's date, there have been NO enforcement actions issued by Alberta Environment and Parks (AEP) pursuant to the Alberta "Environmental Protection and Enhancement Act" ("EPEA") and its predecessor legislation, the "Hazardous Chemicals Act", "Agricultural Chemicals Act", "Clean Water Act" and "Clean Air Act" to 1971, and/or pursuant to the "Water Act" from 1999 onwards.

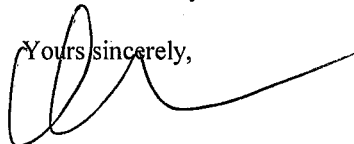
This search is limited to the following enforcement actions under EPEA and its predecessor legislation: Tickets, Prosecutions, Administrative Penalties, Warnings, Enforcement Orders, Enforcement Orders Concerning Waste, Environmental Protection Orders, Emergency Environmental Protection Orders, Emission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

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

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

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

Yours sincerely,



Cindy Dewing
Enforcement Search Service
Encl.



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 20, 2019

Ken Lopes
STRATiS Environmental
13019 200 Street NW
Edmonton, AB
T5S 0E1

Dear Ken Lopes:

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:

11802 - 145 Street NW, Edmonton
Plan 5951KS, Block 2, Lot 1

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

Yours truly,

Tonnie Jacobsen
PTMAA

Engineering Services Library Search Concise Report

Cadastral: 937-32-06-01 ; 937-32-06; 937-32-05 **ACCESSION NO:** 9102
Title: Phase I Environmental Site Assessment, 14536 - 118 Avenue
Date: March 1, 2016
Author: Crozier-Smith, Melody; Inkpen, Roger ; Shelby Engineering Ltd.
Abstract: No onsite environmental concerns or indicators of suspected subsurface contamination were reported.
Neighbrhd: Dominion Industrial
Location: 14536 - 118 Avenue NW 145 118
Routine Disclosure: No **Digital Copy:** Yes

Cadastral: 937-32-06-02 ; 937-32-06; 937-32-05 **ACCESSION NO:** 9104
Title: Phase I Environmental Site Assessment of Midland Warehouse, 14604 to 14628 - 118 Avenue
Date: October 1, 2002
Author: Machan, Myndy; Daniel, Brian ; Stantec Consulting Ltd.
Abstract: Floor sumps- moderate risk that contaminants washed into the sumps have migrated into the subsurface soils.
Risk of asbestos in ceiling and floor tiles.
Risk of lead based paint.
Neighbrhd: Dominion Industrial
Location: 14604 - 118 Avenue 14628 - 118 Avenue 146 118
Routine Disclosure: No **Digital Copy:** Yes

Cadastral: 937-32-06-03 ; 937-32-06; 937-32-05 **ACCESSION NO:** 9105
Title: Phase I Environmental Site Assessment 14604 to 14628 - 118 Avenue
Date: March 9, 2016
Author: Griffith, Fritz; Anderson, Tawnya; Trahan, Tessa; Dickie, Rob ; Nichols Environmental (Canada) Ltd.
Abstract: The level of environmental risk associated with the property would be considered moderate.
Groundwater monitoring and sampling program is recommended to determine whether VOC impacts remain in groundwater on the property.
Also the source of water staining should be identified and rectified.
Neighbrhd: Dominion Industrial
Location: 14604 - 118 Avenue 14628 - 118 Avenue 146 118
Routine Disclosure: No **Digital Copy:** Yes

Cadastral: 937-32-06-04 ; 937-32-06; 937-32-05 **ACCESSION NO:** 9106
Title: Phase II Environmental Site Assessment 14604 to 14628 - 118 Avenue
Date: August 30, 2011
Author: Dickie, Rob; Baer, Leah ; Nichols Environmental (Canada) Ltd.
Abstract: Elevated TDS, chloride, manganese, sodium and sulphate concentrations were noted in the groundwater sample submitted.
Neighbrhd: Dominion Industrial
Location: 14604 - 118 Avenue 14628 - 118 Avenue 146 118
Routine Disclosure: Yes **Digital Copy:** Yes

Engineering Services Library Search Concise Report

Cadastral: 937-32-06-05 ; 937-32-06 **ACCESSION NO:** 9116
Title: Groundwater Monitoring and Sampling Program, 14604-14628- 118 Avenue NW
Date: June 8, 2016
Author: Anderson, Tawnya; Dickie, Rob ; Nichols Environmental (Canada) Ltd.
Abstract: No further recommendations for assessment of the property.

Neighbrhd: Dominion Industrial
Location: 14604 - 118 Avenue NW 146 118
Routine Disclosure: Yes **Digital Copy:** Yes



DATABASE REPORT

Project Property: *Phase I Environmental Site Assessment
11802 - 145 Street NW Edmonton, Alberta
Edmonton AB T5L 2M8*

Project No: *PR19-026*

Report Type: *Standard Report*

Order No: *20190919241*

Requested by: *Stratis Environmental Inc*

Date Completed: *September 24, 2019*

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Notice: IMPORTANT LIMITATIONS and YOUR LIABILITY

Reliance on information in Report: This report DOES NOT replace a full Phase I Environmental Site Assessment but is solely intended to be used as a database review of environmental records.

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Executive Summary

Property Information:

Project Property: *Phase I Environmental Site Assessment
11802 - 145 Street NW Edmonton, Alberta Edmonton AB T5L 2M8*

Project No: *PR19-026*

Coordinates:

Latitude: *53.570694*
Longitude: *-113.571773*
UTM Northing: *5,938,834.49*
UTM Easting: *329,708.57*
UTM Zone: *UTM Zone 12U*

Elevation: *2,211 FT
674.00 M*

Order Information:

Order No: *20190919241*
Date Requested: *September 19, 2019*
Requested by: *Stratis Environmental Inc*
Report Type: *Standard Report*

Historical/Products:

City Directory Search *CD - Subject Site*
Insurance Products *Fire Insurance Maps/Inspection Reports/Site Plans*

Executive Summary: Report Summary

Database	Name	Searched	Project Property	Within 0.25 km	Total
AERW	Well Licenses	Y	0	0	0
AGR	Agriculture and Fisheries - Certificates of Approval	Y	0	0	0
AOGW	Alberta Oil and Gas Wells	Y	0	0	0
AUWR	Automobile Wrecking & Supplies	Y	0	1	1
CAWD	Waste Management Facilities - Certificates of Approval	Y	0	0	0
CBL	Commercial Activity Risk	Y	0	0	0
CDRY	Dry Cleaning Facilities	Y	0	0	0
CFO	Confined Feeding Operations	Y	0	0	0
CHEM	Chemical Processing Operations - Certificates of Approval	Y	0	1	1
CNG	Compressed Natural Gas Stations	Y	0	0	0
CONV	Compliance and Convictions	Y	0	0	0
CTNK	Fuel Sales and Storage	Y	0	0	0
EAS	Enforcement Action Summary	Y	0	0	0
EEM	Environmental Effects Monitoring	Y	0	0	0
EHS	ERIS Historical Searches	Y	0	12	12
EIIS	Environmental Issues Inventory System	Y	0	0	0
EPST	Alberta Environment & Parks Storage Tanks	Y	0	0	0
EPWN	Environment Protection & Enhancement Act and Water Act Public Notices	Y	0	0	0
ESAR	Environmental Site Assessment Repository	Y	0	2	2
FAC	Facility List	Y	0	0	0
FCON	Federal Convictions	Y	0	0	0
FCS	Contaminated Sites on Federal Land	Y	0	0	0
FIS	AER Incidents & Spills	Y	0	0	0
FOOD	Food Processing Operations - Certificates of Approval	Y	0	0	0
FST	PTMAA Fuel Storage Tanks	Y	0	2	2
GEN	Waste Generators Summary	Y	0	14	14
GHG	Greenhouse Gas Emissions from Large Facilities	Y	0	0	0
GPP	Gas Processing Plants	Y	0	0	0
HELP	Alberta Environment's H.E.L.P. (Help End Landfill Pollution) Program Database	Y	0	0	0
HORW	Horizontal Wells	Y	0	0	0
IAFT	Indian & Northern Affairs Fuel Tanks	Y	0	0	0
LDS	Identification and Verification of Active and Inactive Land Disposal Sites	Y	0	0	0
LDSI	Land Disposal Sites on Indian Reserves	Y	0	0	0
LUM	Lumber Related Operations - Certificates of Approval	Y	0	0	0
MINE	Canadian Mine Locations	Y	0	0	0
MMB	Metals, Minerals and Building Materials Operations -	Y	0	0	0

Database	Name	Searched	Project Property	Within 0.25 km	Total
	Certificates of Approval				
MNR	Mineral Occurrences	Y	0	0	0
NATE	National Analysis of Trends in Emergencies System (NATES)	Y	0	0	0
NCST	PTMAA Non-Compliant Storage Tanks	Y	0	0	0
NDFT	National Defense & Canadian Forces Fuel Tanks	Y	0	0	0
NDSP	National Defense & Canadian Forces Spills	Y	0	0	0
NDWD	National Defence & Canadian Forces Waste Disposal Sites	Y	0	0	0
NEBI	National Energy Board Pipeline Incidents	Y	0	0	0
NEBP	National Energy Board Wells	Y	0	0	0
NEES	National Environmental Emergencies System (NEES)	Y	0	0	0
NPCB	National PCB Inventory	Y	0	0	0
NPRI	National Pollutant Release Inventory	Y	0	0	0
OAM	Operating and Abandoned Mines	Y	0	0	0
OGF	Oil and Gas Facilities - ST102 & ST50	Y	0	0	0
OGWW	Oil and Gas Wells	Y	0	0	0
ORP	Alberta Orphan Wells	Y	0	0	0
PAP	Canadian Pulp and Paper	Y	0	0	0
PCFT	Parks Canada Fuel Storage Tanks	Y	0	0	0
PCG	Petrochemical, Coal and Gas Operations - Certificates of Approval	Y	0	0	0
PES	Pesticide Register	Y	0	2	2
PITS	Conglomerate and Waste Management Facilities	Y	0	0	0
PSP	Alberta Private Sewage Disposal Permits	Y	0	0	0
PTAP	PTMAA Approved (Open) Permits	Y	0	0	0
REC	Hazardous Waste Receivers Summary	Y	0	0	0
RST	Retail Fuel Storage Tanks	Y	0	3	3
SCT	Scott's Manufacturing Directory	Y	0	40	40
SPEC	Special Operation Classifications - Certificates of Approval	Y	0	0	0
WDS	Inventory of Waste Disposal Sites	Y	0	0	0
WSTE	Wastewater Operations	Y	0	0	0
WWIS	Alberta Water Well Information Database	Y	0	0	0
Total:			0	77	77

Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev diff (m)</i>	<i>Page Number</i>
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No records found in the selected databases for the project property.

Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
1	GEN	Rapid Revolutions Inc	14515 - 118 AVE NW Edmonton AB T5L 2M7 AB	SSW/49.7	0.00	25
2	EHS		14520 118 Avenue Edmonton AB	W/52.5	0.96	25
3	SCT	West Star Bakery	14519 119 Ave NW Edmonton AB T5L 2N9	N/74.4	0.00	25
4	SCT	Lasertext Digital Print & Copy	14452 118 Ave NW Edmonton AB T5L 2M5	E/82.1	0.00	25
5	SCT	Unisorb Canada Ltd.	11815 145 St NW Edmonton AB T5L 2H4	ENE/87.3	0.00	26
6	SCT	Boreal Machine Inc.	14525 119 Ave NW Edmonton AB T5L 2N9	NNW/90.2	0.00	26
7	SCT	MADSEN'S CUSTOM CABINETS 1983	14527 119 Ave NW Edmonton AB T5L 2N9	NW/93.3	0.69	26
8	EHS		11920 145 St Nw Edmonton AB T5L2H5	N/132.0	0.00	26
9	SCT	WSI Doors Ltd.	14425 118 Ave NW Edmonton AB T5L 2M7	SE/134.3	0.00	27
9	SCT	Dorland Commercial Doors Ltd.	14425 118 Ave NW Edmonton AB T5L 2M7	SE/134.3	0.00	27
10	GEN	DFC Diesel Inc.	11831-145 Street, Edmonton, AB, T5L 2H4 AB	NE/137.3	0.00	27
11	SCT	Clifford Harvey Enterprises	14422 118 Ave NW Edmonton AB T5L 2M5	ENE/142.3	0.00	27

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
12	SCT	EDMONTON WHOLESALE TROPHY	14408 118 Ave NW Edmonton AB T5L 2M5	ENE/144.2	0.00	28
13	AUWR	ECLIPSE AUTOBODY	14622 118 AVE NW EDMONTON AB T5L2M8	W/150.0	1.00	28
13	SCT	King Stamps & Signs	14616 118 Ave NW Edmonton AB T5L 2M8	W/150.0	1.00	28
13	SCT	Stamps & Signs	14616 118 Ave NW Edmonton AB T5L 2M8	W/150.0	1.00	28
14	EHS		14555 118 Ave Nw Edmonton AB T5L2M7	SW/150.6	1.00	29
15	ESAR	NEARCTIC DEVELOPMENT CORPORATION LTD.	Edmonton 14573 118 AVE AB	SW/152.9	1.00	29
16	EHS		11833 145th Street Edmonton AB	ENE/160.8	0.00	30
16	SCT	THE SYNKOLOID COMPANY OF CDA	11833 145 St NW Edmonton AB T5L 2H4	ENE/160.8	0.00	31
16	SCT	CGC Inc.	11833 145 St NW Edmonton AB T5L 2H4	ENE/160.8	0.00	31
17	SCT	S.M.F. Special Metal Fabricating Ltd.	14631 119 Ave NW Edmonton AB T5L 2N9	WNW/167.3	1.00	31
18	SCT	PARAMOUNT SIGNS LTD.	11646 145 St NW Edmonton AB T5M 1V8	SSE/177.5	0.00	31
18	SCT	PARAMOUNT SIGNS (EDMONTON) LTD	11646 145 St NW Edmonton AB T5M 1V8	SSE/177.5	0.00	31
18	SCT	Paramount Signs (Edmonton) Ltd.	11646 145 St NW Edmonton AB T5M 1V8	SSE/177.5	0.00	32

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
19	GEN	Lanco Well Services	14630 - 119 Ave. Edmonton, AB T5L 2P2 AB T5L 2P2	NW/188.4	1.00	32
19	GEN	Lanco Well Services	14630 - 119 Ave. Edmonton AB	NW/188.4	1.00	32
19	GEN	Lanco Well Services	14630 - 119 Ave Edmonton AB T5L 2P2	NW/188.4	1.00	32
19	GEN	Lanco Well Services	14630 - 119 Ave. Edmonton, AB T5L 2P2 AB	NW/188.4	1.00	32
19	SCT	Lanco Well Services Ltd.	14630 119 Ave NW Edmonton AB T5L 2P2	NW/188.4	1.00	32
20	GEN	C.E.R.T.	APS TRANSPORT GROUP 14520 116 AVE EDMONTON AB	S/189.4	0.00	33
21	SCT	SUNDANCER SPORTSWEAR MFG. CO.	14605 118 Ave NW Edmonton AB T5L 2M7	WSW/195.5	1.00	33
21	SCT	ELITE SPORTSWEAR LTD.	14605 118 Ave NW Edmonton AB T5L 2M7	WSW/195.5	1.00	33
22	GEN	Lanco Well Services	14630 - 119 Ave. Edmonton, AB T5L 2P2 AB	NW/198.4	1.00	34
22	GEN	Lanco Well Services	14630 - 119 Ave. Edmonton, AB T5L 2P2 AB	NW/198.4	1.00	34
23	RST	QUEST AUTOMOTIVE REPAIR LTD	11648 145 ST NW EDMONTON AB T5M 1V8	SSE/199.6	0.00	34
23	RST	QUEST AUTOMOTIVE REPAIR LTD	11648 145 ST NW EDMONTON AB T5M1V8	SSE/199.6	0.00	34
24	SCT	Alberta Diesel	14355 120 Ave NW Edmonton AB T5L 2R8	ENE/200.0	0.00	34

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
25	SCT	Pro-Dent Technical Services	11641 145 St NW Edmonton AB T5M 1V9	SE/201.2	0.00	35
26	ESAR	NEARCTIC DEVELOPMENT CORPORATION LTD.	Edmonton 14520 116 AVE AB	S/212.8	1.00	35
27	EHS		11925-145 Street Edmonton AB T5L 2H4	NE/215.4	0.00	37
27	SCT	Crystal Mountain Water Cooler	11925 145 St NW Edmonton AB T5L 2H4	NE/215.4	0.00	37
27	SCT	Crystal Mountain Water Cooler Corporation	11925 145 St NW Edmonton AB T5L 2H4	NE/215.4	0.00	37
27	SCT	Petro Comm Industries Ltd.	11925 145 St NW Edmonton AB T5L 2H4	NE/215.4	0.00	37
28	EHS		11933 145 St Nw Edmonton AB T5L2H4	NE/216.7	0.00	38
29	SCT	Trimtech Industries Inc.	11691 147 St NW Edmonton AB T5M 1W3	SSW/221.7	1.00	38
30	FST	EDMONTON COIN VENDING LTD.	11690-147 STR. EDMONTON (A) AB	SW/238.0	1.00	38
30	FST	EDMONTON COIN VENDING LTD.	11690-147 STR. EDMONTON (A) AB	SW/238.0	1.00	39
31	SCT	SUN FASHION/SPORTSWEAR MFG	11692 147 St NW Edmonton AB T5M 1W2	SW/238.2	1.00	39
32	RST	OBSESSIVE COMPULSIVE DIESEL LTD	12003 145 ST NW EDMONTON AB T5L2H4	NNE/238.3	0.00	40
33	SCT	Maple Massage Equipment &	11628 145 St NW Edmonton AB T5M 1V8	SSE/239.1	0.00	40

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
34	SCT	Amsoil Inc.	14543 121A Ave NW Edmonton AB T5L 2T2	N/239.8	0.00	40
34	SCT	Mountain Dog Enterprises Inc.	14503 121A Ave NW Edmonton AB T5L 2T2	N/239.8	0.00	40
35	EHS		11665 147 Street Northwest Edmonton AB T5M 1W3	SSW/241.9	1.00	41
36	PES	KANE VETERINARY SUPPLIES	14345 120 Ave NW EDMONTON AB	ENE/242.7	0.00	41
36	PES	KANE VETERINARY SUPPLIES	14345 120 Ave NW EDMONTON AB	ENE/242.7	0.00	41
37	SCT	The Block Shop Engine	14730 118 Ave NW Edmonton AB T5L 2M8	W/243.8	2.00	41
38	SCT	ULTRA KLEEN INDUSTRIES LTD.	11695 147 St NW Edmonton AB T5M 1W3	SW/243.9	1.00	41
39	SCT	Home Base Media	11638 142 St NW Edmonton AB T5M 1V4	ESE/244.5	0.00	42
39	SCT	Trader Classified Media	11638 142 St NW Edmonton AB T5M 1V4	ESE/244.5	0.00	42
40	GEN	PCO SERVICES	11608 145 ST EDMONTON AB	SSE/244.8	0.00	42
41	SCT	Elite Sportswear & Awards	14703 118 Ave NW Edmonton AB T5L 2M7	WSW/245.0	2.00	42
42	EHS		14635 - 121A Avenue Edmonton AB T5L 2T2	NNW/247.4	0.15	43
42	EHS		14635 121A Ave Nw Edmonton AB T5L2T2	NNW/247.4	0.15	43

Map Key	DB	Company/Site Name	Address	Dir/Dist (m)	Elev Diff (m)	Page Number
43	GEN	ICI PAINTS (CANADA) INC.	11650 142 STR Edmonton AB T5M 1V4 AB T5M 1V4	SE/247.4	0.00	44
43	SCT	College of Alberta Dental Asst	166-14315 118 Ave NW Edmonton AB T5L 4S6	SE/247.4	0.00	44
44	GEN	W.E. GREER	14704 119th Avenue Edmonton AB T5L 2P1 AB	NW/247.4	1.00	44
44	GEN	W.E. Greer Limited	14704 119 AVE Edmonton AB T5L 2P1	NW/247.4	1.00	44
44	SCT	W.E. Greer Ltd.	14704 119 Ave NW Edmonton AB T5L 2P1	NW/247.4	1.00	45
45	EHS		14340 120 Ave NW Edmonton AB T5L 2R7	NE/248.3	0.00	45
45	SCT	Rbk Millwork Ltd.	14340 120 Ave NW Edmonton AB T5L 2R7	NE/248.3	0.00	45
46	EHS		12007-145 Street Edmonton AB	NNE/248.5	0.00	46
46	SCT	AMS Engines Ltd.	12007 145 St NW Edmonton AB T5L 2H4	NNE/248.5	0.00	46
47	CHEM	1309967 Alberta Ltd.	14508 - 116 Ave NW Edmonton AB	S/248.9	0.00	46
48	EHS		14520 And 14550 116 Avenue Edmonton AB	S/249.0	0.76	46
49	GEN	JK Environmental Srvices Inc.	14576 116 Ave, Edmonton, AB T5M 3E9 AB	S/249.2	1.00	46
50	SCT	Walters Machine Inc.	12125 145 St NW Edmonton AB T5L 2H4	NNE/250.0	0.00	47

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Dir/Dist (m)</i>	<i>Elev Diff (m)</i>	<i>Page Number</i>
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Executive Summary: Summary By Data Source

AUWR - Automobile Wrecking & Supplies

A search of the AUWR database, dated 1999-Jul 31, 2019 has found that there are 1 AUWR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ECLIPSE AUTOBODY	14622 118 AVE NW EDMONTON AB T5L2M8	W	149.97	<u>13</u>

CHEM - Chemical Processing Operations - Certificates of Approval

A search of the CHEM database, dated 1993-2012 has found that there are 1 CHEM site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
1309967 Alberta Ltd.	14508 - 116 Ave NW Edmonton AB	S	248.91	<u>47</u>

EHS - ERIS Historical Searches

A search of the EHS database, dated 1999-Jul 31, 2019 has found that there are 12 EHS site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	14520 118 Avenue Edmonton AB	W	52.47	<u>2</u>
	11920 145 St Nw Edmonton AB T5L2H5	N	132.04	<u>8</u>
	14555 118 Ave Nw Edmonton AB T5L2M7	SW	150.55	<u>14</u>
	11833 145th Street Edmonton AB	ENE	160.79	<u>16</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
	11925-145 Street Edmonton AB T5L 2H4	NE	215.36	<u>27</u>
	11933 145 St Nw Edmonton AB T5L2H4	NE	216.69	<u>28</u>
	11665 147 Street Northwest Edmonton AB T5M 1W3	SSW	241.88	<u>35</u>
	14635 121A Ave Nw Edmonton AB T5L2T2	NNW	247.39	<u>42</u>
	14635 - 121A Avenue Edmonton AB T5L 2T2	NNW	247.39	<u>42</u>
	14340 120 Ave NW Edmonton AB T5L 2R7	NE	248.26	<u>45</u>
	12007-145 Street Edmonton AB	NNE	248.53	<u>46</u>
	14520 And 14550 116 Avenue Edmonton AB	S	249.01	<u>48</u>

ESAR - Environmental Site Assessment Repository

A search of the ESAR database, dated 1960-Apr 2019 has found that there are 2 ESAR site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
NEARCTIC DEVELOPMENT CORPORATION LTD.	Edmonton 14573 118 AVE AB	SW	152.89	<u>15</u>
NEARCTIC DEVELOPMENT CORPORATION LTD.	Edmonton 14520 116 AVE AB	S	212.82	<u>26</u>

