PHASE I ENVIRONMENTAL SITE ASSESSMENT

Restwell Trailer Park
1A – 502, 3rd Avenue
Canmore, Alberta

Prepared For
Grotto Mountain Developments Inc.

Prepared By
Sabatini Earth Technologies Inc.

SABATINI EARTH TECHNOLOGIES INC.

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January 10, 2002

File No. 0111-3399

Grotto Mountain Developments Inc.
#1 Benchlands Trail
Canmore, Alberta
T1W 2Y2

Attention: Mr. Frank Kernick

Re: Phase I Environmental Site Assessment
Restwell Trailer Park
Canmore, Alberta

Dear Mr. Kernick

Please find enclosed (2) Copies of a Phase I Environmental Site Assessment for the above-mentioned location.

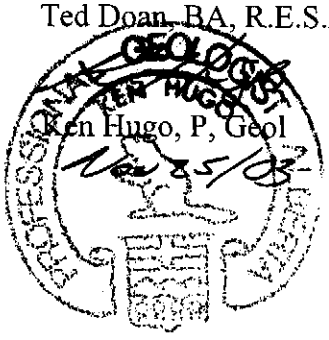
The Phase I Assessment consists of a records review, a site inspection, interviews and the reporting of our findings.

The information gathered during the course of this investigation indicates that there is very little potential for contamination on the site. Further action is not recommended at this time.

If you require more information or clarification of this report, please contact either of the undersigned.

Sincerely;
Sabatini Earth Technologies Inc.

Ted Doan, BA, R.E.S.A.



Ken Hugo, P. Geol

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1.0 EXECUTIVE SUMMARY

On November 27, 2001 Sabatini Earth Technologies Inc. received authorization to conduct a Phase I Environmental Site Assessment on the subject property. The retrieval of historical land titles and aerial photographic records was initiated at this time.

The subject site is approximately 75 acres in area and located to the south east of the main business area of Canmore, Alberta. Information received from the owners indicated that the site was historically used as a dairy farm; initial development involved the addition of rental cabins in the late 1940's and was further developed as trailer park in the late 1950's by the current owners. The nearest permanent surface water features are Spring Creek which is located adjacent to the site at the west property line and Policeman's Creek which flows through the eastern most part of the site, this effectively separates a narrow strip of land approximately 2 to 3 acres of area from the main part of the property.

The subject site is comprised of several parcels of land including a parcel of CPR lands and a municipal road allowance. Other original owners included non-resident investors who either leased the land for agricultural uses or left it vacant.

Residential uses are found on adjacent properties to the west and southwest. The closest commercial sites lie to the north and northeast at a distance of 200m or more.

Information received during the site visit indicated that activities occurring on the site do not present a source of contamination. In addition, the building materials used in construction of the structures, which are present on the site, do not present a source of contamination. There are no adjacent land uses that are considered environmentally hazardous to the subject site.

The information gathered during the course of this investigation indicates that there is little potential for contamination on the site. Further action is not recommended at this time.

2.0 INTRODUCTION

On November 27, 2001 Sabatini Earth Technologies Inc. was retained by Mountain Engineering on behalf of Grotto Mountain Developments Inc. to conduct a Phase I Environmental Site Assessment on the Restwell Trailer Park lands located in the Town of Canmore, Alberta and described as:

Legal: Lot A
Plan 8411308

Lots 19 and 20
Blk 82
Plan 1095F

Ptn. of