FST - PTMAA Fuel Storage Tanks

A search of the FST database, dated 1985-May 2019 has found that there are 2 FST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
EDMONTON COIN VENDING LTD.	11690-147 STR. EDMONTON (A) AB	SW	238.04	<u>30</u>
EDMONTON COIN VENDING LTD.	11690-147 STR. EDMONTON (A) AB	SW	238.04	<u>30</u>

GEN - Waste Generators Summary

A search of the GEN database, dated 1993-Aug 2018 has found that there are 14 GEN site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Rapid Revolutions Inc	14515 - 118 AVE NW Edmonton AB T5L 2M7 AB	SSW	49.73	<u>1</u>
DFC Diesel Inc.	11831-145 Street, Edmonton, AB, T5L 2H4 AB	NE	137.35	<u>10</u>
Lanco Well Services	14630 - 119 Ave. Edmonton, AB T5L 2P2 AB	NW	188.36	<u>19</u>
Lanco Well Services	14630 - 119 Ave Edmonton AB T5L 2P2	NW	188.36	<u>19</u>
Lanco Well Services	14630 - 119 Ave. Edmonton AB	NW	188.36	<u>19</u>
Lanco Well Services	14630 - 119 Ave. Edmonton, AB T5L 2P2 AB T5L 2P2	NW	188.36	<u>19</u>
C.E.R.T.	APS TRANSPORT GROUP 14520 116 AVE EDMONTON AB	S	189.37	<u>20</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Lanco Well Services	14630 - 119 Ave. Edmonton, AB T5L 2P2 AB	NW	198.40	22
Lanco Well Services	14630 - 119 Ave. Edmonton, AB T5L 2P2 AB	NW	198.40	22
PCO SERVICES	11608 145 ST EDMONTON AB	SSE	244.75	40
ICI PAINTS (CANADA) INC.	11650 142 STR Edmonton AB T5M 1V4 AB T5M 1V4	SE	247.40	43
W.E. GREER	14704 119th Avenue Edmonton AB T5L 2P1 AB	NW	247.44	44
W.E. Greer Limited	14704 119 AVE Edmonton AB T5L 2P1	NW	247.44	44
JK Environmental Srvices Inc.	14576 116 Ave, Edmonton, AB T5M 3E9 AB	S	249.17	49

PES - Pesticide Register

A search of the PES database, dated 1998-Aug 2015 has found that there are 2 PES site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
KANE VETERINARY SUPPLIES	14345 120 Ave NW EDMONTON AB	ENE	242.71	36
KANE VETERINARY SUPPLIES	14345 120 Ave NW EDMONTON AB	ENE	242.71	36

RST - Retail Fuel Storage Tanks

A search of the RST database, dated 1999-Jul 31, 2019 has found that there are 3 RST site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
QUEST AUTOMOTIVE REPAIR LTD	11648 145 ST NW EDMONTON AB T5M1V8	SSE	199.63	<u>23</u>
QUEST AUTOMOTIVE REPAIR LTD	11648 145 ST NW EDMONTON AB T5M 1V8	SSE	199.63	<u>23</u>
OBSESSIVE COMPULSIVE DIESEL LTD	12003 145 ST NW EDMONTON AB T5L2H4	NNE	238.31	<u>32</u>

SCT - Scott's Manufacturing Directory

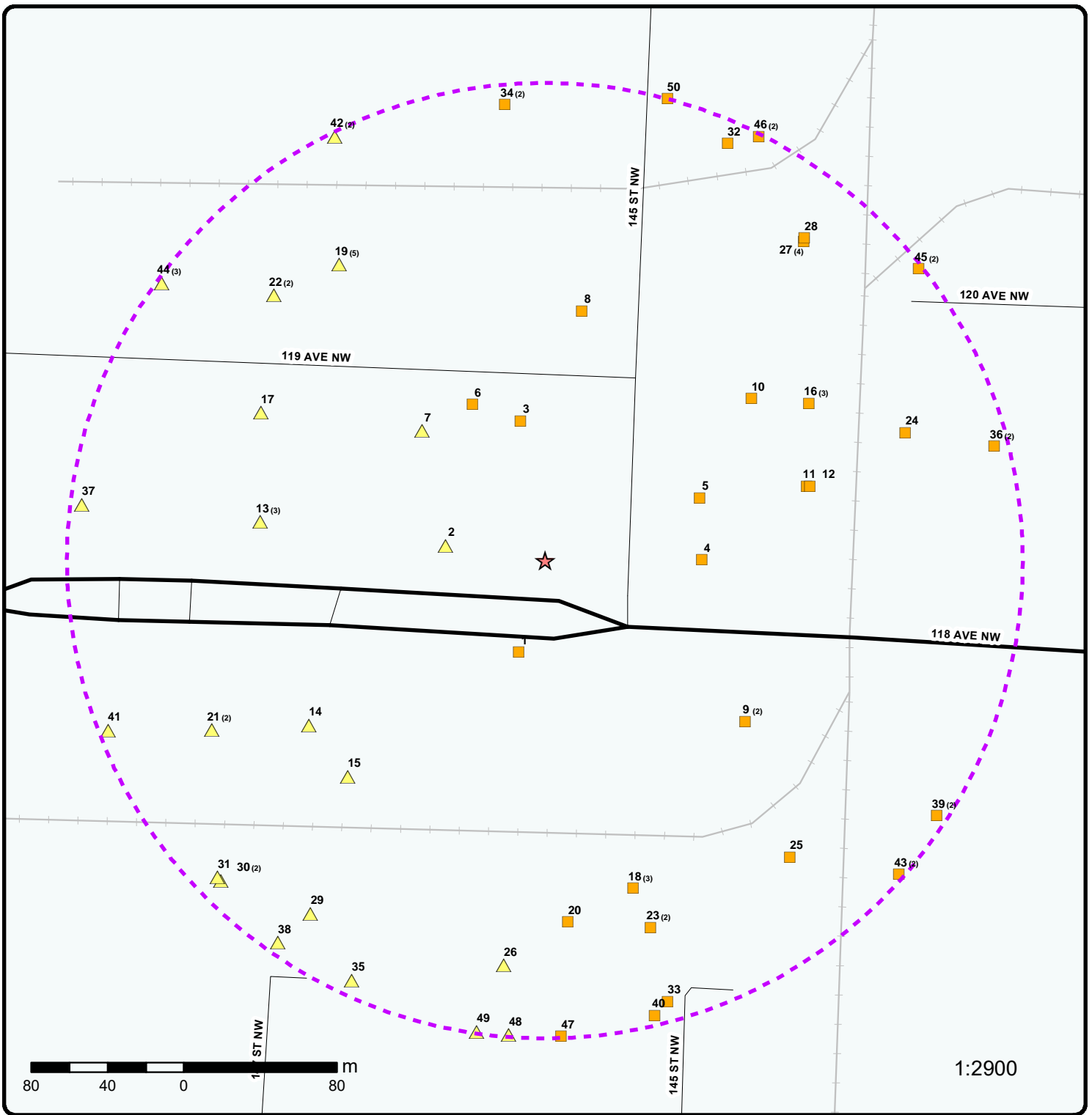
A search of the SCT database, dated 1992-Mar 2011* has found that there are 40 SCT site(s) within approximately 0.25 kilometers of the project property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
West Star Bakery	14519 119 Ave NW Edmonton AB T5L 2N9	N	74.36	<u>3</u>
Lasertext Digital Print & Copy	14452 118 Ave NW Edmonton AB T5L 2M5	E	82.05	<u>4</u>
Unisorb Canada Ltd.	11815 145 St NW Edmonton AB T5L 2H4	ENE	87.29	<u>5</u>
Boreal Machine Inc.	14525 119 Ave NW Edmonton AB T5L 2N9	NNW	90.19	<u>6</u>
MADSEN'S CUSTOM CABINETS 1983	14527 119 Ave NW Edmonton AB T5L 2N9	NW	93.30	<u>7</u>
WSI Doors Ltd.	14425 118 Ave NW Edmonton AB T5L 2M7	SE	134.32	<u>9</u>
Dorland Commercial Doors Ltd.	14425 118 Ave NW Edmonton AB T5L 2M7	SE	134.32	<u>9</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
Clifford Harvey Enterprises	14422 118 Ave NW Edmonton AB T5L 2M5	ENE	142.31	<u>11</u>
EDMONTON WHOLESALE TROPHY	14408 118 Ave NW Edmonton AB T5L 2M5	ENE	144.20	<u>12</u>
King Stamps & Signs	14616 118 Ave NW Edmonton AB T5L 2M8	W	149.97	<u>13</u>
Stamps & Signs	14616 118 Ave NW Edmonton AB T5L 2M8	W	149.97	<u>13</u>
THE SYNKOLOID COMPANY OF CDA	11833 145 St NW Edmonton AB T5L 2H4	ENE	160.79	<u>16</u>
CGC Inc.	11833 145 St NW Edmonton AB T5L 2H4	ENE	160.79	<u>16</u>
S.M.F. Special Metal Fabricating Ltd.	14631 119 Ave NW Edmonton AB T5L 2N9	WNW	167.34	<u>17</u>
Paramount Signs (Edmonton) Ltd.	11646 145 St NW Edmonton AB T5M 1V8	SSE	177.50	<u>18</u>
PARAMOUNT SIGNS LTD.	11646 145 St NW Edmonton AB T5M 1V8	SSE	177.50	<u>18</u>
PARAMOUNT SIGNS (EDMONTON) LTD	11646 145 St NW Edmonton AB T5M 1V8	SSE	177.50	<u>18</u>
Lanco Well Services Ltd.	14630 119 Ave NW Edmonton AB T5L 2P2	NW	188.36	<u>19</u>
SUNDANCER SPORTSWEAR MFG. CO.	14605 118 Ave NW Edmonton AB T5L 2M7	WSW	195.45	<u>21</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
ELITE SPORTSWEAR LTD.	14605 118 Ave NW Edmonton AB T5L 2M7	WSW	195.45	<u>21</u>
Alberta Diesel	14355 120 Ave NW Edmonton AB T5L 2R8	ENE	199.96	<u>24</u>
Pro-Dent Technical Services	11641 145 St NW Edmonton AB T5M 1V9	SE	201.19	<u>25</u>
Crystal Mountain Water Cooler	11925 145 St NW Edmonton AB T5L 2H4	NE	215.36	<u>27</u>
Crystal Mountain Water Cooler Corporation	11925 145 St NW Edmonton AB T5L 2H4	NE	215.36	<u>27</u>
Petro Comm Industries Ltd.	11925 145 St NW Edmonton AB T5L 2H4	NE	215.36	<u>27</u>
Trimtech Industries Inc.	11691 147 St NW Edmonton AB T5M 1W3	SSW	221.65	<u>29</u>
SUN FASHION/SPORTSWEAR MFG	11692 147 St NW Edmonton AB T5M 1W2	SW	238.24	<u>31</u>
Maple Massage Equipment &	11628 145 St NW Edmonton AB T5M 1V8	SSE	239.11	<u>33</u>
Amsoil Inc.	14543 121A Ave NW Edmonton AB T5L 2T2	N	239.76	<u>34</u>
Mountain Dog Enterprises Inc.	14503 121A Ave NW Edmonton AB T5L 2T2	N	239.76	<u>34</u>

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction</u>	<u>Distance (m)</u>	<u>Map Key</u>
The Block Shop Engine	14730 118 Ave NW Edmonton AB T5L 2M8	W	243.79	<u>37</u>
ULTRA KLEEN INDUSTRIES LTD.	11695 147 St NW Edmonton AB T5M 1W3	SW	243.88	<u>38</u>
Home Base Media	11638 142 St NW Edmonton AB T5M 1V4	ESE	244.46	<u>39</u>
Trader Classified Media	11638 142 St NW Edmonton AB T5M 1V4	ESE	244.46	<u>39</u>
Elite Sportswear & Awards	14703 118 Ave NW Edmonton AB T5L 2M7	WSW	245.04	<u>41</u>
College of Alberta Dental Asst	166-14315 118 Ave NW Edmonton AB T5L 4S6	SE	247.40	<u>43</u>
W.E. Greer Ltd.	14704 119 Ave NW Edmonton AB T5L 2P1	NW	247.44	<u>44</u>
Rbk Millwork Ltd.	14340 120 Ave NW Edmonton AB T5L 2R7	NE	248.26	<u>45</u>
AMS Engines Ltd.	12007 145 St NW Edmonton AB T5L 2H4	NNE	248.53	<u>46</u>
Walters Machine Inc.	12125 145 St NW Edmonton AB T5L 2H4	NNE	250.00	<u>50</u>



Map : 0.25 Kilometer Radius

Order No: 20190919241

Address: 11802 145 St NW, Edmonton, AB, T5L 2M8



Project Property	Expressway	Industrial and Resource - Regions	National Park
Buffer Outline	Principal Highway	Main Line	Provincial or Territorial Park
Eris Sites with Higher Elevation	Secondary Highway	Sidetrack	Other Park
Eris Sites with Same Elevation	Major Road	Transit Line	Golf Course or Driving Range
Eris Sites with Lower Elevation	Local road	Abandoned Line	Park or Sports Field
Eris Sites with Unknown Elevation	Trail		Other Recreation Area
	Proposed Road		
	Ferry Route/Ice Road		

113°34'30"W

53°34'30"N

53°34'30"N



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USA, USGS, AeroGRID, IGN, and the GIS User Community

Aerial (2015)

Address: 11802 145 St NW, Edmonton, AB, T5L 2M8

Source: ESRI World Imagery

Order No: 20190919241



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Detail Report

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB	
<u>1</u>	1 of 1	SSW/49.7	674.0 / 0.00	Rapid Revolutions Inc 14515 - 118 AVE NW Edmonton AB T5L 2M7 AB	GEN	
Approval No: Record ID: Approval Year:		Aug 2018	DLS: Phone: Contact:			Kevin Rhodenizer
<u>2</u>	1 of 1	W/52.5	675.0 / 0.96	14520 118 Avenue Edmonton AB	EHS	
Order No: Status: Report Type: Report Date: Date Received: Previous Site Name: Lot/Building Size: Additional Info Ordered:		20180116103 C Standard Select Report 23-JAN-18 16-JAN-18	Nearest Intersection: Municipality: Client Prov/State: Search Radius (km): X: Y:			AB .25 -113.57256 53.570748
<u>3</u>	1 of 1	N/74.4	674.0 / 0.00	West Star Bakery 14519 119 Ave NW Edmonton AB T5L 2N9	SCT	
Established: Plant Size (ft²): Employment:		1955 2				
--Details-- Description: SIC/NAICS Code:		Commercial Bakeries and Frozen Bakery Product Manufacturing 311814				
Description: SIC/NAICS Code:		Cookie and Cracker Manufacturing 311821				
Description: SIC/NAICS Code:		Other Specialty-Line Food Wholesaler-Distributors 413190				
<u>4</u>	1 of 1	E/82.1	674.0 / 0.00	Lasertext Digital Print & Copy 14452 118 Ave NW Edmonton AB T5L 2M5	SCT	
Established: Plant Size (ft²): Employment:		01-DEC-89				
--Details-- Description: SIC/NAICS Code:		Digital Printing 323115				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
<u>5</u>	1 of 1	ENE/87.3	674.0 / 0.00	Unisorb Canada Ltd. 11815 145 St NW Edmonton AB T5L 2H4	SCT
Established:		01-FEB-88			
Plant Size (ft²):		6200			
Employment:					
--Details--					
Description:		All Other Miscellaneous Chemical Product Manufacturing			
SIC/NAICS Code:		325999			
Description:		Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing			
SIC/NAICS Code:		333413			
Description:		Industrial and Commercial Fan and Blower and Air Purification Equipment Manufacturing			
SIC/NAICS Code:		333413			
<u>6</u>	1 of 1	NNW/90.2	674.0 / 0.00	Boreal Machine Inc. 14525 119 Ave NW Edmonton AB T5L 2N9	SCT
Established:		01-MAR-71			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Mining and Oil and Gas Field Machinery Manufacturing			
SIC/NAICS Code:		333130			
Description:		Machine Shops			
SIC/NAICS Code:		332710			
<u>7</u>	1 of 1	NW/93.3	674.7 / 0.69	MADSEN'S CUSTOM CABINETS 1983 14527 119 Ave NW Edmonton AB T5L 2N9	SCT
Established:		1962			
Plant Size (ft²):		15000			
Employment:		25			
--Details--					
Description:		Other Millwork			
SIC/NAICS Code:		321919			
Description:		Showcase, Partition, Shelving and Locker Manufacturing			
SIC/NAICS Code:		337215			
<u>8</u>	1 of 1	N/132.0	674.0 / 0.00	11920 145 St Nw Edmonton AB T5L2H5	EHS
Order No:		20141105074		Nearest Intersection:	
Status:		C		Municipality: Edmonton	
Report Type:		Standard Select Report		Client Prov/State: AB	
Report Date:		11-NOV-14		Search Radius (km): .25	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Date Received:		05-NOV-14		X:	-113.571551
Previous Site Name:				Y:	53.571873
Lot/Building Size:					
Additional Info Ordered:					
9	1 of 2	SE/134.3	674.0 / 0.00	WSI Doors Ltd. 14425 118 Ave NW Edmonton AB T5L 2M7	SCT
Established:		01-MAR-83			
Plant Size (ft²):		80000			
Employment:					
--Details--					
Description:		Metal Window and Door Manufacturing			
SIC/NAICS Code:		332321			
Description:		Wood Window and Door Manufacturing			
SIC/NAICS Code:		321911			
Description:		Hardware Wholesaler-Distributors			
SIC/NAICS Code:		416330			
Description:		Other Specialty-Line Building Supplies Wholesaler-Distributors			
SIC/NAICS Code:		416390			
Description:		Wood Window and Door Manufacturing			
SIC/NAICS Code:		321911			
9	2 of 2	SE/134.3	674.0 / 0.00	Dorland Commercial Doors Ltd. 14425 118 Ave NW Edmonton AB T5L 2M7	SCT
Established:		01-JAN-10			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Metal Window and Door Manufacturing			
SIC/NAICS Code:		332321			
Description:		Metal Window and Door Manufacturing			
SIC/NAICS Code:		332321			
10	1 of 1	NE/137.3	674.0 / 0.00	DFC Diesel Inc. 11831-145 Street, Edmonton, AB, T5L 2H4 AB	GEN
Approval No:				DLS:	
Record ID:				Phone:	
Approval Year:		Dec 2016; Apr 2017; Aug 2018		Contact:	Matt Adams
11	1 of 1	ENE/142.3	674.0 / 0.00	Clifford Harvey Enterprises 14422 118 Ave NW Edmonton AB T5L 2M5	SCT
Established:		01-FEB-01			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plant Size (ft²):		5500			
Employment:					
--Details--					
Description:		All Other Plastic Product Manufacturing			
SIC/NAICS Code:		326198			
Description:		All Other Plastic Product Manufacturing			
SIC/NAICS Code:		326198			
12	1 of 1	ENE/144.2	674.0 / 0.00	EDMONTON WHOLESALE TROPHY 14408 118 Ave NW Edmonton AB T5L 2M5	SCT
Established:		1983			
Plant Size (ft²):		0			
Employment:		4			
--Details--					
Description:		All Other Miscellaneous Wood Product Manufacturing			
SIC/NAICS Code:		321999			
Description:		All Other Plastic Product Manufacturing			
SIC/NAICS Code:		326198			
Description:		Sign Manufacturing			
SIC/NAICS Code:		339950			
Description:		Jewellery and Watch Wholesaler-Distributors			
SIC/NAICS Code:		414410			
Description:		Chemical (except Agricultural) and Allied Product Wholesaler-Distributors			
SIC/NAICS Code:		418410			
Description:		All Other Wholesaler-Distributors			
SIC/NAICS Code:		418990			
13	1 of 3	W/150.0	675.0 / 1.00	ECLIPSE AUTOBODY 14622 118 AVE NW EDMONTON AB T5L2M8	AUWR
Headcode:		00000234			
Headcode Desc:		AUTOMOBILE BODY REPAIRING			
Phone:		7804521065			
List Name:		INFO-DIRECT(TM) BUSINESS FILE			
Description:					
13	2 of 3	W/150.0	675.0 / 1.00	King Stamps & Signs 14616 118 Ave NW Edmonton AB T5L 2M8	SCT
Established:		1964			
Plant Size (ft²):		2700			
Employment:		4			
13	3 of 3	W/150.0	675.0 / 1.00	Stamps & Signs 14616 118 Ave NW	SCT

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
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Edmonton AB T5L 2M8

Established:
Plant Size (ft²): 2000
Employment: 1

--Details--
Description: Office Supplies (except Paper) Manufacturing
SIC/NAICS Code: 339940

Description: Sign Manufacturing
SIC/NAICS Code: 339950

14	1 of 1	SW/150.6	675.0 / 1.00	14555 118 Ave Nw Edmonton AB T5L2M7	EHS
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Order No: 20130917011	Nearest Intersection:
Status: C	Municipality: Edmonton
Report Type: Standard Report	Client Prov/State: AB
Report Date: 25-SEP-13	Search Radius (km): .25
Date Received: 17-SEP-13	X: -113.573587
Previous Site Name:	Y: 53.569879
Lot/Building Size:	
Additional Info Ordered: Fire Insur. Maps and/or Site Plans; City Directory	

15	1 of 1	SW/152.9	675.0 / 1.00	NEARCTIC DEVELOPMENT CORPORATION LTD. Edmonton 14573 118 AVE AB	ESAR
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ESA ID: 6233220
ESRD File: SCD02241
File Classification: SCD
Name: NEARCTIC DEVELOPMENT CORPORATION LTD.
10tm Point Coordinate: 94443,5934213
LLD: 0022266;8;8B
LINC: 0035252048
Map Link: <http://www.esar.alberta.ca/esarmap.aspx?esaid=6233220>
ESAR Link: <http://www.esar.alberta.ca/esarmain.aspx?esaid=SCD02241>

Document Detail

Doc Desc: CORRESPONDENCE, DD6 Response on Historical Phase 1 ESA for Rezoning, Huff Bremner Estates Industrial
Doc Date: 5/23/2012

Document Detail

Doc Desc: LETTER ZM, Re DD6 - Phase I ESAs and Response to the City of Edmonton, Huff Bremner Estate Industrial
Doc Date: 12/17/2012

Document Detail

Doc Desc: PHASE I ESA, CTA File No.02-061.01, Dayco Building
Doc Date: 1/24/2012

Document Detail

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Doc Desc: Doc Date:		PROPOSED REZONING Plan, File LDA11-0320, Huff Bremner Estate Industrial 9/21/2011			
<u>Document Detail</u>					
Doc Desc: Doc Date:		CTA RESPONSE TO CITY REVIEW COMMENTS OF PHASE I ESA, Dayco Building 4/26/2012			
<u>Document Detail</u>					
Doc Desc: Doc Date:		PHASE I ESA, Nearctic Office/ Warehouse Property, CTA File No.02-061 8/27/2002			
<u>Document Detail</u>					
Doc Desc: Doc Date:		E-MAIL DM, DD6, Posse 114579046-016 11/28/2012			
<u>Document Detail</u>					
Doc Desc: Doc Date:		LETTER EZ, RE DD6 - Reviewed 2 Phase I ESA Reports and combo Addendum to a Phase I ESA/ Phase II Letter Report 10/30/2012			
<u>Document Detail</u>					
Doc Desc: Doc Date:		LETTER GC, RE DD6 Two Phase I ESAs and A Combo Phase I ESA Addendum/ Phase 2 ESA Letter Report 10/25/2012			
<u>Document Detail</u>					
Doc Desc: Doc Date:		MEMO, DD6 Historical 2002CT & Associates Phase 1 ESA for Rezoning, Huff Bremner Estate Industrial 4/24/2012			
<u>Document Detail</u>					
Doc Desc: Doc Date:		CORRESPONDENCE, RE DD6, LDA11-0320 Agencies Response on Phase 1 ESA for Rezoning, Huff Bremner Estate Industrial 3/22/2012			
<u>Document Detail</u>					
Doc Desc: Doc Date:		E-MAIL GC, DD6, LDA11-0320, Agency Responses on Phase 1 and 2 ESAs for Rezoning, Huff Bremner Estates Industrial 12/18/2012			

16	1 of 3	ENE/160.8	674.0 / 0.00	11833 145th Street Edmonton AB	EHS
Order No:	20040803037			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Complete Report			Client Prov/State:	ON
Report Date:	8/12/04			Search Radius (km):	0.25
Date Received:	8/3/04			X:	-113.570795
Previous Site Name:				Y:	53.57149
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
16	2 of 3	ENE/160.8	674.0 / 0.00	THE SYNKOLOID COMPANY OF CDA 11833 145 St NW Edmonton AB T5L 2H4	SCT
Established:		1956			
Plant Size (ft²):		0			
Employment:		25			
--Details--					
Description:		Paint and Coating Manufacturing			
SIC/NAICS Code:		325510			
Description:		Gypsum Product Manufacturing			
SIC/NAICS Code:		327420			
16	3 of 3	ENE/160.8	674.0 / 0.00	CGC Inc. 11833 145 St NW Edmonton AB T5L 2H4	SCT
Established:		1956			
Plant Size (ft²):					
Employment:		25			
17	1 of 1	WNW/167.3	675.0 / 1.00	S.M.F. Special Metal Fabricating Ltd. 14631 119 Ave NW Edmonton AB T5L 2N9	SCT
Established:		1986			
Plant Size (ft²):		7000			
Employment:		5			
18	1 of 3	SSE/177.5	674.0 / 0.00	PARAMOUNT SIGNS LTD. 11646 145 St NW Edmonton AB T5M 1V8	SCT
Established:		1973			
Plant Size (ft²):		0			
Employment:		3			
--Details--					
Description:		Commercial Screen Printing			
SIC/NAICS Code:		323113			
18	2 of 3	SSE/177.5	674.0 / 0.00	PARAMOUNT SIGNS (EDMONTON) LTD 11646 145 St NW Edmonton AB T5M 1V8	SCT
Established:		0000			
Plant Size (ft²):		0			
Employment:		12			
--Details--					
Description:		Sign Manufacturing			
SIC/NAICS Code:		339950			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
18	3 of 3	SSE/177.5	674.0 / 0.00	Paramount Signs (Edmonton) Ltd. 11646 145 St NW Edmonton AB T5M 1V8	SCT
Established:		1975			
Plant Size (ft²):		8			
Employment:					
19	1 of 5	NW/188.4	675.0 / 1.00	Lanco Well Services 14630 - 119 Ave. Edmonton, AB T5L 2P2 AB T5L 2P2	GEN
Approval No:			DLS:		
Record ID:			Phone:		
Approval Year:		May 2011-Apr 2012	Contact:		
19	2 of 5	NW/188.4	675.0 / 1.00	Lanco Well Services 14630 - 119 Ave. Edmonton AB	GEN
Approval No:			DLS:		
Record ID:			Phone:		
Approval Year:		May 2012- Jan 2013	Contact:		
19	3 of 5	NW/188.4	675.0 / 1.00	Lanco Well Services 14630 - 119 Ave Edmonton AB T5L 2P2	GEN
Approval No:			DLS:		
Record ID:			Phone:		
Approval Year:		Feb 2013 - Sep 2013	Contact:		
19	4 of 5	NW/188.4	675.0 / 1.00	Lanco Well Services 14630 - 119 Ave. Edmonton, AB T5L 2P2 AB	GEN
Approval No:			DLS:		
Record ID:			Phone:		
Approval Year:		Dec 2016; Apr 2017; Aug 2018	Contact:		
19	5 of 5	NW/188.4	675.0 / 1.00	Lanco Well Services Ltd. 14630 119 Ave NW Edmonton AB T5L 2P2	SCT
Established:		01-FEB-86			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance			
SIC/NAICS Code:		811310			
Description:		Services to Oil and Gas Extraction			
SIC/NAICS Code:		213118			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
20	1 of 1	S/189.4	674.0 / 0.00	C.E.R.T. APS TRANSPORT GROUP 14520 116 AVE EDMONTON AB	GEN
Approval No: Record ID: 479 Approval Year: 2005		DLS: Phone: Contact:			
--Details--					
Material Code:		8.00			
Material Description:		Corrosive Substances			
21	1 of 2	WSW/195.5	675.0 / 1.00	SUNDANCER SPORTSWEAR MFG. CO. 14605 118 Ave NW Edmonton AB T5L 2M7	SCT
Established: 1984 Plant Size (ft²): 12000 Employment: 70					
--Details--					
Description:		Cut and Sew Clothing Contracting			
SIC/NAICS Code:		315210			
Description:		Men's and Boys' Cut and Sew Underwear and Nightwear Manufacturing			
SIC/NAICS Code:		315221			
Description:		Men's and Boys' Cut and Sew Shirt Manufacturing			
SIC/NAICS Code:		315226			
Description:		Other Men's and Boys' Cut and Sew Clothing Manufacturing			
SIC/NAICS Code:		315229			
Description:		Women's and Girls' Cut and Sew Blouse and Shirt Manufacturing			
SIC/NAICS Code:		315232			
Description:		Other Women's and Girls' Cut and Sew Clothing Manufacturing			
SIC/NAICS Code:		315239			
Description:		Infants' Cut and Sew Clothing Manufacturing			
SIC/NAICS Code:		315291			
Description:		All Other Cut and Sew Clothing Manufacturing			
SIC/NAICS Code:		315299			
21	2 of 2	WSW/195.5	675.0 / 1.00	ELITE SPORTSWEAR LTD. 14605 118 Ave NW Edmonton AB T5L 2M7	SCT
Established: 1987 Plant Size (ft²): 0 Employment: 80					
--Details--					
Description:		Textile and Fabric Finishing			
SIC/NAICS Code:		313310			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Description:		All Other Textile Product Mills			
SIC/NAICS Code:		314990			
22	1 of 2	NW/198.4	675.0 / 1.00	Lanco Well Services 14630 - 119 Ave. Edmonton, AB T5L 2P2 AB	GEN
Approval No:		DLS:			
Record ID:		Phone: 780-452-3744			
Approval Year: Feb 2015		Contact: Jim Moore			
22	2 of 2	NW/198.4	675.0 / 1.00	Lanco Well Services 14630 - 119 Ave. Edmonton, AB T5L 2P2 AB	GEN
Approval No:		DLS:			
Record ID:		Phone: 780-452-3744			
Approval Year: Jan 2016		Contact: Jim Moore			
23	1 of 2	SSE/199.6	674.0 / 0.00	QUEST AUTOMOTIVE REPAIR LTD 11648 145 ST NW EDMONTON AB T5M 1V8	RST
Headcode:		00426100			
Headcode Desc:		DIESEL FUEL			
Phone:					
List Name:					
Description:					
23	2 of 2	SSE/199.6	674.0 / 0.00	QUEST AUTOMOTIVE REPAIR LTD 11648 145 ST NW EDMONTON AB T5M1V8	RST
Headcode:		00426100			
Headcode Desc:		DIESEL FUEL			
Phone:		7804548757			
List Name:					
Description:					
24	1 of 1	ENE/200.0	674.0 / 0.00	Alberta Diesel 14355 120 Ave NW Edmonton AB T5L 2R8	SCT
Established:		01-JAN-59			
Plant Size (ft²):		20000			
Employment:					
--Details--					
Description:		All Other General-Purpose Machinery Manufacturing			
SIC/NAICS Code:		333990			
Description:		Other Engine and Power Transmission Equipment Manufacturing			
SIC/NAICS Code:		333619			
Description:		Motor and Generator Manufacturing			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
SIC/NAICS Code:		335312			
Description:		Industrial Machinery, Equipment and Supplies Wholesaler-Distributors			
SIC/NAICS Code:		417230			
Description:		Industrial Machinery, Equipment and Supplies Wholesaler-Distributors			
SIC/NAICS Code:		417230			
25	1 of 1	SE/201.2	674.0 / 0.00	Pro-Dent Technical Services 11641 145 St NW Edmonton AB T5M 1V9	SCT
Established:		01-DEC-90			
Plant Size (ft²):		3000			
Employment:					
--Details--					
Description:		Professional Machinery, Equipment and Supplies Wholesaler-Distributors			
SIC/NAICS Code:		417930			
26	1 of 1	S/212.8	675.0 / 1.00	NEARCTIC DEVELOPMENT CORPORATION LTD. Edmonton 14520 116 AVE AB	ESAR
ESA ID:		6314927			
ESRD File:		SCD02247			
File Classification:		SCD			
Name:		NEARCTIC DEVELOPMENT CORPORATION LTD.			
10tm Point Coordinate:		94530,5934119			
LLD:		0022266;8;16A			
LINC:		0028428761			
Map Link:		http://www.esar.alberta.ca/esarmap.aspx?esaid=6314927			
ESAR Link:		http://www.esar.alberta.ca/esarmain.aspx?esaid=SCD02247			
<u>Document Detail</u>					
Doc Desc:		E-MAIL TD, RE Response to Environmental Review Comments, EE41, 14520 - 116 Ave			
Doc Date:		1/25/2013			
<u>Document Detail</u>					
Doc Desc:		LETTER EE, RE EE-41, Review of Phase I/ II ESA for a Rezoning from IM to IB, Huff Bremner Estate Industrial			
Doc Date:		12/17/2012			
<u>Document Detail</u>					
Doc Desc:		MAY 2013 SOIL REMEDIATION PROGRAM for Nearctic Group			
Doc Date:		5/22/2013			
<u>Document Detail</u>					
Doc Desc:		LETTER CTA, Response to Agency Review of Phase I/II ESA (EE41)			
Doc Date:		1/25/2013			
<u>Document Detail</u>					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Doc Desc: Doc Date:				PHASE I/ II ESA, CTA File No.02-1493 11/27/2012	
<u>Document Detail</u>					
Doc Desc: Doc Date:				E-MAIL ZM, RE Response to Environmental Review Comments, EE41,14520-116 Ave 2/1/2013	
<u>Document Detail</u>					
Doc Desc: Doc Date:				E-MAIL, EE-41, Review of Phase I/II ESA for a Rezoning for Property Located at 14520 - 116 Ave, LDA12-0388 1/23/2013	
<u>Document Detail</u>					
Doc Desc: Doc Date:				LETTER EZ, RE EE41 - Reviewed May 2013 Soil Remediation Report, Huff Bremner Estate Industrial Neighbourhood 5/24/2013	
<u>Document Detail</u>					
Doc Desc: Doc Date:				MEMO with Encl, RE LDA12-0388 Phase 3 ESA for Application for Rezoning, Huff Bremner Estate Industrial 5/24/2013	
<u>Document Detail</u>					
Doc Desc: Doc Date:				PETROLEUM STORAGE TANK CLOSURE REPORT 5/28/2013	
<u>Document Detail</u>					
Doc Desc: Doc Date:				E-MAIL PA, EE41, 14520 - 116 Avenue, Edmonton, AB 5/23/2013	
<u>Document Detail</u>					
Doc Desc: Doc Date:				LETTER EZ, RE EE41 - Reviewed Phase I/II ESA combined Report for rezoning from IM to IB 1/2/2013	
<u>Document Detail</u>					
Doc Desc: Doc Date:				LETTER ZM, Re EE41 - Phase I/II ESA, Huff Bremner Estate Industrial Neighbourhood 1/8/2013	
<u>Document Detail</u>					
Doc Desc: Doc Date:				MEMO with Encl, RE LDA12-0388 Phase I Application for Rezoning, Huff Bremner Estate Industrial 12/4/2012	
<u>Document Detail</u>					
Doc Desc: Doc Date:				LETTER EE, RE EE-41, Review of a Soil Remediation Report, Huff Bremner Estate Industrial Neighbourhood 6/5/2013	
<u>Document Detail</u>					
Doc Desc:				E-MAIL EE, EE-41, Review of Letter from Marc Mahabir, CT & Ass, Re 14520 - 116 Ave, Edmonton, AB, LDA12-	

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Doc Date:		0388 2/4/2013			
<u>Document Detail</u>					
Doc Desc:		E-MAIL EE, FW Response to Environmental Review Comments, EE41, 14520 - 116 Ave, Huff Bremmer			
Doc Date:		1/25/2013			
<u>Document Detail</u>					
Doc Desc:		E-MAIL EZ, EE41			
Doc Date:		2/4/2013			
<u>Document Detail</u>					
Doc Desc:		MEMO TD, EE41, Review of Phase I/II - ESA for a Rezoning From IM (Medium Industrial) to IB (Business Industrial)			
Doc Date:		1/8/2013			
27	1 of 4	NE/215.4	674.0 / 0.00	11925-145 Street Edmonton AB T5L 2H4	EHS
Order No:	20040408031		Nearest Intersection:	145 Street and 120 Avenue	
Status:	C		Municipality:	City of Edmonton	
Report Type:	Custom Report		Client Prov/State:	AB	
Report Date:	4/15/04		Search Radius (km):	0.25	
Date Received:	4/8/04		X:	-113.570734	
Previous Site Name:			Y:	53.572158	
Lot/Building Size:	Bldg 73,000 sq ft, 2.97 Acres				
Additional Info Ordered:					
27	2 of 4	NE/215.4	674.0 / 0.00	Crystal Mountain Water Cooler 11925 145 St NW Edmonton AB T5L 2H4	SCT
Established:	1990				
Plant Size (ft²):	60				
Employment:	60				
--Details--					
Description:	Office and Store Machinery and Equipment Wholesaler-Distributors				
SIC/NAICS Code:	417910				
27	3 of 4	NE/215.4	674.0 / 0.00	Crystal Mountain Water Cooler Corporation 11925 145 St NW Edmonton AB T5L 2H4	SCT
Established:	1990				
Plant Size (ft²):	60				
Employment:	60				
27	4 of 4	NE/215.4	674.0 / 0.00	Petro Comm Industries Ltd. 11925 145 St NW Edmonton AB T5L 2H4	SCT
Established:	01-JAN-78				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Telephone Apparatus Manufacturing			
SIC/NAICS Code:		334210			
Description:		Electronic Components, Navigational and Communications Equipment and Supplies Wholesaler-Distributors			
SIC/NAICS Code:		417320			
28	1 of 1	NE/216.7	674.0 / 0.00	11933 145 St Nw Edmonton AB T5L2H4	EHS
Order No:		20160527131		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		Standard Report		Client Prov/State: ON	
Report Date:		31-MAY-16		Search Radius (km): .25	
Date Received:		27-MAY-16		X: -113.569818	
Previous Site Name:				Y: 53.572255	
Lot/Building Size:					
Additional Info Ordered:					
29	1 of 1	SSW/221.7	675.0 / 1.00	Trimtech Industries Inc. 11691 147 St NW Edmonton AB T5M 1W3	SCT
Established:		01-JAN-94			
Plant Size (ft²):		7000			
Employment:					
--Details--					
Description:		Hardware Manufacturing			
SIC/NAICS Code:		332510			
Description:		Service Establishment Machinery, Equipment and Supplies Wholesaler-Distributors			
SIC/NAICS Code:		417920			
Description:		Other Specialty-Line Building Supplies Wholesaler-Distributors			
SIC/NAICS Code:		416390			
Description:		Other Specialty-Line Building Supplies Wholesaler-Distributors			
SIC/NAICS Code:		416390			
Description:		Hardware Wholesaler-Distributors			
SIC/NAICS Code:		416330			
Description:		Commercial and Service Industry Machinery Manufacturing			
SIC/NAICS Code:		333310			
Description:		Metal Window and Door Manufacturing			
SIC/NAICS Code:		332321			
Description:		Showcase, Partition, Shelving and Locker Manufacturing			
SIC/NAICS Code:		337215			
30	1 of 2	SW/238.0	675.0 / 1.00	EDMONTON COIN VENDING LTD. 11690-147 STR. EDMONTON (A) AB	FST

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Site No:	973			Dt Form Rcvd: 1997/07/15	
Tank No:	1			Date Removed: 199805	
No of Tanks:				Removal Reason: No Longer Required	
Tank Type:				Located 200m: NO	
Tank Status:				Located 500m: NO	
Site Status:				DLS Coord:	
Date Last Used:				Lot: 23	
UST/AST:				Block: 8	
Contents:				Plan: 2562MC	
Other Contents:				Municipality:	
Capacity:				Postal:	
Other Capacity:				Facility 1:	
UST Secondary:				Facility 2:	
AST Secondary:				Facility 3:	
Overfill Prevention:				Facility 4: Commercial / Industrial	
LLD:					
Spill Containment:					
Tank Status by Site Name:					

30	2 of 2	SW/238.0	675.0 / 1.00	EDMONTON COIN VENDING LTD. 11690-147 STR. EDMONTON (A) AB	FST
Site No:	973			Dt Form Rcvd:	
Tank No:				Date Removed:	
No of Tanks:				Removal Reason:	
Tank Type:				Located 200m:	
Tank Status:				Located 500m:	
Site Status:				DLS Coord:	
Date Last Used:				Lot: 23	
UST/AST:				Block: 8	
Contents:				Plan: 2562MC	
Other Contents:				Municipality: EDMONTON (A)	
Capacity:				Postal:	
Other Capacity:				Facility 1:	
UST Secondary:				Facility 2:	
AST Secondary:				Facility 3:	
Overfill Prevention:				Facility 4:	
LLD:					
Spill Containment:					
Tank Status by Site Name:					

31	1 of 1	SW/238.2	675.0 / 1.00	SUN FASHION/SPORTSWEAR MFG 11692 147 St NW Edmonton AB T5M 1W2	SCT
Established:	0000				
Plant Size (ft²):	0				
Employment:	7				
--Details--					
Description:	Cut and Sew Clothing Contracting				
SIC/NAICS Code:	315210				
Description:	Other Men's and Boys' Cut and Sew Clothing Manufacturing				
SIC/NAICS Code:	315229				
Description:	Other Women's and Girls' Cut and Sew Clothing Manufacturing				
SIC/NAICS Code:	315239				
Description:	Infants' Cut and Sew Clothing Manufacturing				
SIC/NAICS Code:	315291				

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
32	1 of 1	NNE/238.3	674.0 / 0.00	OBSESSIVE COMPULSIVE DIESEL LTD 12003 145 ST NW EDMONTON AB T5L2H4	RST
Headcode:		00426100			
Headcode Desc:		DIESEL FUEL			
Phone:		7804559718			
List Name:		INFO-DIRECT(TM) BUSINESS FILE			
Description:					
33	1 of 1	SSE/239.1	674.0 / 0.00	Maple Massage Equipment & 11628 145 St NW Edmonton AB T5M 1V8	SCT
Established:					
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Commercial and Service Industry Machinery Manufacturing			
SIC/NAICS Code:		333310			
Description:		All Other Electrical Equipment and Component Manufacturing			
SIC/NAICS Code:		335990			
34	1 of 2	N/239.8	674.0 / 0.00	Amsoil Inc. 14543 121A Ave NW Edmonton AB T5L 2T2	SCT
Established:		01-FEB-73			
Plant Size (ft²):		1200			
Employment:					
--Details--					
Description:		Petroleum Product Wholesaler-Distributors			
SIC/NAICS Code:		412110			
Description:		Chemical (except Agricultural) and Allied Product Wholesaler-Distributors			
SIC/NAICS Code:		418410			
34	2 of 2	N/239.8	674.0 / 0.00	Mountain Dog Enterprises Inc. 14503 121A Ave NW Edmonton AB T5L 2T2	SCT
Established:		01-MAR-00			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Medical Equipment and Supplies Manufacturing			
SIC/NAICS Code:		339110			
Description:		Dog and Cat Food Manufacturing			
SIC/NAICS Code:		311111			
Description:		Pharmaceutical and Medicine Manufacturing			
SIC/NAICS Code:		325410			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Description:		Other Animal Food Manufacturing			
SIC/NAICS Code:		311119			
35	1 of 1	SSW/241.9	675.0 / 1.00	11665 147 Street Northwest Edmonton AB T5M 1W3	EHS
Order No:	20190507142	Nearest Intersection:			
Status:	C	Municipality:			
Report Type:	Site Report	Client Prov/State:		AB	
Report Date:	08-MAY-19	Search Radius (km):		.001	
Date Received:	07-MAY-19	X:		-113.573178	
Previous Site Name:		Y:		53.568688	
Lot/Building Size:					
Additional Info Ordered:	Fire Insur. Maps and/or Site Plans				
36	1 of 2	ENE/242.7	674.0 / 0.00	KANE VETERINARY SUPPLIES 14345 120 Ave NW EDMONTON AB	PES
Approval NO:	00004400-01-00	Region:			
AWSA NO:		Vendor Type:			
Block:		Lot:			
Expiry Date:	6/30/2000	Plan:			
Approval Vendor Name:					
Approval Holder:					
36	2 of 2	ENE/242.7	674.0 / 0.00	KANE VETERINARY SUPPLIES 14345 120 Ave NW EDMONTON AB	PES
Approval NO:	00004400-01-00	Region:			
AWSA NO:		Vendor Type:		Wholesale Not CPI Audited	
Block:		Lot:			
Expiry Date:	6/30/2000	Plan:			
Approval Vendor Name:					
Approval Holder:					
37	1 of 1	W/243.8	676.0 / 2.00	The Block Shop Engine 14730 118 Ave NW Edmonton AB T5L 2M8	SCT
Established:					
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Other Engine and Power Transmission Equipment Manufacturing			
SIC/NAICS Code:		333619			
Description:		Other Motor Vehicle Parts Manufacturing			
SIC/NAICS Code:		336390			
38	1 of 1	SW/243.9	675.0 / 1.00	ULTRA KLEEN INDUSTRIES LTD. 11695 147 St NW Edmonton AB T5M 1W3	SCT

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Established:		1985			
Plant Size (ft²):		1500			
Employment:		4			
--Details--					
Description:		Soap and Cleaning Compound Manufacturing			
SIC/NAICS Code:		325610			
39	1 of 2	ESE/244.5	674.0 / 0.00	Home Base Media 11638 142 St NW Edmonton AB T5M 1V4	SCT
Established:		1996			
Plant Size (ft²):					
Employment:		20			
--Details--					
Description:		Periodical Publishers			
SIC/NAICS Code:		511120			
39	2 of 2	ESE/244.5	674.0 / 0.00	Trader Classified Media 11638 142 St NW Edmonton AB T5M 1V4	SCT
Established:					
Plant Size (ft²):					
Employment:		70			
--Details--					
Description:		Periodical Publishers			
SIC/NAICS Code:		511120			
40	1 of 1	SSE/244.8	674.0 / 0.00	PCO SERVICES 11608 145 ST EDMONTON AB	GEN
Approval No:				DLS:	
Record ID:		1271		Phone:	
Approval Year:		2001		Contact:	
--Details--					
Material Code:		8			
Material Description:		Corrosive Substances			
Material Code:		5.1			
Material Description:		Contributes to Combustion			
Material Code:		6.1			
Material Description:		Poisonous by Inhaling/Contact/Ingestion			
41	1 of 1	WSW/245.0	676.0 / 2.00	Elite Sportswear & Awards 14703 118 Ave NW Edmonton AB T5L 2M7	SCT

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Established:		01-MAR-01			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Coating, Engraving, Heat Treating and Allied Activities			
SIC/NAICS Code:		332810			
Description:		Clothing and Clothing Accessories Wholesaler-Distributors			
SIC/NAICS Code:		414110			
Description:		All Other Miscellaneous Manufacturing			
SIC/NAICS Code:		339990			
Description:		Other Printing			
SIC/NAICS Code:		323119			
Description:		Cut and Sew Clothing Contracting			
SIC/NAICS Code:		315210			
Description:		Commercial Screen Printing			
SIC/NAICS Code:		323113			
Description:		All Other Textile Product Mills			
SIC/NAICS Code:		314990			
Description:		Sign Manufacturing			
SIC/NAICS Code:		339950			
Description:		All Other Wholesaler-Distributors			
SIC/NAICS Code:		418990			
Description:		All Other Miscellaneous Manufacturing			
SIC/NAICS Code:		339990			
Description:		Other Women's and Girls' Cut and Sew Clothing Manufacturing			
SIC/NAICS Code:		315239			
Description:		Support Activities for Printing			
SIC/NAICS Code:		323120			
Description:		Other Men's and Boys' Cut and Sew Clothing Manufacturing			
SIC/NAICS Code:		315229			

42	1 of 2	NNW/247.4	674.2 / 0.15	14635 - 121A Avenue Edmonton AB T5L 2T2	EHS
Order No:	20100727022			Nearest Intersection:	146 Street and 121A Avenue
Status:	C			Municipality:	Edmonton
Report Type:	Standard Select Report			Client Prov/State:	AB
Report Date:	8/4/2010			Search Radius (km):	0.25
Date Received:	7/27/2010			X:	-113.573826
Previous Site Name:				Y:	53.573453
Lot/Building Size:					
Additional Info Ordered:					

42	2 of 2	NNW/247.4	674.2 / 0.15	14635 121A Ave Nw Edmonton AB T5L2T2	EHS
Order No:	20151117071			Nearest Intersection:	
Status:	C			Municipality:	Edmonton

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Report Type: Standard Report Report Date: 23-NOV-15 Date Received: 17-NOV-15 Previous Site Name: Emco Lot/Building Size: Additional Info Ordered: City Directory					
				Client Prov/State: ON Search Radius (km): .25 X: -113.574304 Y: 53.572928	
43	1 of 2	SE/247.4	674.0 / 0.00	ICI PAINTS (CANADA) INC. 11650 142 STR Edmonton AB T5M 1V4 AB T5M 1V4	GEN
Approval No: ABG04943 Record ID: Approval Year: 1993-1998					
DLS: Phone: (403)452-0141 Contact: Monica Campbell					
43	2 of 2	SE/247.4	674.0 / 0.00	College of Alberta Dental Asst 166-14315 118 Ave NW Edmonton AB T5L 4S6	SCT
Established: 01-APR-55 Plant Size (ft²): Employment:					
--Details--					
Description: Professional Organizations SIC/NAICS Code: 813920					
Description: Business Associations SIC/NAICS Code: 813910					
Description: Other Scientific and Technical Consulting Services SIC/NAICS Code: 541690					
44	1 of 3	NW/247.4	675.0 / 1.00	W.E. GREER 14704 119th Avenue Edmonton AB T5L 2P1 AB	GEN
Approval No: ABG06735 Record ID: Approval Year: 1993-1998					
DLS: Phone: (403)451-1516 Contact: Tom Gosche					
44	2 of 3	NW/247.4	675.0 / 1.00	W.E. Greer Limited 14704 119 AVE Edmonton AB T5L 2P1	GEN
Approval No: ABG06735 Record ID: 642 Approval Year: 1999					
DLS: Phone: Contact:					
--Details--					
Material Code: NA9085 Material Description: Ammonium Chloride (RL-230)					
Material Code: NA9302 Material Description: Type 2					
Material Code: UN1760					

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
Material Description:		Corrosive Liquids, n.o.s.			
Material Code:		UN2880			
Material Description:		Calcium hypochlorite, hydrated mixtures			
44	3 of 3	NW/247.4	675.0 / 1.00	W.E. Greer Ltd. 14704 119 Ave NW Edmonton AB T5L 2P1	SCT
Established:		01-DEC-23			
Plant Size (ft²):					
Employment:					
--Details--					
Description:		Chemical (except Agricultural) and Allied Product Wholesaler-Distributors			
SIC/NAICS Code:		418410			
Description:		Soap and Cleaning Compound Manufacturing			
SIC/NAICS Code:		325610			
Description:		Soap and Cleaning Compound Manufacturing			
SIC/NAICS Code:		325610			
45	1 of 2	NE/248.3	674.0 / 0.00	14340 120 Ave NW Edmonton AB T5L 2R7	EHS
Order No:		20180823096		Nearest Intersection:	
Status:		C		Municipality:	
Report Type:		Standard Report		Client Prov/State: AB	
Report Date:		30-AUG-18		Search Radius (km): .25	
Date Received:		23-AUG-18		X: -113.568632	
Previous Site Name:				Y: 53.572318	
Lot/Building Size:					
Additional Info Ordered:		Fire Insur. Maps and/or Site Plans			
45	2 of 2	NE/248.3	674.0 / 0.00	Rbk Millwork Ltd. 14340 120 Ave NW Edmonton AB T5L 2R7	SCT
Established:		01-FEB-81			
Plant Size (ft²):		30000			
Employment:					
--Details--					
Description:		Wood Kitchen Cabinet and Counter Top Manufacturing			
SIC/NAICS Code:		337110			
Description:		Wood Window and Door Manufacturing			
SIC/NAICS Code:		321911			
Description:		Showcase, Partition, Shelving and Locker Manufacturing			
SIC/NAICS Code:		337215			
Description:		Other Millwork			
SIC/NAICS Code:		321919			

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
46	1 of 2	NNE/248.5	674.0 / 0.00	12007-145 Street Edmonton AB	EHS
Order No:	20100115053			Nearest Intersection:	
Status:	C			Municipality:	The City of Edmonton
Report Type:	Standard Select Report			Client Prov/State:	AB
Report Date:	1/22/2010			Search Radius (km):	0.25
Date Received:	1/15/2010			X:	-113.570932
Previous Site Name:				Y:	53.572603
Lot/Building Size:					
Additional Info Ordered:					
46	2 of 2	NNE/248.5	674.0 / 0.00	AMS Engines Ltd. 12007 145 St NW Edmonton AB T5L 2H4	SCT
Established:	01-FEB-88				
Plant Size (ft²):					
Employment:					
--Details--					
Description:	Motor Vehicle Gasoline Engine and Engine Parts Manufacturing				
SIC/NAICS Code:	336310				
Description:	Machine Shops				
SIC/NAICS Code:	332710				
Description:	Other Engine and Power Transmission Equipment Manufacturing				
SIC/NAICS Code:	333619				
47	1 of 1	S/248.9	674.0 / 0.00	1309967 Alberta Ltd. 14508 - 116 Ave NW Edmonton AB	CHEM
Certificate NO:	294176-00-00			Approval Type:	New
Status:	Operating			DLS:	
Status Date:	22-Jul-11			Lot:	
Effective Date:	22-Jul-11			Block:	
Expiry Date:	31-Mar-21			Plan:	
Description:	Landscape Service				
Facility Name:	Pesticide Service Registration				
Operator:					
Mailing Address:					
48	1 of 1	S/249.0	674.8 / 0.76	14520 And 14550 116 Avenue Edmonton AB	EHS
Order No:	20170217121			Nearest Intersection:	
Status:	C			Municipality:	
Report Type:	Standard Report			Client Prov/State:	AB
Report Date:	24-FEB-17			Search Radius (km):	.25
Date Received:	17-FEB-17			X:	-113.571949
Previous Site Name:				Y:	53.567939
Lot/Building Size:					
Additional Info Ordered:					
49	1 of 1	S/249.2	675.0 / 1.00	JK Environmental Svcs Inc. 14576 116 Ave, Edmonton, AB T5M 3E9	GEN

Map Key	Number of Records	Direction/ Distance (m)	Elev/Diff (m)	Site	DB
AB					
Approval No:				DLS:	
Record ID:				Phone:	
Approval Year:	Aug 2018			Contact:	Mr. Kyle Davidson

<u>50</u>	1 of 1	NNE/250.0	674.0 / 0.00	Walters Machine Inc. 12125 145 St NW Edmonton AB T5L 2H4	SCT
Established:		01-FEB-56			
Plant Size (ft²):		9722			
Employment:					
--Details--					
Description:		All Other General-Purpose Machinery Manufacturing			
SIC/NAICS Code:		333990			
Description:		Mining and Oil and Gas Field Machinery Manufacturing			
SIC/NAICS Code:		333130			
Description:		Mining and Oil and Gas Field Machinery Manufacturing			
SIC/NAICS Code:		333130			

Unplottable Summary

Total: 19 Unplottable sites

DB	Company Name/Site Name	Address	City	Postal
CHEM	PCO Services Inc		Edmonton AB	T5L 4X1
CHEM	PCO Services Inc		Edmonton AB	T5L 4X1
CHEM	PCO Services Inc		Edmonton AB	T5L 4X1
CHEM	PCO Services Company		Edmonton AB	T2C 1W2
CHEM	PCO Services Company		Edmonton AB	T2C 1W2
CHEM	PCO Services Company		Edmonton AB	T2C 1W2
CHEM	PCO Services Company		Edmonton AB	T2C 1W2
CHEM	PCO Services Inc		Edmonton AB	T5L 4X1
HELP	Petro Canada Products		U.M. EDMONTON AB	
HELP	Petro Canada Products		U.M. EDMONTON AB	
HELP	Petro Canada Products		U.M. EDMONTON AB	
HELP	Petro Canada Products		U.M. EDMONTON AB	
HELP	Petro Canada Products		U.M. EDMONTON AB	
HELP	Petro Canada Products		U.M. EDMONTON AB	
HELP	Petro Canada Products		U.M. EDMONTON AB	
PES	PCO SERVICES CORPORATION, EDMONTON		AB	
PES	KANE VETERINARY SUPPLIES, EDMONTON		AB	
RST	DANDY OIL PRODUCTS LTD	118 AVE NW	EDMONTON AB	T5V1C4

Unplottable Report

Site: PCO Services Inc
Edmonton AB T5L 4X1

Database:
CHEM

Certificate NO: 00004748 01 00
Status: Operating
Status Date: 01-SEP-1993
Effective Date: 24-AUG-1995
Expiry Date: 24-AUG-2000
Description: Schedule 3 products
Facility Name: PCO SERVICES, EDMONTON
Operator:
Mailing Address: 363 13441 ST ALBERT TR, Edmonton, AB, T5L 4X1

Approval Type:
DLS:
Lot: 6
Block: 6
Plan: 7621205

Site: PCO Services Inc
Edmonton AB T5L 4X1

Database:
CHEM

Certificate NO: 00004748 01 00
Status: Operating
Status Date: 01-SEP-1993
Effective Date: 24-AUG-1995
Expiry Date: 24-AUG-2000
Description: Schedule 1 (Other than Fum and/or Vert)
Facility Name: PCO SERVICES, EDMONTON
Operator:
Mailing Address: 363 13441 ST ALBERT TR, Edmonton, AB, T5L 4X1

Approval Type:
DLS:
Lot: 6
Block: 6
Plan: 7621205

Site: PCO Services Inc
Edmonton AB T5L 4X1

Database:
CHEM

Certificate NO: 00004748 01 00
Status: Operating
Status Date: 01-SEP-1993
Effective Date: 24-AUG-1995
Expiry Date: 24-AUG-2000
Description: Schedule 2 Products
Facility Name: PCO SERVICES, EDMONTON
Operator:
Mailing Address: 363 13441 ST ALBERT TR, Edmonton, AB, T5L 4X1

Approval Type:
DLS:
Lot: 6
Block: 6
Plan: 7621205

Site: PCO Services Company
Edmonton AB T2C 1W2

Database:
CHEM

Certificate NO: 00010783 00 00
Status: Operating
Status Date: 01/02/1996 00:00:00
Effective Date: 02/01/1996 00:00:00
Expiry Date: 08/24/2000 00:00:00
Description: Structural
Facility Name: PCO SERVICES COMPANY, EDMONTON
Operator:
Mailing Address: 110 7304 30 ST SE, Calgary, AB, T2C 1W2

Approval Type:
DLS:
Lot: 6
Block: 6
Plan: 7621205

Site: PCO Services Company
Edmonton AB T2C 1W2

Database:
CHEM

Certificate NO: 00010783 00 00
Status: Operating
Status Date: 01/02/1996 00:00:00
Effective Date: 02/01/1996 00:00:00
Expiry Date: 08/24/2000 00:00:00
Description: Landscape
Facility Name: PCO SERVICES COMPANY, EDMONTON
Operator:
Mailing Address: 110 7304 30 ST SE, Calgary, AB, T2C 1W2

Approval Type:
DLS:
Lot: 6
Block: 6
Plan: 7621205

Site: **PCO Services Company**
Edmonton AB T2C 1W2

Database:
CHEM

Certificate NO: 00010783 00 00
Status: Operating
Status Date: 01/02/1996 00:00:00
Effective Date: 02/01/1996 00:00:00
Expiry Date: 08/24/2000 00:00:00
Description: Fumigation
Facility Name: PCO SERVICES COMPANY, EDMONTON
Operator:
Mailing Address: 110 7304 30 ST SE, Calgary, AB, T2C 1W2

Approval Type:
DLS:
Lot: 6
Block: 6
Plan: 7621205

Site: **PCO Services Company**
Edmonton AB T2C 1W2

Database:
CHEM

Certificate NO: 00004748 01 00
Status: Operating
Status Date: 09/01/1993 00:00:00
Effective Date: 08/24/1995 00:00:00
Expiry Date: 08/24/2000 00:00:00
Description: Schedule 2 Products
Facility Name: PCO SERVICES COMPANY, EDMONTON
Operator:
Mailing Address: 110 7304 30 ST SE, Calgary, AB, T2C 1W2

Approval Type:
DLS:
Lot: 6
Block: 6
Plan: 7621205

Site: **PCO Services Inc**
Edmonton AB T5L 4X1

Database:
CHEM

Certificate NO: 00004748 01 00
Status: Operating
Status Date: 01-SEP-1993
Effective Date: 24-AUG-1995
Expiry Date: 24-AUG-2000
Description: Commercial Retail Vendor (Conversion)
Facility Name: PCO SERVICES, EDMONTON
Operator:
Mailing Address: 363 13441 ST ALBERT TR, Edmonton, AB, T5L 4X1

Approval Type:
DLS:
Lot: 6
Block: 6
Plan: 7621205

Site: **Petro Canada Products**
U.M. EDMONTON AB

Database:
HELP

HELP File NO: 1-003-3
Status: Preliminary Risk Assessment completed
Active Status: Closed
Water License: 86-WL-132
Priority: High
Soil Type: Clay
Critical Type:
Use Type: Ind.
Access Type: Rare
Operated To: 1960
Operated From: 1960

Depth: 0
Width: 0
Length: 0
Overall Diametre: 0
Area: Edmonton
RC Comment:
Township: 53
Range: 23
Meridian: 4
Section: 8
QS:

Ownership: FREEHOLD **File Ref.:** 260-002-02
Deadline:
Type: Hydrocarbon processors (Refineries, gas plants, re-refiners)
Waste Types: Oily sludge from Tank 101.
Overall Comments: (86-WL-132)
Design/Oper Comment:
Municipals: U.M. EDMONTON
Licensed By AB Env: No
SS Comment:

Site: **Petro Canada Products**
U.M. EDMONTON AB

Database:
[HELP](#)

HELP File NO: 1-003-5 **Depth:** 0
Status: Preliminary Risk Assessment completed **Width:** 3
Active Status: Closed **Length:** 914
Water License: 86-WL-132 **Overall Diametre:** 0
Priority: High **Area:** Edmonton
Soil Type: Clay **RC Comment:**
Critical Type: **Township:** 53
Use Type: Ind. **Range:** 23
Access Type: Rare **Meridian:** 4
Operated To: 1980 **Section:** 8
Operated From: 1980 **QS:**
Ownership: FREEHOLD **File Ref.:** 260-002-02
Deadline:
Type: Hydrocarbon processors (Refineries, gas plants, re-refiners)
Waste Types: Effluent pond sludge accumulated in core of tank dykes.
Overall Comments: (86-WL-132)
Design/Oper Comment: Sludges in core of containment dyke.
Municipals: U.M. EDMONTON
Licensed By AB Env: No
SS Comment:

Site: **Petro Canada Products**
U.M. EDMONTON AB

Database:
[HELP](#)

HELP File NO: 1-003-6 **Depth:** 0
Status: Clean-up/Removal completed **Width:** 0
Active Status: Closed **Length:** 0
Water License: 86-WL-132 **Overall Diametre:** 0
Priority: High **Area:** Edmonton
Soil Type: Clay **RC Comment:**
Critical Type: **Township:** 53
Use Type: Ind. **Range:** 23
Access Type: Rare **Meridian:** 4
Operated To: 1971 **Section:** 8
Operated From: 1951 **QS:**
Ownership: FREEHOLD **File Ref.:** 260-002-02
Deadline:
Type: Hydrocarbon processors (Refineries, gas plants, re-refiners)
Waste Types: Bunker tank sludge.
Overall Comments: (86-WL-132)
Design/Oper Comment: Wastes removed from site.
Municipals: U.M. EDMONTON
Licensed By AB Env: No
SS Comment:

Site: **Petro Canada Products**
U.M. EDMONTON AB

Database:
[HELP](#)

HELP File NO: 1-003-1 **Depth:** 0
Status: Licensing completed **Width:** 122
Active Status: Open **Length:** 488
Water License: 86-WL-132 **Overall Diametre:** 0

Priority:	High	Area:	Edmonton
Soil Type:	Clay	RC Comment:	
Critical Type:		Township:	53
Use Type:	Ind.	Range:	23
Access Type:	Road	Meridian:	4
Operated To:	unknown	Section:	8
Operated From:	1984	QS:	
Ownership:	FREEHOLD	File Ref.:	260-002-02
Deadline:			
Type:	Hydrocarbon processors (Refineries, gas plants, re-refiners)		
Waste Types:	Oily sludges.		
Overall Comments:	Landfarm operations. (86-WL-132)		
Design/Oper Comment:	Licensed operation.		
Municipals:	U.M. EDMONTON		
Licensed By AB Env:	Yes		
SS Comment:			

Site: Petro Canada Products
U.M. EDMONTON AB

Database:
[HELP](#)

HELP File NO:	1-003-2	Depth:	0
Status:	Licensing required	Width:	30
Active Status:	Open	Length:	30
Water License:	86-WL-132	Overall Diametre:	0
Priority:	High	Area:	Edmonton
Soil Type:	Clay	RC Comment:	
Critical Type:		Township:	53
Use Type:	Ind.	Range:	23
Access Type:	Rare	Meridian:	4
Operated To:	unknown	Section:	8
Operated From:	1984	QS:	
Ownership:	FREEHOLD	File Ref.:	260-002-02
Deadline:			
Type:	Hydrocarbon processors (Refineries, gas plants, re-refiners)		
Waste Types:	TEL sludge.		
Overall Comments:	Landfarm for TEL. (86-WL-132)		
Design/Oper Comment:	Runoff diversion.		
Municipals:	U.M. EDMONTON		
Licensed By AB Env:	No		
SS Comment:			

Site: Petro Canada Products
U.M. EDMONTON AB

Database:
[HELP](#)

HELP File NO:	1-003-10	Depth:	0
Status:	Preliminary Risk Assessment completed	Width:	0
Active Status:	Closed	Length:	0
Water License:	86-WL-132	Overall Diametre:	0
Priority:	High	Area:	Edmonton
Soil Type:	Clay	RC Comment:	
Critical Type:		Township:	53
Use Type:	Ind.	Range:	23
Access Type:	Rare	Meridian:	4
Operated To:	1983	Section:	8
Operated From:	1983	QS:	
Ownership:	FREEHOLD	File Ref.:	260-002-02
Deadline:			
Type:	Hydrocarbon processors (Refineries, gas plants, re-refiners)		
Waste Types:	Diesel ignition improver - 3. Octyl nitrates.		
Overall Comments:	(86-WL-132)		
Design/Oper Comment:			
Municipals:	U.M. EDMONTON		
Licensed By AB Env:	No		
SS Comment:			

Site: Petro Canada Products
U.M. EDMONTON AB

Database:
[HELP](#)

HELP File NO: 1-003-11
Status: Preliminary Risk Assessment completed
Active Status: Closed
Water License: 86-WL-132
Priority: High
Soil Type: Clay
Critical Type:
Use Type: Ind.
Access Type: Rare
Operated To: 1986
Operated From: 1986
Ownership: FREEHOLD
Deadline:
Type: Hydrocarbon processors (Refineries, gas plants, re-refiners)
Waste Types: Anthracite coal.
Overall Comments: (86-WL-132)
Design/Oper Comment:
Municipals: U.M. EDMONTON
Licensed By AB Env: No
SS Comment:

Depth: 9
Width: 9
Length: 9
Overall Diametre: 73
Area: Edmonton
RC Comment:
Township: 53
Range: 23
Meridian: 4
Section: 8
QS:
File Ref.: 260-002-02

Site: PCO SERVICES CORPORATION, EDMONTON
AB

Database:
[PES](#)

Approval NO: 00222993-00-00
AWSA NO:
Block:
Expiry Date: 3/31/2015
Approval Vendor Name:
Approval Holder:

Region: Northern Region - Edmonton
Vendor Type: Commercial Retail Vendor
Lot:
Plan:

Site: KANE VETERINARY SUPPLIES, EDMONTON
AB

Database:
[PES](#)

Approval NO: 00223161-00-00
AWSA NO:
Block:
Expiry Date: 12/31/2015
Approval Vendor Name:
Approval Holder:

Region: Northern Region - Edmonton
Vendor Type: Wholesale Vendor
Lot:
Plan:

Site: DANDY OIL PRODUCTS LTD
118 AVE NW EDMONTON AB T5V1C4

Database:
[RST](#)

Headcode: 00924800
Headcode Desc: OILS-FUEL
Phone:
List Name:
Description:

Site: S.M.F. Special Metal Fabricating Ltd.
AB

Database:
[SCT](#)

Established: 1986
Plant Size (ft²): 12000
Employment: 15

--Details--

Description: Other Ornamental and Architectural Metal Products Manufacturing
SIC/NAICS Code: 332329

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. **Note:** Databases denoted with " * " indicates that the database will no longer be updated. See the individual database description for more information.

Well Licenses:

Provincial

[AERW](#)

Locations of Well Licenses made available by the Alberta Energy Regulator (AER) as ST37. Includes Active, Suspended, Abandoned, Drilled and Cased Oil, Gas, Crude Bitumen well licenses, as well as Observation, Injection, Disposal, and Undefined well licences.

Government Publication Date: Sep 30, 2018

Agriculture and Fisheries - Certificates of Approval:

Provincial

[AGR](#)

This database contains approvals for processes pertaining to drying of alfalfa/forage/peat, feedlots, fish farms and feed/seed mills. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Alberta Oil and Gas Wells:

Provincial

[AOGW](#)

The Alberta Energy Utilities Board - now the Alberta Energy Regulator (AER) - maintained a database of oil and gas wells drilled in the province of Alberta. The database contains information on well name, licensee name, license number, location, status, total well depth and date of final drilling. Please note that this database will not be updated, information on wells drilled after September 2003 can be found in the Oil and Gas Wells (OGW) database under the 'Private Source Database' section.

Government Publication Date: 1883-Sept 2003*

Automobile Wrecking & Supplies:

Private

[AUWR](#)

This database provides an inventory of known locations that are involved in the scrap metal, automobile wrecking/recycling, and automobile parts & supplies industry. Information is provided on the company name, location and business type.

Government Publication Date: 1999-Jul 31, 2019

Waste Management Facilities - Certificates of Approval:

Provincial

[CAWD](#)

This database contains approvals for processes pertaining to waste management facilities (hazardous waste manifesting, waste disposal/incineration/open burning/processing/storage/treatment). Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993 - Jul 2018

Commercial Activity Risk:

Provincial

[CBL](#)

List of locations with Business Licences for the follow commercial activities: apartment building with 4 or more stories, auto-body shop, fabric cleaning, manufacturing, motor vehicle dealerships and service/repair, and salvage yard/auto wrecking. Data made available by the City of Calgary.

Government Publication Date: Jun 30, 2019

Dry Cleaning Facilities:

Federal

[CDRY](#)

List of dry cleaning facilities made available by Environment and Climate Change Canada. Environment and Climate Change Canada's Tetrachloroethylene (Use in Dry Cleaning and Reporting Requirements) Regulations (SOR/2003-79) are intended to reduce releases of tetrachloroethylene to the environment from dry cleaning facilities.

Government Publication Date: Jan 2004-Dec 2017

Confined Feeding Operations:

Provincial CFO

In 1991, the Natural Resources Conservation Board (NRCB) was created to review applications for approval of major natural resource development projects in Alberta. In January 2002, the NRCB was given the responsibility to regulate the Confined Feeding Operation industry. The Agricultural Operation Practices Act defines a confined feeding operation to be: "an activity on land that is fenced or enclosed or within buildings where livestock are confined for the purpose of growing, sustaining, finishing or breeding by means other than grazing, but does not include seasonal feeding and bedding sites." Under the AOPA regulations, all new or expanding confined feeding operations (CFOs) or manure storage facilities are required to make an application for Approval, Registration or Authorization to the NRCB before construction or expansion commences. Geographic coordinates were provided in DLS (Dominion Land Survey) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the Quarter section only.

Government Publication Date: 2002-Jan 2019

Chemical Processing Operations - Certificates of Approval:

Provincial CHEM

This database contains approvals for processes pertaining to the manufacturing and use of chemical products and pesticides. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Compressed Natural Gas Stations:

Private CNG

Canada has a network of public access compressed natural gas (CNG) refuelling stations. These stations dispense natural gas in compressed form at 3,000 pounds per square inch (psi), the pressure which is allowed within the current Canadian codes and standards. The majority of natural gas refuelling is located at existing retail gasoline that have a separate refuelling island for natural gas. This list of stations is made available by the Canadian Natural Gas Vehicle Alliance.

Government Publication Date: Dec 2012 - Jun 2019

Compliance and Convictions:

Provincial CONV

This database summarizes the penalties and convictions handed down by the Alberta courts. This database identifies companies and/or individuals that have been found guilty of environmental offenses under Alberta's Environmental Protection Legislation. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Unfortunately, from state of the data, the location that the address pertains to cannot be confirmed.

Government Publication Date: 1993-Dec 2018

Fuel Sales and Storage:

Provincial CTNK

List of locations with Business Licences for fuel sales and storage. Data made available by the City of Calgary.

Government Publication Date: Jun 30, 2019

Enforcement Action Summary:

Provincial EAS

This database maintained by the Alberta Energy Regulator (AER) - formerly the Energy Resources Conservation Board (ERCB) - summarizes high risk enforcement action 1, high risk enforcement action 2 (persistent noncompliance), high risk enforcement action 3 (failure to comply or demonstrated disregard), low risk enforcement action - global REFER and legislative/regulatory enforcement action. Fields will include licensee/company name, non-compliance event, date of enforcement, location, etc.

Government Publication Date: 2007-Jan 2019

Environmental Effects Monitoring:

Federal EEM

The Environmental Effects Monitoring program assesses the effects of effluent from industrial or other sources on fish, fish habitat and human usage of fisheries resources. Since 1992, pulp and paper mills have been required to conduct EEM studies under the Pulp and Paper Effluent Regulations. This database provides information on the mill name, geographical location and sub-lethal toxicity data.

Government Publication Date: 1992-2007*

ERIS Historical Searches:

Private EHS

ERIS has compiled a database of all environmental risk reports completed since March 1999. Available fields for this database include: site location, date of report, type of report, and search radius. As per all other databases, the ERIS database can be referenced on both the map and "Statistical Profile" page.

Government Publication Date: 1999-Jul 31, 2019

Environmental Issues Inventory System:

Federal EIIS

The Environmental Issues Inventory System was developed through the implementation of the Environmental Issues and Remediation Plan. This plan was established to determine the location and severity of contaminated sites on inhabited First Nation reserves, and where necessary, to remediate those that posed a risk to health and safety; and to prevent future environmental problems. The EIIS provides information on the reserve under investigation, inventory number, name of site, environmental issue, site action (Remediation, Site Assessment), and date investigation completed.

Government Publication Date: 1992-2001*

Alberta Environment & Parks Storage Tanks:

Provincial

EPST

List of storage tanks under the purview of Alberta Environment and Parks.

Government Publication Date: Jul 31, 2016

Environment Protection & Enhancement Act and Water Act Public Notices:

Provincial

EPWN

A list of Public Notices of Applications, Decisions, and Revisions pertaining to applications made to Alberta Environment and Parks under the Water Act (WA) and Alberta Environment Protection and Enhancement Act (EPEA). Dominion Land Survey (DLS) locations provided by the source are subject to accuracy limitations inherent to the DLS system.

Government Publication Date: Jan 31, 2019

Environmental Site Assessment Repository:

Provincial

ESAR

Environmental site assessments determine the quality of soil and groundwater of a site, particularly at retail gas stations and other commercial and industrial sites. A site assessment does not necessarily mean a site is, or ever was, contaminated. Alberta's Environmental Site Assessment Repository (ESAR) is an online, searchable database that provides scientific and technical information about assessed and/or reclaimed sites throughout Alberta. Search Alberta's ESAR using meridian, range, township, and section values at <http://www.esar.alberta.ca/esarmain.aspx> to gain access to reclamation certificates and/or associated files (applications, reports).

Government Publication Date: 1960-Apr 2019

Facility List:

Provincial

FAC

This database contains a complete list of new, active and suspended facilities in Alberta including batteries, gas plants, meter stations, and other facilities. Information provided includes: facility id, facility name, operator name, sub type description, location, facility license no, and operational status; now includes EDCT (Energy Development Category Type) type and description. Made available by the Alberta Energy Regulator (AER) - formerly the Energy Resources Conservation Board (ERCB).

Government Publication Date: Up to Jun 30, 2019

Federal Convictions:

Federal

FCON

Environment Canada maintains a database referred to as the "Environmental Registry" that details prosecutions under the Canadian Environmental Protection Act (CEPA) and the Fisheries Act (FA). Information is provided on the company name, location, charge date, offence and penalty.

Government Publication Date: 1988-Jun 2007*

Contaminated Sites on Federal Land:

Federal

FCS

The Federal Contaminated Sites Inventory includes information on known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment. The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

Government Publication Date: Jun 2000-May 2019

AER Incidents & Spills:

Provincial

FIS

Received from the Alberta Energy Regulator (AER) - formerly the ERCB (Energy Resources Conservation Board) and EUB (Energy Utilities Board) - this database, which used to be called EISL (Environmental Information System Listing), contains reported environmental incidents beginning in 1975. Descriptions include noise infractions, air quality emissions, oil spills and failures for pipelines, wells, plants, and batteries. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1975-Aug 2019

Food Processing Operations - Certificates of Approval:

Provincial

FOOD

This database contains approvals for processes pertaining to the manufacturing of food products. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

PTMAA Fuel Storage Tanks:

Provincial

FST

List of active tank sites, sites with tanks temporarily out of service, and sites at which tanks have been removed from the ground. Information in this database was collected according to Alberta Regulation AR 291/95 Storage Tank System Management and to AR 52/98 Fire Code which was formerly the Alberta Fire Code Regulation, 1992 (AR 204/92). This information was received from the Petroleum Tank Management Association of Alberta (PTMAA) which has regulated Storage Tanks since 1994.

Government Publication Date: 1985-May 2019

Waste Generators Summary:

Provincial **GEN**

Under Alberta's Waste Control Regulation, Alta. Reg. 192/96, a generator is a person who consigns hazardous waste for storage, transport, treatment or disposal. As of 2007, Alberta Environment no longer provides detailed information on each waste generator, such as approval number, class, and class description.

Government Publication Date: 1993-Aug 2018

Greenhouse Gas Emissions from Large Facilities:

Federal **GHG**

List of greenhouse gas emissions from large facilities made available by Environment Canada. Greenhouse gas emissions in kilotonnes of carbon dioxide equivalents (kt CO₂ eq).

Government Publication Date: 2013-Dec 2017

Gas Processing Plants:

Provincial **GPP**

The Alberta Energy Regulator (AER) - formerly the ERCB (Energy Resources Conservation Board) - has an inventory of all Gas Processing Plants in Alberta, with information such as location, names of plant, facility type, operator name, facility license, design capacities, etc.

Government Publication Date: Oct 2016-Oct 31, 2018

Alberta Environment's H.E.L.P. (Help End Landfill Pollution) Program Database:

Provincial **HELP**

The H.E.L.P. Data Tracking and Management Control System was created to provide tracking and management capabilities of industrial landfills in Alberta for the Department of Environment. Detailed information including company name, location, type of landfill, priority, score, status, use and much more is included in this database.

Government Publication Date: June 1988*

Horizontal Wells:

Provincial **HORW**

Defined as drilling directionally at a wellbore inclination angle exceeding 85 degrees, horizontal drilling can help increase resource recovery while minimizing surface impact. Recent improvements in the technology have made it possible to combine horizontal drilling with hydraulic fracturing to help coax oil and natural gas out of tight rock. Today, more than half of western Canada's wells are being drilled horizontally. Data includes: well locations (LE,LS,SE,TWP,RG,M,E), licence numbers, well names, Business Associate (BA) codes, licensee abbreviations, spud dates, final drilling dates, total depth, true vertical depth, and last updated dates. Made available by the Alberta Energy Regulator (AER) - formerly the Energy Resources Conservation Board (ERCB).

Government Publication Date: Mar 2015-Aug 31, 2019

Indian & Northern Affairs Fuel Tanks:

Federal **IAFT**

The Department of Indian & Northern Affairs Canada (INAC) maintains an inventory of aboveground & underground fuel storage tanks located on both federal and crown land. Our inventory provides information on the reserve name, location, facility type, site/facility name, tank type, material & ID number, tank contents & capacity, and date of tank installation.

Government Publication Date: 1950-Aug 2003*

Identification and Verification of Active and Inactive Land Disposal Sites:

Provincial **LDS**

In late 1981, Environment Canada and Alberta Environment initiated a project to identify and verify land disposal sites in the province of Alberta. A point scoring system was used to classify the sites into potential priority 1, priority 2 or priority 3 groups on the basis of the type of waste received at the sites and the site environment. Sites that, according to available information, may pose a hazard to public health and safety or the environment are classified as potential priority 1 sites.

Government Publication Date: Oct 1982*

Land Disposal Sites on Indian Reserves:

Provincial **LDSI**

In late 1981, Environment Canada and Alberta Environment initiated a project to identify and verify land disposal sites in the province of Alberta. This database specifically identifies land disposal sites on Indian Reserves. Information on each site is limited to: location, band, size and general comments.

Government Publication Date: Oct 1982*

Lumber Related Operations - Certificates of Approval:

Provincial **LUM**

This database contains approvals for processes pertaining to the manufacturing of wood products, pulp and paper including the associated water treatment processes. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Canadian Mine Locations:

Private

MINE

This information is collected from the Canadian & American Mines Handbook. The Mines database is a national database that provides over 290 listings on mines (listed as public companies) dealing primarily with precious metals and hard rocks. Listed are mines that are currently in operation, closed, suspended, or are still being developed (advanced projects). Their locations are provided as geographic coordinates (x, y and/or longitude, latitude). As of 2002, data pertaining to Canadian smelters and refineries has been appended to this database.

Government Publication Date: 1998-2009*

Metals, Minerals and Building Materials Operations - Certificates of Approval:

Provincial

MMB

This database contains approvals for processes pertaining to the manufacturing of building materials, metals, and mineral products. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Mineral Occurrences:

Provincial

MNR

The AMDO (Alberta Mineral Deposits and Occurrences) application was created by the Minerals and Coal Geoscience Section of the Alberta Geological Survey as a database for mineral deposits in Alberta in the early 1990s. This is a one time inventory and will not be updated.

Government Publication Date: 1993-2003*

National Analysis of Trends in Emergencies System (NATES):

Federal

NATE

In 1974 Environment Canada established the National Analysis of Trends in Emergencies System (NATES) database, for the voluntary reporting of significant spill incidents. The data was to be used to assist in directing the work of the emergencies program. NATES ran from 1974 to 1994. Extensive information is available within this database including company names, place where the spill occurred, date of spill, cause, reason and source of spill, damage incurred, and amount, concentration, and volume of materials released.

Government Publication Date: 1974-1994*

PTMAA Non-Compliant Storage Tanks:

Provincial

NCST

The Alberta Fire Code requires that storage tanks be registered. Tanks may not be registered because they do not meet minimum equipment standards or the owners have not made the annual registration application or paid the necessary registration fees. Some tank owners have installed tanks without a permit. This source contains information on facilities which have tanks that have ceased to be registered or have never been registered. It is maintained and updated by the Petroleum Tank Management Association of Alberta (PTMAA).

Government Publication Date: Sep 2016-Jun 30, 2019

National Defense & Canadian Forces Fuel Tanks:

Federal

NDFT

The Department of National Defense and the Canadian Forces maintains an inventory of all aboveground & underground fuel storage tanks located on DND lands. Our inventory provides information on the base name, location, tank type & capacity, tank contents, tank class, date of tank installation, date tank last used, and status of tank as of May 2001. This database will no longer be updated due to the new National Security protocols which have prohibited any release of this database.

Government Publication Date: Up to May 2001*

National Defense & Canadian Forces Spills:

Federal

NDSP

The Department of National Defense and the Canadian Forces maintains an inventory of spills to land and water. All spill sites have been classified under the "Transportation of Dangerous Goods Act - 1992". Our inventory provides information on the facility name, location, spill ID #, spill date, type of spill, as well as the quantity of substance spilled & recovered.

Government Publication Date: Mar 1999-Apr 2018

National Defence & Canadian Forces Waste Disposal Sites:

Federal

NDWD

The Department of National Defence and the Canadian Forces maintains an inventory of waste disposal sites located on DND lands. Where available, our inventory provides information on the base name, location, type of waste received, area of site, depth of site, year site opened/closed and status.

Government Publication Date: 2001-Apr 2007*

National Energy Board Pipeline Incidents:

Federal

NEBI

Locations of pipeline incidents from 2008 to present, made available by the Canada Energy Regulator (CER) - previously the National Energy Board (NEB). Includes incidents reported under the Onshore Pipeline Regulations and the Processing Plant Regulations related to pipelines under federal jurisdiction, does not include incident data related to pipelines under provincial or territorial jurisdiction.

Government Publication Date: 2008-Jun 30, 2019

National Energy Board Wells:

Federal

NEBP

The NEBW database contains information on onshore & offshore oil and gas wells that are outside provincial jurisdiction(s) and are thereby regulated by the National Energy Board. Data is provided regarding the operator, well name, well ID No./UWI, status, classification, well depth, spud and release date.

Government Publication Date: 1920-Feb 2003*

National Environmental Emergencies System (NEES):

Federal

NEES

In 2000, the Emergencies program implemented NEES, a reporting system for spills of hazardous substances. For the most part, this system only captured data from the Atlantic Provinces, some from Quebec and Ontario and a portion from British Columbia. Data for Alberta, Saskatchewan, Manitoba and the Territories was not captured. However, NEES is also a repository for previous Environment Canada spill datasets. NEES is composed of the historic datasets ' or Trends ' which dates from approximately 1974 to present. NEES Trends is a compilation of historic databases, which were merged and includes data from NATES (National Analysis of Trends in Emergencies System), ARTS (Atlantic Regional Trends System), and NEES. In 2001, the Emergencies Program determined that variations in reporting regimes and requirements between federal and provincial agencies made national spill reporting and trend analysis difficult to achieve. As a consequence, the department has focused efforts on capturing data on spills of substances which fall under its legislative authority only (CEPA and FA). As such, the NEES database will be decommissioned in December 2004.

Government Publication Date: 1974-2003*

National PCB Inventory:

Federal

NPCB

Environment Canada's National PCB inventory includes information on in-use PCB containing equipment in Canada including federal, provincial and private facilities. Federal out-of-service PCB containing equipment and PCB waste owned by the federal government or by federally regulated industries such as airlines, railway companies, broadcasting companies, telephone and telecommunications companies, pipeline companies, etc. are also listed. Although it is not Environment Canada's mandate to collect data on non-federal PCB waste, the National PCB inventory includes some information on provincial and private PCB waste and storage sites. Some addresses provided may be Head Office addresses and are not necessarily the location of where the waste is being used or stored.

Government Publication Date: 1988-2008*

National Pollutant Release Inventory:

Federal

NPRI

Environment Canada has defined the National Pollutant Release Inventory ("NPRI") as a federal government initiative designed to collect comprehensive national data regarding releases to air, water, or land, and waste transfers for recycling for more than 300 listed substances.

Government Publication Date: 1993-May 2017

Operating and Abandoned Mines:

Provincial

OAM

This data is based on the 2001 edition (revised in 2003), published by the Alberta Energy and Utilities Board (EUB) now the Alberta Energy Regulator (AER). It was a one time inventory of Operating and Abandoned Coal Mines in Alberta. In 1905, Alberta began to catalogue coal mines by assigning a unique number to each operation. This database will provide information on location, mine #, mine name, mine company, life span, amount of coal produced, depth, thickness and other important information concerning the mine.

Government Publication Date: 2001, 2003*

Oil and Gas Facilities - ST102 & ST50:

Provincial

OGF

List of batteries, gas plants, meter stations, and other facilities in the province of Alberta, made available as ST102 (Parts A and B) and ST50 (B) by the Alberta Energy Regulator (AER).

Government Publication Date: Jun 30, 2019

Oil and Gas Wells:

Private

OGWW

The Nickle's Energy Group (publisher of the Daily Oil Bulletin) collects information on drilling activity including operator and well statistics. The well information database includes name, location, class, status and depth. The main Nickle's database is updated on a daily basis, however, this database is updated on a monthly basis. More information is available at www.nickles.com.

Government Publication Date: 1988-May 31, 2019

Alberta Orphan Wells:

Provincial

ORP

Orphan wells are wells that have not been properly abandoned and whose operators are defunct or insolvent. In Alberta, orphan wells fall under the responsibility of the Orphan Well Association, which works under the the delegated authority of the Alberta Energy Regulator (AER) - formerly the Energy Resources Conservation Board (ERCB). The data includes Location, Well ID, License Name and License Number.

Government Publication Date: Jan 2007-May 31, 2019

Canadian Pulp and Paper:

Private

PAP

This information is part of the Pulp and Paper Canada Directory. The Directory provides a comprehensive listing of the locations of pulp and paper mills and the products that they produce.

Government Publication Date: 1999, 2002, 2004, 2005, 2009-2014

Parks Canada Fuel Storage Tanks:

Federal

PCFT

Canadian Heritage maintains an inventory of known fuel storage tanks operated by Parks Canada, in both National Parks and at National Historic Sites. The database details information on site name, location, tank install/removal date, capacity, fuel type, facility type, tank design and owner/operator.

Government Publication Date: 1920-Jan 2005*

Petrochemical, Coal and Gas Operations - Certificates of Approval:

Provincial **PCG**

This database contains approvals for processes pertaining to petroleum, coal, and oil and gas processing. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Pesticide Register:

Provincial **PES**

This is a list of all Registered Pesticide Vendors in Alberta (retail and wholesale). The pesticide vendor list is comprised of vendors who have both audited AWSA pesticide storage facilities as part of their operation, and those vendors that do not have an audited AWSA pesticide storage facilities. Non-audited retail and wholesale vendors may be selling products that are not covered by the AWSA program, or may be utilizing external AWSA pesticide warehouses. Registration numbers and expiry dates are identified for each operation. If a registration number is not present, the operation's vendor registration is in the process of renewal.

Government Publication Date: 1998-Aug 2015

Conglomerate and Waste Management Facilities:

Provincial **PITS**

This database contains approvals for processes pertaining to the use of gravel pits, sand pits, and clay pits. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Alberta Private Sewage Disposal Permits:

Provincial **PSP**

These permits are private sewage disposal permits that have been issued to owners and contractors. They would include various types of installations including holding tanks, septic tanks, packaged treatment plants, sand filters, fields, mounds, lagoons and open discharges. In 2003 Alberta Municipal Affairs started collecting information and issuing permits using an electronic permitting system. These records include all private sewage disposal permits within the jurisdiction of Alberta Municipal Affairs.

Government Publication Date: 2003-2013

PTMAA Approved (Open) Permits:

Provincial **PTAP**

The Petroleum Tank Management Association of Alberta maintains a list of open permits it has issued within its jurisdiction. Prior to installing, removing, or altering tanks, storage tanks owners must receive approval in the form of a permit from the Authority Having Jurisdiction (in this case, PTMAA).

Government Publication Date: Apr 2016-Jul 31, 2019

Hazardous Waste Receivers Summary:

Provincial **REC**

A waste receiving location is any site or facility to which waste is transferred through a waste carrier. A receiver of regulated waste is required to register the waste receiving facility. This database represents receivers of regulated wastes under Alberta's Waste Control Regulation, Alta. Reg. 192/96. As of 2007, Alberta Environment no longer provides detailed information on each waste receiver, such as approval number, class, and class description.

Government Publication Date: 1993-Aug 2018

Retail Fuel Storage Tanks:

Private **RST**

This database includes an inventory of retail fuel outlet locations (including marinas) that have on their property gasoline, oil, waste oil, natural gas and / or propane storage tanks.

Government Publication Date: 1999-Jul 31, 2019

Scott's Manufacturing Directory:

Private **SCT**

Scott's Directories is a data bank containing information on over 200,000 manufacturers across Canada. Even though Scott's listings are voluntary, it is the most comprehensive database of Canadian manufacturers available. Information concerning a company's address, plant size, and main products are included in this database.

Government Publication Date: 1992-Mar 2011*

Special Operation Classifications - Certificates of Approval:

Provincial **SPEC**

This database contains approvals for processes pertaining to classifications listed as special operations (i.e. locations owned/operated by municipalities, operations that involve the presence of pesticides). Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Inventory of Waste Disposal Sites:

Private

[WDS](#)

This one time inventory is a compilation of information collected from each region and pertains to active, regulated waste disposal sites within the province of Alberta. In the past, waste disposal sites were registered with both regional and health offices. That process was dissolved and regional landfills were developed. There is no central source of this information. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1998*

Wastewater Operations:

Provincial

[WSTE](#)

This database contains approvals for processes pertaining to wastewater treatment systems. Please note that, as per the source of this database, some of the geographic information may pertain to a head office or mailing address and not necessarily the site of operations to which the certificate applies. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location. Therefore, locations will be accurate to the quarter section only.

Government Publication Date: 1993-2012

Alberta Water Well Information Database:

Provincial

[WWIS](#)

List of wells in the Alberta Water Well Information Database made available by Alberta Environment and Parks, containing approximately 500,000 records with nearly 5,000 drilling reports added annually. Some geographic coordinates have been provided in ATS (Alberta Township Survey system) format but do not contain offsets that are necessary to pinpoint a specific location; some locations will be accurate to the quarter section only. The Province of Alberta advises that the data may not be fully checked, and disclaims all responsibility for its accuracy. This data was previously collected from the Groundwater Information Center of the Natural Resource Service.

Government Publication Date: 1880-Apr 30, 2019

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

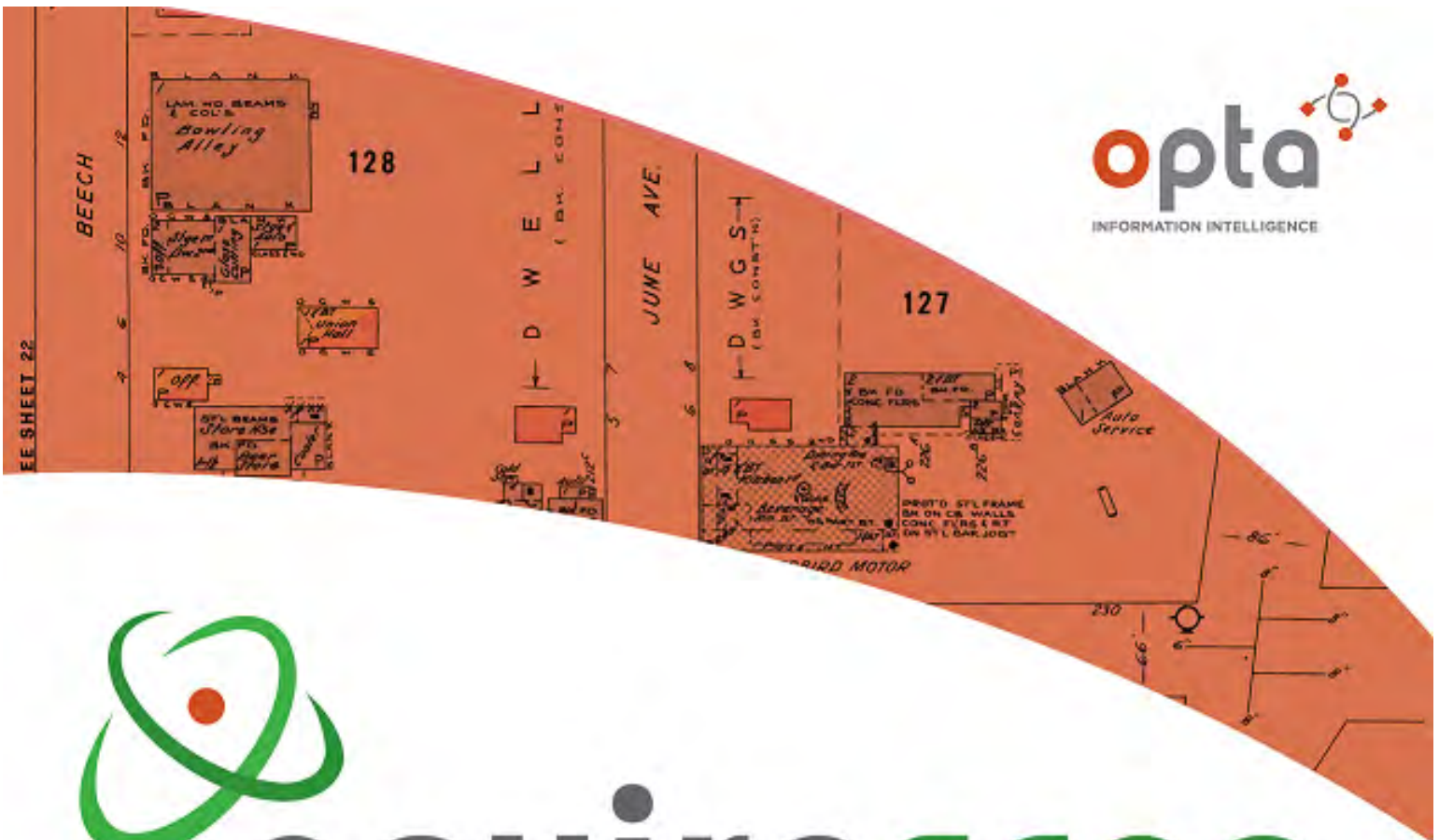
'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.



enviroscan



An SCM Company

175 Commerce Valley Drive W
Markham, Ontario L3T 7Z3

T: 905-882-6300
W: www.optaintel.ca

Report Completed By:

Sunita

Site Address:

11802 145 Street NW Edmonton AB

Project No:

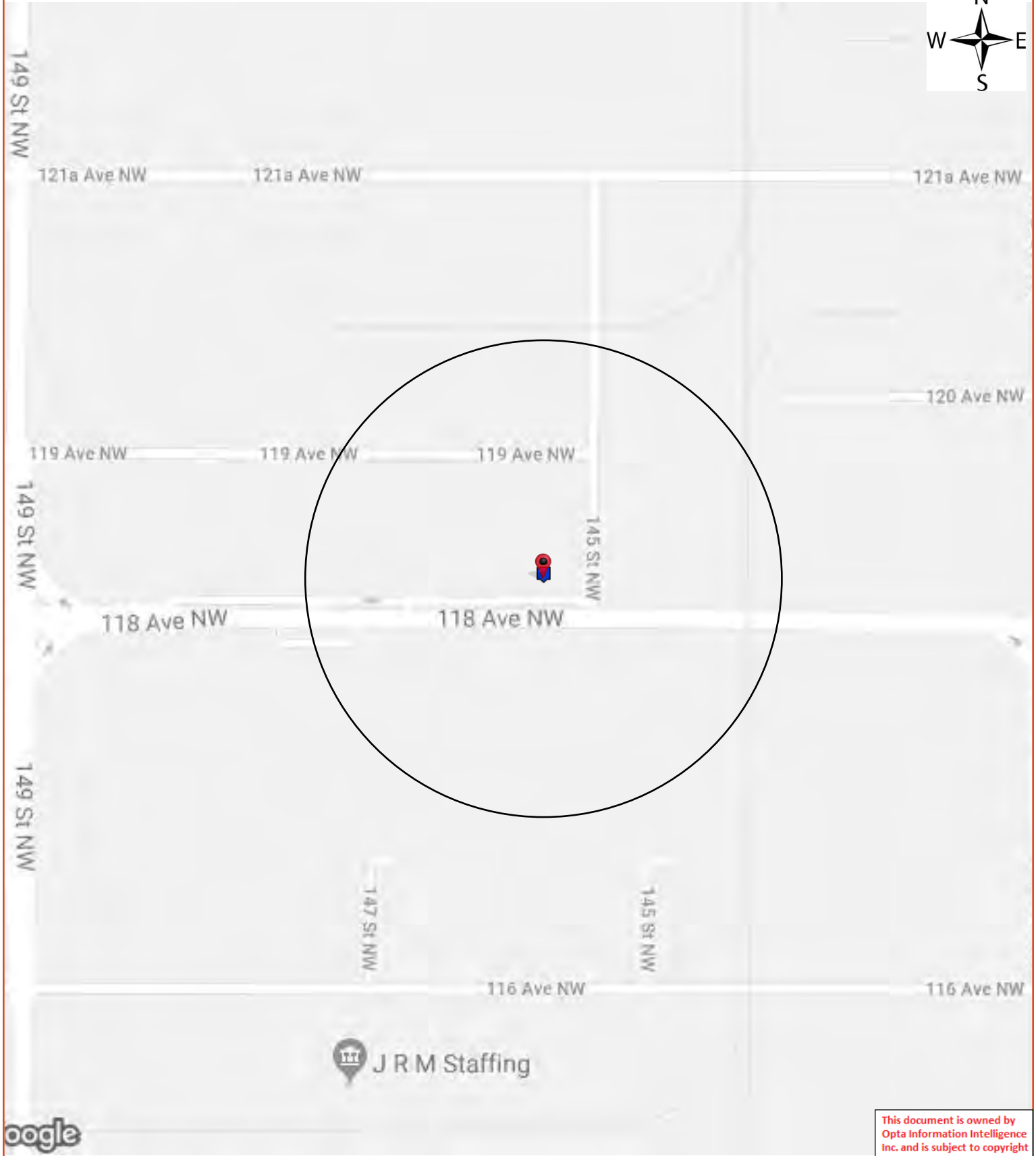
20190919241

Opta Order ID:

66049

Requested by:
Eleanor Goolab
ERIS

Date Completed:
9/25/2019 11:02:09 AM



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Entire Agreement

The parties hereto acknowledge and agree to be bound by the terms and conditions hereof. The request form constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements, negotiations and discussions, whether oral or written, and there are no representations or warranties, or other agreements between the parties in connection with the subject matter hereof except as specifically set forth herein. No supplement, modification, waiver, or termination of the request shall be binding, unless confirmed in writing by the parties hereto.

Governing Document

In the event of any conflicts or inconsistencies between the provisions hereof and the Reports, the rights and obligations of the parties shall be deemed to be governed by the request form, which shall be the paramount document.

Law

This agreement shall be governed by and construed in accordance with the laws of the Province of Ontario and the laws of Canada applicable therein.

Report Index

Requested by:
Eleanor Goolab

Date Completed: 09/25/2019 11:02:09



OPTA INFORMATION INTELLIGENCE

Page Report Title

5 (2007) All Risk Report - 2007 SUNDIAL DEVELOPMENT LTD. A 11802 145 St NW Edmonton AB T5L2M8
(distance = 0 metres*)

18 (2007) Siteplan Report - 2007 SUNDIAL DEVELOPMENT LTD. 11802 145 St NW Edmonton AB T5L2M8
(distance = 0 metres*)



All Risk Report - 2007 SUNDIAL DEVELOPMENT LTD. A 11802 145 St NW Edmonton AB T5L2M8



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CGI All Risk INSPECTION REPORT

Supplement/s attached: Yes # 2 No

1.0 BASIC INFORMATION

Insured:	Sundial Development Ltd. a/o 859692 Alberta Ltd.	Policy Number:	81067224
Date of survey: yyyy/mm/dd	2007/02/22	CGI Loss Control Specialist:	Stan Churchman
Person Contacted: Position:	Arthur Claussen Owner	Telephone No.:	7804514549
Mailing Address if Different for risk:	(unit # street # & name)	(City, Town, Village)	CGI AIS No.: 71276635 Tracking No.: 5885924
Location Surveyed:	11802 145 Street NW (unit # street # & name)	Edmonton (City, Town, Village)	AB (Province) T5L 2M8 (postal code)
Secondary address: (If any)	(unit # street # & name)	(City, Town, Village)	(Province) (postal code)
IBC Territory Code:	12	IBC Building Ind. Code: 7401	
Underwriter: Aviva Canada- Cameron Baker		Broker: HDF Insurance and Financial Group	

The **CGI Risk•Score** and comments contained in this report are based on conditions and practices observed during our survey and other pertinent data supplied by management personnel at the risk.

Recommendations in this report are made to point out those areas where remedial action could have the beneficial effect of making the above premises safer and thus more desirable from an underwriting standpoint.

Thank you for choosing CGI to perform this inspection. Please do not hesitate to contact us if we can be of any further assistance.

2.0 CGI Risk•Score

Comments

	1	2	3	4	5	6	7	8	9	
Property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Well maintained building. Water type extinguishers in use. Extinguishers require servicing.</i>
Liability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Good common areas. No daily maintenance log kept. Aviva slip and fall program not followed.</i>
Crime	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Alarm system- digital dialer.</i>
<i>(1=Excellent & 9=Poor)</i>										

Committed to Service Excellence

CGI reports, prepared in compliance with commonly accepted risk control standards existing at the time services are rendered, are developed from an inspection of the premises and/or from data supplied by or on behalf of the Purchaser. CGI does not purport to list all hazards. While changes and modifications referred to in the reports are designed to upgrade protection and loss prevention of the premises, CGI assumes no responsibility for management and control of these activities. CGI will not be responsible to the Purchaser for any losses or damages, whether consequential or other, however caused, incurred or suffered, as a result of the services being provided.

RISK ALERT ISSUED: No Yes **IF YES, DESCRIBE (date/person contacted/what was said)** _____ (A risk alert is a telephone notification to the Inspection requestor, of a situation which could imminently cause a serious loss. A Critical Recommendation will be issued to address the situation.)

Meaning of the CGI Risk-Score: The CGI Score is a grading of the risk inspected versus other risks in this class. Similar to the "Commercial" Fire Protection Grading system in design, there is range of 9 categories, with a grading or "score" of 1 being the most desirable. The CGI Score is based on a number of objective criteria pertaining to the risk at the time of our survey, tempered with the experienced judgement of our Loss Control Specialist. As a general guideline, the scores mean the following criteria:

1-3	Risks in this range are well maintained, with no apparent moral hazards or management problems. Undesirable features are non-existent and recommendations, if any, are desirable. Risks in this category are excellent (no deficiencies) to better than average for their class.
4-6	The maintenance of Risks in this range is considered average. Moral hazards are not apparent, but there may be possible management problems (e.g. poor housekeeping). Undesirable features noted are correctable, and recommendations will vary from desirable to important. Risks in this category are considered average for their class.
7-9	Risks in this range tend to be poorly maintained. Moral hazards and management problems (e.g. poor housekeeping and maintenance, poor attitude) are evident. Significant undesirable conditions are present and cannot or will not be corrected. Critical Recommendations may be present. Risks in this category are significantly below average for their class with little or no indication for improvement.

3.0 REMARKS

Insured is a owner occupant of a 1189 sq. m, 1, 1 1/2 storey no basement building located an industrial area. Construction is HCB walls, concrete floor, wood joist roof 70%, steel deck roof 30% all with rubber membrane covering. The building appears to be in good condition and heating, electrical, and plumbing appear to be in good condition. Building walks and parking lot in appear in good condition. Partition walls in the building are HCB tight to the underside of the roof deck.

The insured occupies the premises as a auctioneer and warehouse for household furniture and effects.

Tenant- Retail sales of household appliances such as stoves, dishwashers and freezers. The tenant does not have a working alarm system for intrusion in his area.

Building is not sprinklered. Currently serviced portable extinguishers placed throughout the building. Emergency lighting and exit signs all operable. Standard hydrant protection and proximity to fire hall.

4.0 **RECOMMENDATIONS**

Please note that these recommendations are classified as either **Critical, Important, or Desirable Improvement**. "Critical" recommendations are those aimed at correcting undesirable feature/s which, if left unattended, could cause a serious loss and should be rectified immediately. This class of recommendation is only used in extreme situations. "Important" recommendations are intended to highlight undesirable feature/s which if left unattended, could cause a serious loss and should be rectified as soon as possible. "Desirable Improvement" recommendations are those aimed at correcting an undesirable feature which can be improved when feasible, to help reduce the risk of a loss.

Listed below or None

2007-1 Critical Important Desirable Improvement

Premises upkeep logs or maintenance records are not kept of any duties that the insured or his staff may perform on a daily basis. There should be written records showing dates and times when daily premises upkeep were performed by the insured or his staff. All areas accessible by the general public should be kept clear of all slip, trip and fall hazards. Insured should implement a program that documents all daily interior and exterior site maintenance that may be performed by the insured or his staff. Site maintenance may consist of, but is not limited to, cleaning of floors, stairs, bathrooms, installation of weather mats, sanding, salting, and snow removal. Maintenance of these logs and keeping the logs on file for a minimum of two years could prove valuable in the event of a claim.

2007-2 Critical Important Desirable Improvement

There are water type extinguishers being used in the building. These units are only effective on class A type fires. The water type units should be supplemented to BC units or replaced with ABC type extinguishers having a minimum rating of 2A10BC. This will provide protection for all three fire classes.

2007-3 Critical Important Desirable Improvement

The Aviva slip and fall program is not being followed. The broker should be contacted to have the slip and fall guidelines provided to the insured. Following the program will reduce personal injury claims due to slips and falls.

2007-4 Critical Important Desirable Improvement

Portable fire extinguishers have not been serviced in the last twelve months and may not function in an emergency. Extinguishers should be serviced now and annually thereafter so that portable fire equipment should be operable in the event of an emergency. This applies to the tenant location.

5.0 OCCUPANCY INFORMATION

The Insured Is:	<input checked="" type="checkbox"/> Owner Occupant	<input type="checkbox"/> Non-Occupant Building Owner	<input type="checkbox"/> Tenant
Insured's Occupancy Description: <i>Auctioneer and warehouse for household effects</i>			
IBC Code: <i>7401</i>	IBC Subcode: <i>03</i>	Premises Intrusion Alarm: <i>Acceptable</i>	
Special Hazard Code(s): <i>N/A</i>			
Special Hazard Description(s): <i>N/A</i>			
Name of building owner (if not Insured):		Number of years bldg. Owned: <i>34 years</i>	
Number of years at this location: <i>34 years</i>	Area occupied (sq.m): <i>762</i>	Business hours: <i>9-5Mon-Sat. Sun 9-9</i>	
Days per week: <i>7 days</i>	Annual Revenue (optional):	Payroll (optional):	
Previous loss history past 3 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Undetermined	
Explain loss history: <i>There has been no claims history.</i>			
Insured Values: Property: <i>\$840,000</i>		Contents: <i>\$200,000</i>	
Combustibility of Occupancy: <i>M4</i>		Susceptibility of Occupancy: <i>S4-Heavy Damage</i>	

<u>Occupancy Information:</u>		<input type="checkbox"/> refer to Occupancy Specific Supplement	
<u>Major Tenant in Building is:</u> <input checked="" type="checkbox"/> Insured or <input type="checkbox"/> See Below		Combustibility Code: --	Susceptibility Code: --
<u>Name:</u>	Area occupied (sq.m):	IBC Code:	
Occupancy Description:		IBC Sub Code:	
Special Hazard Code(s):			
Special Hazard Description(s):			
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	
Number of years at this location:		Premises Intrusion Alarm: --	
<u>Other Classes of Occupants</u>			
DESCRIBE PARTITION WALLS BETWEEN TENANTS: <i>HCB</i>			
<u>Name:</u> <i>Household Appliances</i>	Area occupied (sq.m): <i>427</i>	IBC Code: <i>5311</i>	
Occupancy Description: <i>Retails sales of household appliances</i>		IBC Sub Code: <i>00</i>	
Special Hazard Code(s): <i>N/A</i>			
Special Hazard Description(s): <i>N/A</i>			
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Undetermined	
Number of years at this location: <i>6 months</i>		Premises Intrusion Alarm: <i>None</i>	
<u>Name:</u>	Area occupied (sq.m):	IBC Code:	
Occupancy Description:		IBC Sub Code:	
Special Hazard Code(s):			
Special Hazard Description(s):			
Previous loss history past 3 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined		Previous loss history past 6 years <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Undetermined	
Number of years at this location:		Premises Intrusion Alarm: --	
Areas not surveyed: <i>None</i>	<input type="checkbox"/> For additional tenants see attached list		
Comments: <i>None</i>			

6.0 BUILDING CONSTRUCTION (IBC Major Construction Code Class 4)

Building condition:	<input type="checkbox"/> Above Average	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Moderate deficiencies	<input type="checkbox"/> Major deficiencies
Year built: (yyyy)	1959	Area occupied by insured (sq. m): 762		Combustibility of Building <i>M4</i>
Ground floor area (sq. m):	1189	Total floor area (excl. bsmt.)		1189 (sq.m)
Height (excluding basement):	4.5 (m)	Number of Stories: 1, 1=1 1/2 (above grade)		
Basement:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Area of basement: 0 (sq.m)	Total area: 1189 (sq.m)
Additions (year & brief description):	<i>Addition in 1977</i>			
Renovations (year & brief description):	<i>New roof cover in 2006. New windows in 2006.</i>			
Wall construction:	Reinforced Concrete % ()	Masonry: 100%: (HCB)	Non Combustible: %: ()	Brick/stone veneer: %: ()
	Wood frame: %: ()			
	Other: % , Describe:			
Insulation:				
Panels in Walls: Glass: 10% Combustible: % Non Combustible: %				
Floor Construction:	Concrete: 100%		Concrete on metal pan: %	Wood joist: %
	Other: % , Describe:			
Roof Type:	<input checked="" type="checkbox"/> Flat	<input type="checkbox"/> Quonset	<input type="checkbox"/> Peaked	<input type="checkbox"/> Other:
Roof Construction:	<input type="checkbox"/> Concrete: %	<input checked="" type="checkbox"/> Steel deck: 30%	<input checked="" type="checkbox"/> Wood joist: 70%	<input type="checkbox"/> Steel/Steel: %
	<input type="checkbox"/> Other Combustible: %		<input type="checkbox"/> Other Non Combustible: %	
Roof Surface:	<input type="checkbox"/> Tar & Gravel: %	<input type="checkbox"/> Metal: %	<input type="checkbox"/> Asphalt Shingles: %	<input type="checkbox"/> Wood Shakes: %
	<input checked="" type="checkbox"/> Rubber membrane: 100%		<input type="checkbox"/> Other Combustible: %	<input type="checkbox"/> Other Non Combustible: %
Resurfaced:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Date: <i>Completely redone in 2006.</i>	
Interior Finish Walls:	Combustible:	Ordinary Damage Material: %	Special Damage Material: %	
	Non Combustible: 20%		Open: 80%	
Interior Finish Ceilings:	Combustible:	Ordinary Damage Material: %	Special Damage Material: %	
	Non Combustible: 70%		Open: 30%	
Vertical Openings:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Stairs	Protection Type: --	<input type="checkbox"/> Elevator
	Escalator: <input type="checkbox"/> Open <input type="checkbox"/> Enclosed		Atrium: % of Grade Floor	Protected: <input type="checkbox"/> Yes <input type="checkbox"/> No
	<input type="checkbox"/> Other:			
Horizontal Separation:	Major Partition Construction:		<input type="checkbox"/> Not Applicable	<input type="checkbox"/> Frame
			<input type="checkbox"/> Drywall on Studs	
			<input checked="" type="checkbox"/> Concrete Block	<input type="checkbox"/> Other:
Proper Opening Protection:		<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not Applicable
Mezzanines: <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	Combustible: 100%		Non Combustible: %	
	Mezzanines Percentage of Floor below: 5% (if over 25% treated as an additional floor)			
Combustible Concealed Spaces:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	If yes, 70%, and describe: <i>Attic space</i>	
Concealed space properly protected:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Not applicable	Comment:
Building Description:	<input type="checkbox"/> Shopping Mall		<input type="checkbox"/> Industrial Mall	<input type="checkbox"/> Strip Mall
	<input checked="" type="checkbox"/> Stand Alone		<input type="checkbox"/> Other, Describe:	
Building Construction Comments: <i>The building appears well maintained.</i>				

7.0 FIRE EXPOSURES (Within 50m of Risk) None

Exposing Buildings Within 50m:

	Distance	Height	Construction of Exposure Facing Wall	Exposure Occupancy Hazard	Exposure Hazard Description	Exposure Comb. Code	Opening in Facing Wall of Risk	
							Yes	No
Front	<i>Open</i> m	sto.	--	--		--	<input type="checkbox"/>	<input type="checkbox"/>
Rear	2.7 m	1=2 sto.	<i>Non-Combustible</i>	<i>Medium</i>	<i>Machine Shop</i>	<i>M3</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Left	10 m	2 sto.	<i>Masonry</i>	<i>Medium</i>	<i>Strip mall</i>	<i>M3</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Right	<i>Open</i> m	sto.	--	--		--	<input type="checkbox"/>	<input type="checkbox"/>

Exposing Structure Addresses:

Front:		Left:	
Rear:	11812 145 Street NW	Right:	14520 118 Avenue NW
Comments: <i>None</i>			

8.0 COMMON HAZARDS (Heating, Electrical, Plumbing)

HEATING:

Forced warm air:	<input type="checkbox"/> Electric %	<input checked="" type="checkbox"/> Gas 99%	<input type="checkbox"/> Oil %	Solid Fuel %	Other: <i>HVAC</i>
Suspended unit heaters:	<input type="checkbox"/> Electric %	<input checked="" type="checkbox"/> Gas 1%	<input type="checkbox"/> Oil %		Other:
Portable heaters:	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Solid Fuel %	Other:
Hot water/steam	<input type="checkbox"/> Electric %	<input type="checkbox"/> Gas %	<input type="checkbox"/> Oil %	Solid Fuel %	Other:
Solid Fuel Burning:	Non-Hazardous: % , Describe:		Hazardous: % , Describe:		
Other Hazardous:	%	Describe:			
Other Non-Hazardous:	%	Describe:			
Electric baseboard units:	<input type="checkbox"/> %				
Installation Appears Safe:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Describe:		
Unheated:	<input type="checkbox"/> %	<input type="checkbox"/> Borrowed Heat:	%		
Boiler:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Age:	and Make:	Date of last Boiler Inspection:
Appliances enclosed in a non-combustible room:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Not required		
Combustible materials stored in the room:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Not applicable		
Heating Fuel Tanks:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Inside	<input type="checkbox"/> Outside	<input type="checkbox"/> Above ground	<input type="checkbox"/> Below ground
Age (yyyy)	Capacity (L)				
Fill and vent piping: Inside:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A		
Chimneys:	<input type="checkbox"/> Masonry	<input type="checkbox"/> ULC Factory built	<input checked="" type="checkbox"/> Unlabelled pre-fab	<input type="checkbox"/> Other:	
	<input checked="" type="checkbox"/> Standard	<input type="checkbox"/> Non-standard			
Installation defects:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Moderate	<input type="checkbox"/> Major		
Installation replaced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	(yyyy)	and	%
100% Air Conditioned	Type:	<input checked="" type="checkbox"/> Roof-Top	<input type="checkbox"/> Central	<input type="checkbox"/> Other:	
Comments: <i>None</i>					

ELECTRICAL:

Type:	<input checked="" type="checkbox"/> Conduit	<input checked="" type="checkbox"/> BX	<input checked="" type="checkbox"/> Non-metallic	<input type="checkbox"/> Knob & Tube	<input type="checkbox"/> Other:
Temporary wiring or extension cords:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes		
Overcurrent protection:	<input checked="" type="checkbox"/> Circuit Breakers		Fuses:	<input type="checkbox"/> Ordinary	<input type="checkbox"/> Type P
				<input type="checkbox"/> Type D	<input type="checkbox"/> Other:
Installation defects:	<input checked="" type="checkbox"/> None		<input type="checkbox"/> Moderate	<input type="checkbox"/> Major	
Installation (wiring) replaced:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes	(yyyy)	and %
Installation Appears Safe:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No	Describe:	
Partial changes/extensions:	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes		Describe: <i>Updates in 1977</i>
Comments: <i>None</i>					

PLUMBING:

Type:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other:
Installation Replaced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	(yyyy) and %	
Condition:	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	
Installation appears safe:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No:		
Comments: <i>No evidence of any apparent leaks.</i>				

SMOKING:

Smoking Restricted:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No			
"No Smoking" Signs posted:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Enforced:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Comments: <i>Non-smoking premises.</i>					

HOUSEKEEPING:

<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Poor	<input type="checkbox"/> Unacceptable
Comments: <i>Housekeeping appears effective.</i>			

9.0 FIRE PROTECTION**PUBLIC:**

F.U.S. Protection Class: 3	Responding Fire Department: <i>Edmonton</i>	Bldg. Prot. Code NS: 2	AS:
	<input checked="" type="checkbox"/> Full time	<input type="checkbox"/> Part Time/Volunteer	<input type="checkbox"/> Composite
Distance to Fire Department:	<i>within 2.5 km</i>		
Roads: <input checked="" type="checkbox"/> Paved <input type="checkbox"/> Unpaved	Accessible Year-round: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Congested/Inaccessible: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Water Supply:	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	
Number of Hydrants:	2 within 155 m,	1 within 156 - 305 m,	1 Over 305 m, <input type="checkbox"/> None

PRIVATE:**The following appeared to be satisfactory:**

	Yes	No		Date Last Serviced	Comments
Portable Extinguishers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		<i>February 2007.</i>	<i>See recommendation.</i>
Standpipe/Inside Hoses	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>		
Watchman Service	<input type="checkbox"/>	<input type="checkbox"/>	N/A <input checked="" type="checkbox"/>		
Fire Detection System:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Full	<input type="checkbox"/> Partial, Describe:		
i) Type of Detectors:					
ii) Detector location:	Describe:				
iii) Maintenance contract:	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Company:	Telephone #:	
iv) Connected to:	<input type="checkbox"/> ULC Listed Station		<input type="checkbox"/> Unlisted Service	<input type="checkbox"/> Fire/Police Department	<input type="checkbox"/> Local only
	<input type="checkbox"/> Other:				
Name of Company:					
Automatic Sprinkler Protection:	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Full Premises	<input type="checkbox"/> Partial (describe):		
	Sprinkler Supplement Attached		<input type="checkbox"/> Yes	<input type="checkbox"/> No (Sprinkler System Not Tested or Evaluated)	
Fire Protection Comments: <i>None</i>					

10.0 ALL RISK:

Information Confirmed by: Person Contacted or:

EARTHQUAKE

What is the earthquake zone:	1		
Is there any earthquake history in the area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Undetermined
If Yes , describe history:			
Significant exterior wall or foundation cracks noted?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe:
Sagging?	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe:
Comments: <i>There is no history of earthquakes in the area.</i>			

FLOOD

Is this establishment located on a flood plain:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Is it located near a body of water:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe:
Distance to nearest body of water:	<input checked="" type="checkbox"/> None determined		
Is there a history of flooding:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	If yes , give history:
Evidence of water damage:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe:
Years knowledge of risk: 34			
Comments: <i>The building is not located on a flood plain.</i>			

WATER DAMAGE

Plumbing is:	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other	Describe:
Is there evidence of corrosion:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes		Describe: <i>No evidence of any leaks.</i>
Is the building sprinklered:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes		Comment: <i>N/A</i>
Is stock susceptible to water damage:	<input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes		Describe: <i>Tenants contents, furniture.</i>
Are all window/skylight openings adequately sealed:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No		Describe:
Does water main pass under building:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes		Describe:
Is the roof covering adequate:	<input checked="" type="checkbox"/> Yes		<input type="checkbox"/> No		Most recent roof repair date: <i>2006.</i>
Inside and/or roof storage tanks/process equipment:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes		Describe: <i>N/A</i>
Tanks/equipment satisfactorily controlled:	<input type="checkbox"/> No		<input type="checkbox"/> Yes		If Either Describe: <i>N/A</i>
Is there use of:	<input type="checkbox"/> Skids	<input checked="" type="checkbox"/> Shelving	<input checked="" type="checkbox"/> Floor Drains		<input type="checkbox"/> Covers over stock/equipment
Sewer Backup claim in the last three years:	<input checked="" type="checkbox"/> No		<input type="checkbox"/> Yes		<input type="checkbox"/> Describe: <i>None</i>
Comments: <i>There is no evidence of any apparent leaks.</i>					

COLLAPSE AND/OR SEWER BACKUP

Is there any history of collapse:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <i>None</i>
Is there any history of sewer back-up:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <i>None</i>
Are sewer back-up protection devices in place:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <i>No devices installed.</i>
Comments: <i>None</i>			

ADDITIONAL PERILS

If Yes, Describe:

Is lightning protection in place:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe:	
Is risk located within 5 km of airport:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Beneath a flight path:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the yard fenced:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Are gates locked when the premises are closed:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Is the yard and the exterior of the building lit:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe:	<i>Street and wall mounted.</i>
Is the risk located in a high wind/hail area:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Describe:	<i>Subject to summer storms, sometimes severe.</i>
Are there visible signs of vandalism at the risk:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe:	<i>No signs of any vandalism.</i>
In the area:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe:	<i>No signs in the area.</i>
Is the risk protected from Impact exposure:	Automobile	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <i>N/A</i>
	Aircraft	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <i>N/A</i>
	Train	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <i>N/A</i>
	Boat	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	Describe: <i>N/A</i>
Comments: <i>None</i>				

11.0 BASIC PREMISES LIABILITY

The following appeared to be satisfactory: If No Describe

Stairs, Ramps & Handrails:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Adequate handrails in place to mezzanine areas.</i>
Floor Surfaces & Coverings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Appear in good condition.</i>
Walls & Ceilings:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Good</i>
Interior & Exterior Lighting:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Adequate</i>
Emergency Lighting:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Operational</i>
Interior & Exterior Housekeeping:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Appears effective.</i>
Washrooms:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Clean</i>
Sidewalks, Yards & Parking Lots:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Appear in good condition.</i>
Fire Exits:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Clear</i>
Fire Alarm System (s):	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: <i>N/A</i>
Snow & Ice Removal:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Done by the insured.</i>
Elevating devices:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: <i>N/A</i>
Satellite Dishes:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: <i>N/A</i>
Exterior Signs:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>Painted on the exterior wall.</i>
CO detectors where required:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: <i>N/A</i>
Swimming Pool:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: <i>N/A</i>
Other:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	Comments: <i>N/A</i>
Certificate of Insurance for Snow & Ice Removal kept on file:	Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>	If Yes, give details: <i>Done by the insured.</i>
Maintenance Reports/Service Logs kept up to date for stairs, floors, washrooms, entrances, parking areas, snow clearing:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A <input type="checkbox"/>	Comments: <i>See recommendation.</i>
Comments: <i>None</i>		

12.0 BASIC CRIME

Refer to Expanded Crime Supplement

Crime Experience	<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Moderate	<input type="checkbox"/> High		
Type of Neighbourhood:	<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Rural	<input type="checkbox"/> Residential	<input type="checkbox"/> Isolated
Neighbourhood appears to be:	<input checked="" type="checkbox"/> Stable	Changing via:	<input type="checkbox"/> Expansion/growth	<input type="checkbox"/> Renovation	<input type="checkbox"/> Deterioration
Comments: <i>None</i>					

BUSINESS

Automatic Teller Machine:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes			
Safe on Premises:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine		
Guard Service:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine	Describe:	
Typical Stock:	<i>N/A</i>				
Smash & Grab exposure:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Unable to Determine		
Comments: <i>None</i>					

GENERAL PROTECTION

The following appeared to be satisfactory: If No Describe

Exterior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: <i>Well lit.</i>
Interior Lighting:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: <i>Adequate</i>
Roof Accessibility:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: <i>No exterior ladder</i>
Police Patrols:	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A	Comments: <i>Random patrols</i>
Yard Fenced:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A	Describe: <i>N/A</i>
Comments: <i>None</i>				

SECURITY ALARM SYSTEM

Premises alarm system in use:	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Disconnected	Date Installed: <i>1985.Est.</i>
Applies to:	<input type="checkbox"/> Building	<input type="checkbox"/> Insured Tenant	<input checked="" type="checkbox"/> Other, Describe: <i>Insured's portion</i>		
Alarm System is:	<input checked="" type="checkbox"/> Acceptable		<input type="checkbox"/> Unacceptable (see rec.)		
Monitored by:	<input checked="" type="checkbox"/> ULC Listed Station	<input type="checkbox"/> Unlisted Station	<input type="checkbox"/> Local Alarm	<input type="checkbox"/> Unknown	<input type="checkbox"/> Unable to Determine
Comments: <i>Monitored by ADT</i>					

PHYSICAL PROTECTION

Door locks:	<input checked="" type="checkbox"/> Deadbolt	<input type="checkbox"/> Spring	<input type="checkbox"/> Panic	<input checked="" type="checkbox"/> Other: <i>Barrel bolts</i>	
Windows Protected:	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> N/A	If yes, describe:	
Other Openings:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Protected:	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes
Comments: <i>The walk in front door has bars in place.</i>					

OTHER COMMENTS:

None

Report Photos

Name: SUNDIAL DEVELOPMENT LTD.

Address: 11802 145 ST, EDMONTON, AB, T5L 2M8

AIS Ref: 71276635

Policy #: 81067224

Description: interior



1 / 4

Description: rear of building



2 / 4

Report Photos

Name: SUNDIAL DEVELOPMENT LTD.

Address: 11802 145 ST, EDMONTON, AB, T5L 2M8

AIS Ref: 71276635

Policy #: 81067224

Description: front of building



3 / 4

Description: interior



4 / 4

Page: 18
Project Name: Phase I
Environmental Site Assessment

Project #: 20190919241
P.O. #: PR19026

ENVIROSCAN Report

**Siteplan Report - 2007 SUNDIAL DEVELOPMENT
LTD. 11802 145 St NW Edmonton AB T5L2M8**

Requested by:
Eleanor Goolab

Date Completed: 09/25/2019 11:02:09



OPTA INFORMATION INTELLIGENCE

Siteplan Report - 2007 SUNDIAL DEVELOPMENT LTD. 11802 145 St NW Edmonton AB T5L2M8

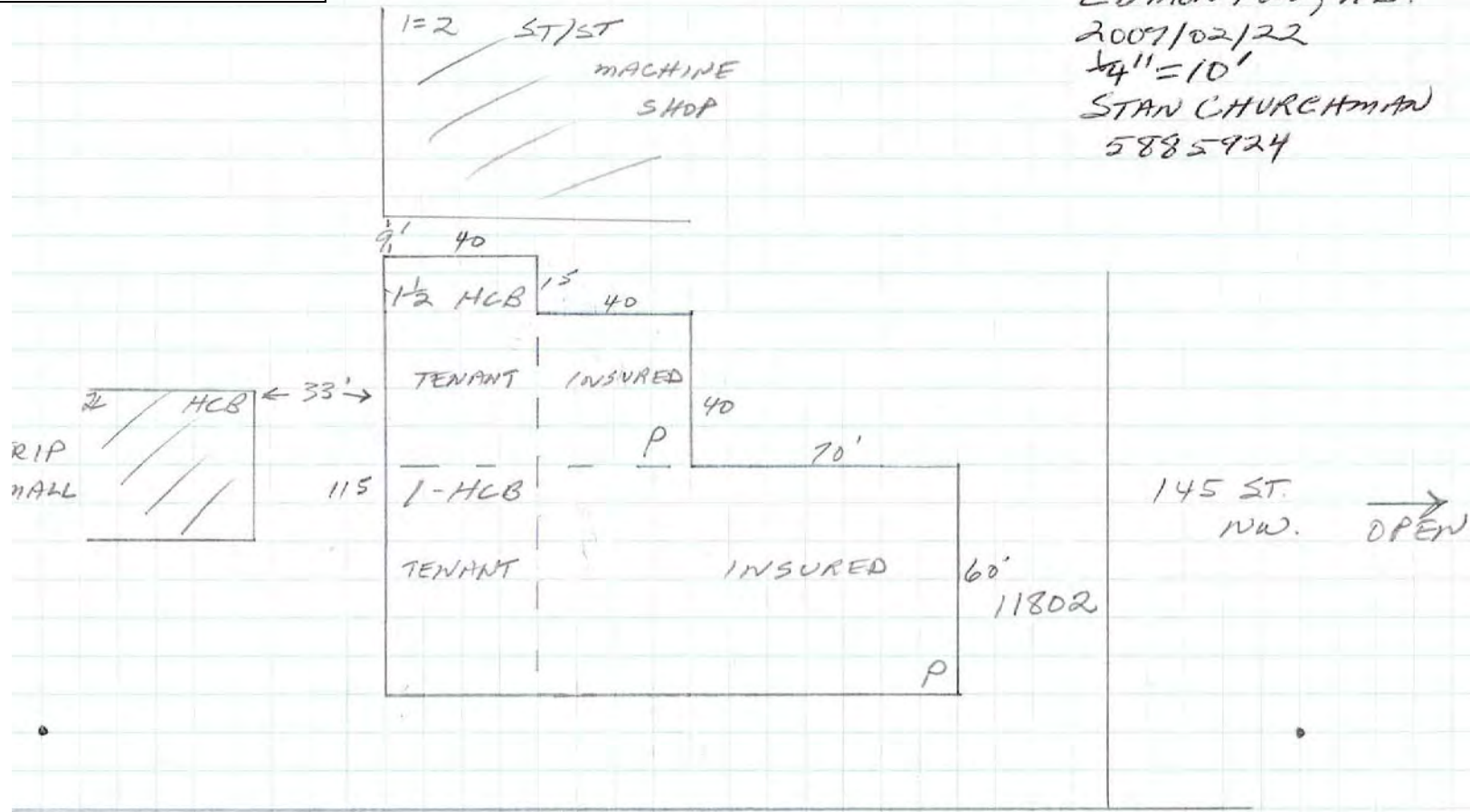
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NORTH

SUNDIAL DEVELOPMENT
11802-145 ST. N.W.
EDMONTON, AB.
2007/02/22
1/4" = 10'
STAN CHURCHMAN
5885924



118 AVE N.W.

EXPOSURES SHOWN WITH HATCHMARKS

↓ OPEN

ERIS
ENVIRONMENTAL RISK INFORMATION SERVICES



CITY
DIRECTORY

Project Property: *11802 145th Street Northwest, Edmonton, Alberta*
Report Type: *City Directory*
Order No: *20190919241*
Information Source: *Polk's Edmonton and Area, Alberta Criss-Cross Directory*
Date Completed: *24/09/2019*

Environmental Risk Information Services City Directory Information Source

A division of Glacier Media Inc.

1.866.517.5204 | info@erisinfo.com | erisinfo.com

PROJECT NUMBER: 20190919241	
Site Address:	11802 145 th Street Northwest, Edmonton, Alberta
Year: 1999	
Site Listing:	-Arthur Clausen & Sons Auctioneers -Auctioneers Association of Canada -Clausen Arthur Auctioneers

PROJECT NUMBER: 20190919241	
Site Address:	11802 145 th Street Northwest, Edmonton, Alberta
Year: 1996	
Site Listing:	-Arthur Clausen & Sons Auctioneers -Auctioneers Association of Canada

PROJECT NUMBER: 20190919241	
Site Address:	11802 145 th Street Northwest, Edmonton, Alberta
Year: 1987	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 20190919241	
------------------------------------	--

Site Address:	11802 145 th Street Northwest, Edmonton, Alberta
Year: 1982	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 20190919241	
Site Address:	11802 145 th Street Northwest, Edmonton, Alberta
Year: 1977	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 20190919241	
Site Address:	11802 145 th Street Northwest, Edmonton, Alberta
Year: 1972	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 20190919241	
Site Address:	11802 145 th Street Northwest, Edmonton, Alberta
Year: 1967	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 20190919241	
Site Address:	11802 145 th Street Northwest, Edmonton, Alberta
Year: 1962	
Site Listing:	-Address Not Listed

PROJECT NUMBER: 20190919241	
Site Address:	11802 145 th Street Northwest, Edmonton, Alberta
Year: 1957	
Site Listing:	-Address Not Listed

-All listings for businesses were listed as they are in the city directory.

-Listings that are residential are listed as “residential” with the number of tenants. The name of the residential tenant is not listed in the above city directory.

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► SHOW HELP

W - - - - [] - []

Format: MER-RGE-TWP-SEC-[QTR]-[LSD]
 [] denotes that the quarter section and legal subdivision are optional.

PBL Search

Note:

An ESA document does not necessarily mean the site is, or ever was, contaminated. Please refer to the studies and reports to determine the condition of the site.

Place Name, Street Address, and Coordinate Searches are available on the map page

-A marker identified as ESA is the location of a site where Alberta Environment and Parks has received scientific and/or technical information

[► SHOW HELP](#)Plan: Block: Lot:

Format: Plan - [Block] - [Lot]
[] denotes that the Block and/or Lot are optional.

-A marker identified as REC is the location of a site where Alberta Environment and Parks has received an application for a reclamation certificate.

Comments and questions can be directed to:
ESAR-Support@gov.ab.ca

0 Result(s)

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No results found for this PBL.

Document Results

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 [] denotes that the quarter section and legal subdivision are optional.

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0 Result(s)

Search Results

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0 Result(s)

Search Results

No results found for this ATS.

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Authorization Viewer - Search Results

The Search Used the Following Values:

Area Parcel:	Plan: 5951KS Block: 2 Lot: 1
Act / Document Type:	Water Act, EPEA
Show Inactive Authorizations:	No

The resulting Authorizations based on the search criteria will be displayed below. A  will appear next to the Authorization when documentation is available for viewing or downloading. Please click [Viewer Help](#) if you encounter problems viewing the Authorization document.

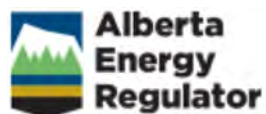
0 Result(s)

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Comments regarding the Authorization Viewer page may be directed to the Regulatory Approvals Centre RAC.Environment@gov.ab.ca.



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Authorization Viewer - Search Results

The Search Used the Following Values:

Legal Land Location: SE 14-053-25-W4
 Act / Document Type: Water Act, EPEA
 Show Inactive Authorizations: No

The resulting Authorizations based on the search criteria will be displayed below. A  will appear next to the Authorization when documentation is available for viewing or downloading. Please click [Viewer Help](#) if you encounter problems viewing the Authorization document.

4 Result(s)

	Document 00018617-01-00 EDMONTON CHEMICAL MANUFACTURING PLANT is held by ClearTech Industries Inc., under the provisions of the <i>Environmental Protection & Enhancement Act</i> . This Approval is currently issued as of Jul. 06, 2006 and expires on Jun. 30, 2020.
	Document 00018617-01-04 EDMONTON CHEMICAL MANUFACTURING PLANT - SECOND EXTENTION is held by ClearTech Industries Inc., under the provisions of the <i>Environmental Protection & Enhancement Act</i> . This Approval is currently issued as of Jun. 21, 2017 and expires on Jun. 30, 2018.

	Document 00018617-01-05 EDMONTON CHEMICAL MANUFACTURING PLANT -THIRD EXTENTION is held by ClearTech Industries Inc., under the provisions of the <i>Environmental Protection & Enhancement Act</i> . This Approval is currently issued as of Jul. 01, 2018 and expires on Jun. 30, 2019.
	Document 00018617-01-06 EDMONTON CHEMICAL MANUFACTURING PLANT - EXTENSION is held by ClearTech Industries Inc., under the provisions of the <i>Environmental Protection & Enhancement Act</i> . This Approval is currently issued as of Jun. 14, 2019 and expires on Jun. 30, 2020.

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Facility Search Results

Data as of: September 13, 2018

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[Additional resources for accessing, understanding and analyzing NPRI \(National Pollutant Release Inventory\) data.](#)
[NPRI \(National Pollutant Release Inventory\) data is also available for download in ACCESS and EXCEL formats.](#)

Search Information

Search criteria

Reporting Year	2017
Substance	All Substances
Location	All of Canada
Facility Name	Sundial Developments Ltd
Industrial Sectors	All Sectors
Type	All Types

Total Results

0

No records were found matching the search criteria.

Please press the BACK button and try again with different search criteria. For more assistance on formulating a search, [click here](#).

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Facility Search Results

Data as of: September 13, 2018

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[Additional resources for accessing, understanding and analyzing NPRI \(National Pollutant Release Inventory\) data.](#)

[NPRI \(National Pollutant Release Inventory\) data is also available for download in ACCESS and EXCEL formats.](#)

Search Information

Search criteria

Reporting Year	2017
Substance	All Substances
Location	Postal code = T5L
Facility	All Facilities
Industrial Sectors	All Sectors
Type	All Types

Total Results

5

The number of results returned here may differ from published lists of the number of facilities reporting pollutant releases and transfers to the NPRI due to the inclusion of facilities reporting only under Ontario Regulation 127/01, and/or facilities submitting "did not meet criteria" reports.

Sort by:

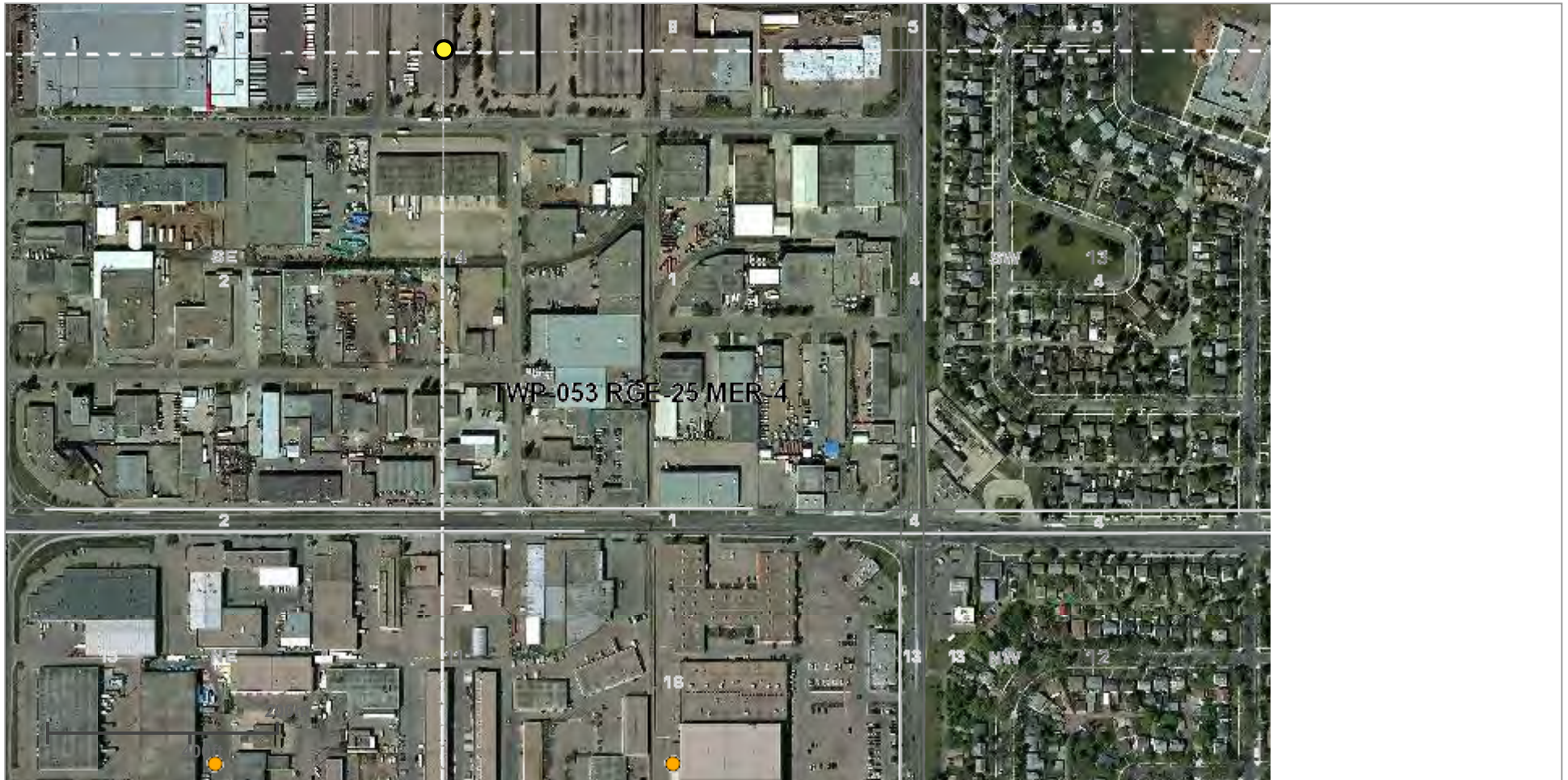
Facility Name

Sort order:

Ascending

Sort

<u>NPRI (National Pollutant Release Inventory) ID</u>	<u>GHGRP (Greenhouse Gas Reporting Program) ID</u>	<u>Facility</u>	<u>City</u>	<u>Province</u>
23168		Cargill Limited - Cargill AgHorizons, Edmonton, AB	Edmonton	AB
502		Clartech Industries Inc. - Edmonton 142 Street Plant	Edmonton	AB
28577		ESCO Corporation Edmonton - ESCO Edmonton	Edmonton	AB
5451		Specialty Vermiculite Canada Corp. - Specialty Vermiculite Canada Corp. - Edmonton	Edmonton	AB
5280		Steel-Craft Door Products Ltd. - Main Plant - Edmonton	Edmonton	AB



Alberta Water Well Information Database Map

Projection

Web Mercator (Auxillary Sphere)

Datum

WGS 84

Date

9/19/2019, 5:59:21 PM

Legend

● Groundwater Drilling Report

◆ Baseline Water Well Report

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

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

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Water Well Drilling Report

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GIC Well ID 81860
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1963/01/11

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

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name		Address		Town		Province		Country		Postal Code	
CUMMINS DIESEL POWER LTD		11041 105 AVE, EDMONTON									
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
SE		14	53	25	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
_____ ft from _____					Latitude <u>53.574120</u>		Longitude <u>-113.572037</u>		Elevation _____ ft		
_____ ft from _____					How Location Obtained					How Elevation Obtained	
					Not Verified					Not Obtained	

Drilling Information	
Method of Drilling	Type of Work
Rotary	Test Hole
Proposed Well Use	
Industrial	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
134.00		Clay	
137.00	Yes	Water Bearing Sand	
140.00		Clay	
146.00	Yes	Water Bearing Sand	

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

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
146.00 ft				
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	146.00		
Surface Casing (if applicable)		Well Casing/Liner		
Size OD : _____ 0.00 in		Size OD : _____ 0.00 in		
Wall Thickness : _____ 0.000 in		Wall Thickness : _____ 0.000 in		
Bottom at : _____ 0.00 ft		Top at : _____ 0.00 ft		Bottom at : _____ 0.00 ft
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
Perforated by _____				
Annular Seal				
Placed from _____ 0.00 ft to _____ 0.00 ft				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : _____ 0.00 in				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount _____				

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



Water Well Drilling Report

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GIC Well ID 81860
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 1963/01/11

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

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name		Address			Town		Province		Country		Postal Code
CUMMINS DIESEL POWER LTD		11041 105 AVE, EDMONTON									
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
	SE	14	53	25	4						
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
_____ ft from _____					Latitude <u>53.574120</u>		Longitude <u>-113.572037</u>			Elevation _____ ft	
_____ ft from _____					How Location Obtained					How Elevation Obtained	
					Not Verified					Not Obtained	

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

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

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

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



*File #PR19-026
Phase I ESA
Black Tie Real Estate Ltd.
11802 – 145 Street NW Edmonton, AB*

APPENDIX E

Additional Information

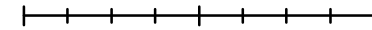
Aerial Map; 11802 - 145 St NW Edm, AB



Thursday, September 19, 2019

1:1,709

0 65 130 260 ft



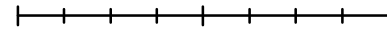
Aerial Map; 11802 - 145 St NW Edm, AB



Thursday, September 19, 2019

1:3,418

0 137.5 275 550 ft



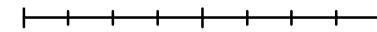
Aerial Map; 11802 - 145 St NW Edm, AB



Thursday, September 19, 2019

1:6,836

0 265 530 1,060 ft





AGRASID Information

AGRICULTURAL REGION OF ALBERTA SOIL INVENTORY DATABASE

SOIL CORRELATION AREA #10

Surface Form Modifier:**Soil Landscape of Canada #:**

0

Generated Soil Symbol:

ZUN1/DL

Eco District:

Leduc

Eco Region:

Aspen Parkland

Land System Name:

City of Edmonton

Climate Rating:

2H

Morphological Descriptor:

N/A

Soil Zone:

Black-Dark Gra

Soil Order 1:**Soil Order 2:****Landscape Model 1:**

any disturbed land (urban, gravel pits, areas not suitable for arable crops)

Slope Class 1:

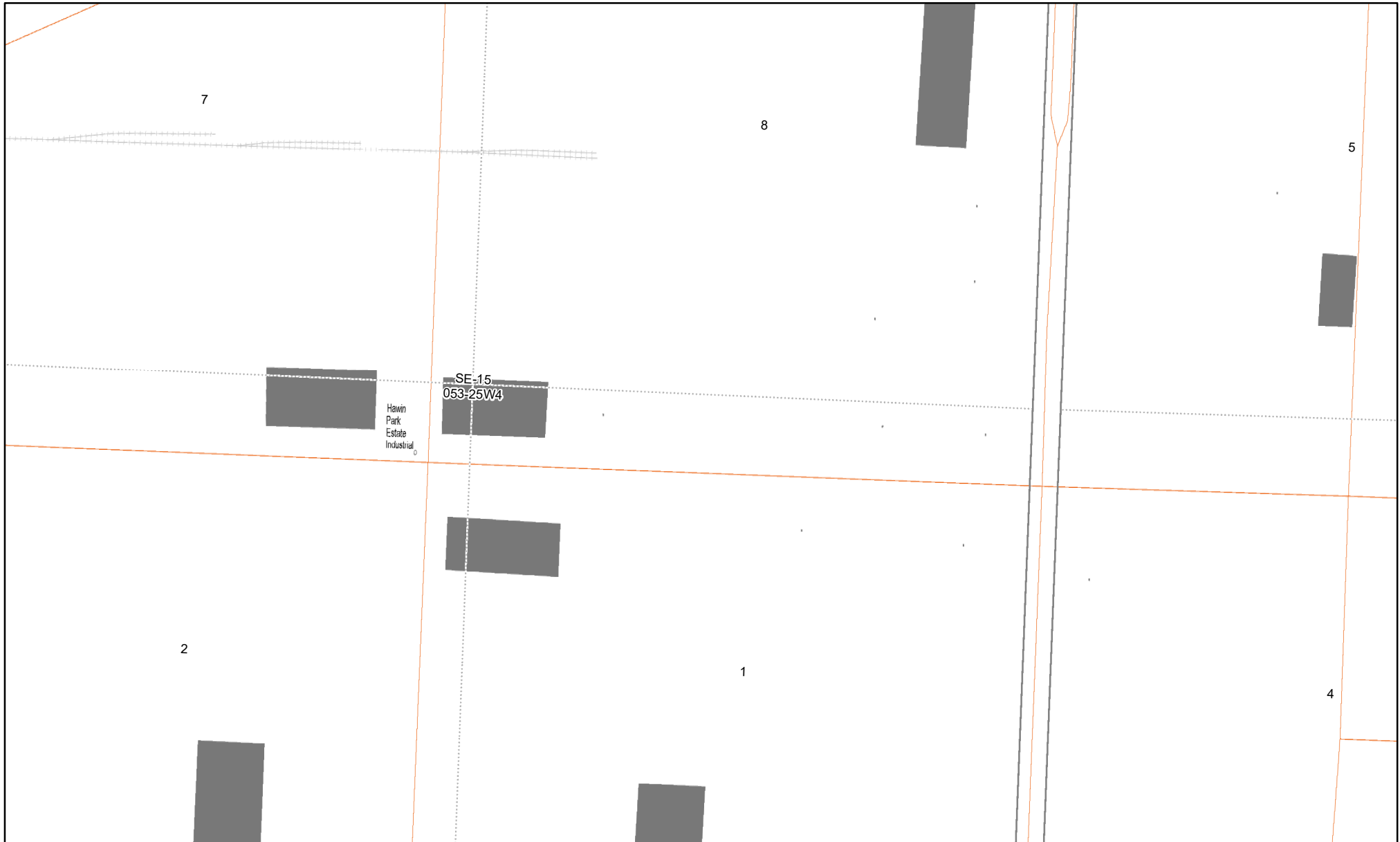


AGRASID Information

DOMINANT SOIL (greater than 60%)

SERIES:	MISC.UNDIFF.MINERAL	Variant:	
Land Use:	Native (Ah horizon)		
Calcareousness Class:	-	Salinity Class:	-
	First Parent Material		
Texture:	-	Genetic Origin:	UNDM
	Second Parent Material		
Texture:	-	Genetic Origin:	-
AGRASID Texture:	Undifferentiated		
Soil Drainage:	Well Drained	Taxonomic Char:	
Report:		Soil Order:	Regosolic
Soil SubGroup:	Orthic Regosol		
Comments:			

Topographical Map SE-14-053-25 W4M

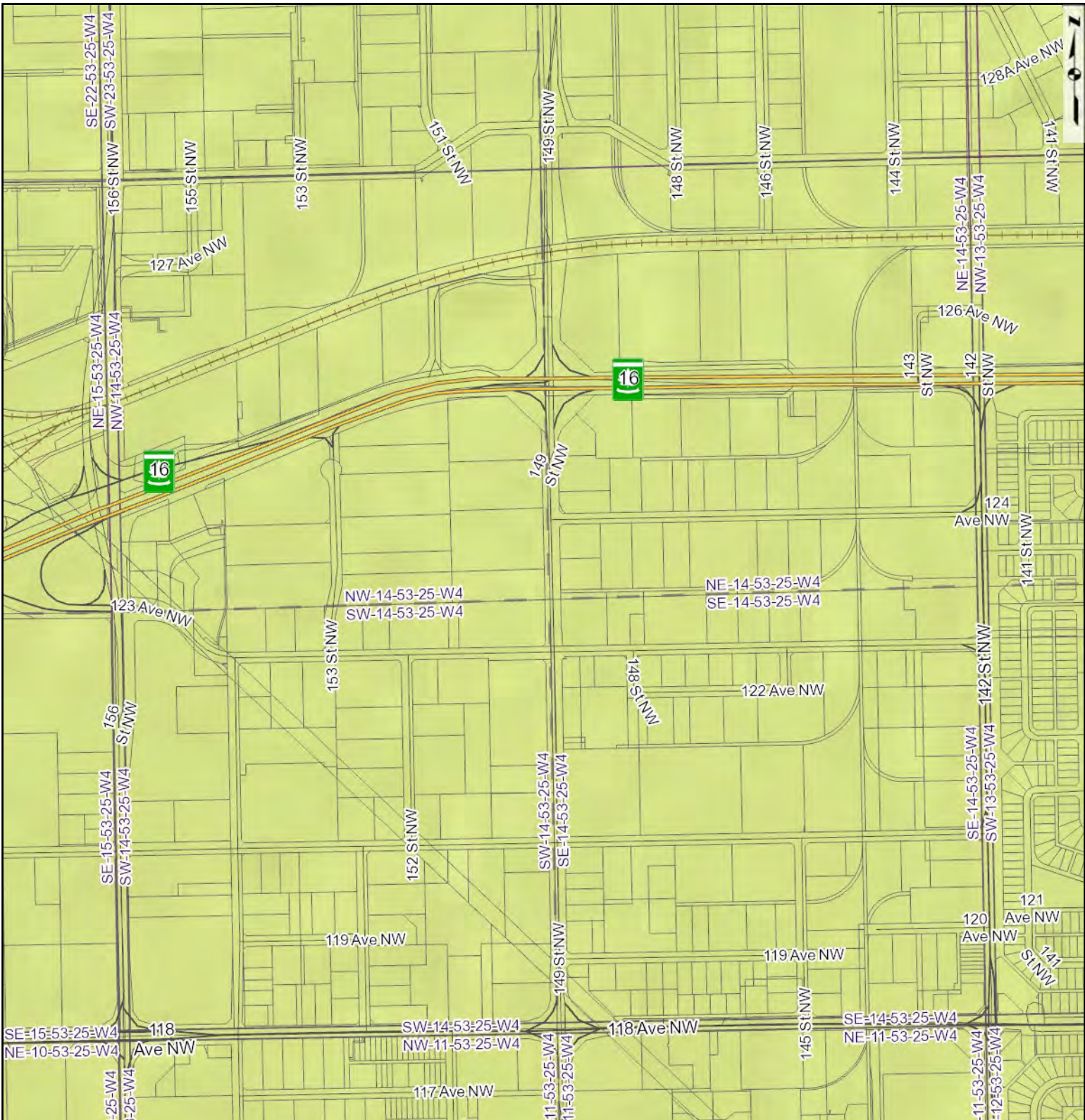


Thursday, September 26, 2019

1:3,757

0 150 300 600 ft





Locate

I'm looking for [Address Lookup](#) ?

House Number:
14504

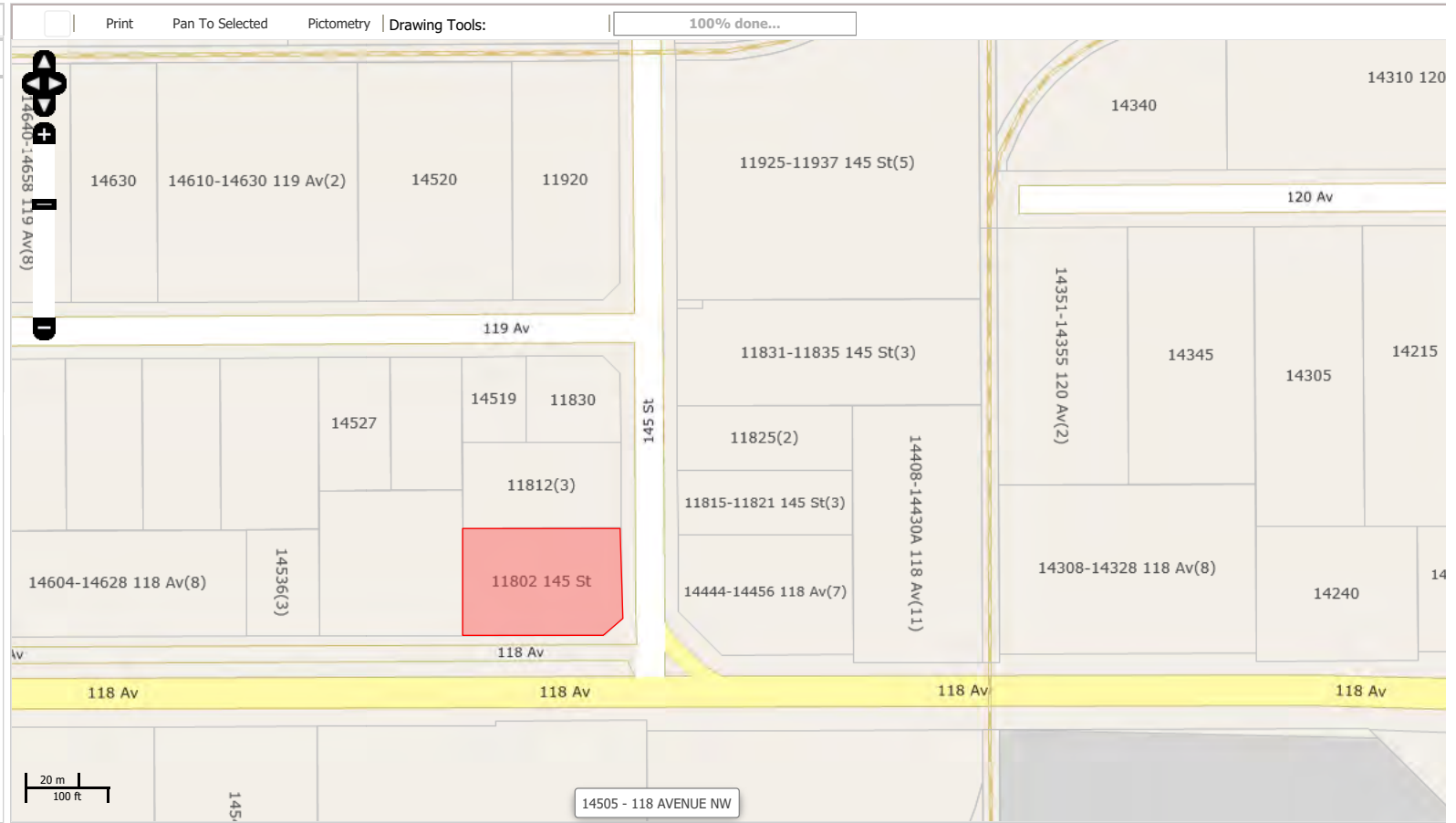
Unit (optional):

Street or Avenue Name:
118 AVENUE NW

Popular: To show assessment values on the map [click here](#)

New: To show address labels on the map [click here](#)

[Help](#) [Data Refresh List](#) [Contact Us](#)



Results

Address	General	Assessment	Applications	Nearby Applications	Nearby Addresses
The address '14504 - 118 AVENUE NW' found at 1 lot					
14504 - 118 AVENUE NW, T5L2M8	x				
	x				
	Address:		14504 - 118 AVENUE NW, T5L2M8		
	Legal Description for Title Lot:		Lot 1, Block 2, Plan 5951KS		
	Area:		2,123.199 m ²		
	Year Built:		1969		
	Neighbourhood:		Dominion Industrial		
	Ward:		Ward 2		
	Waste Collection:		Friday More Information		
	Current Zone:		Medium Industrial Zone (IM)		
	Current Bylaw:		12800		
	Proposed Applications:		None		
	Proposed Zone:		None		

Show: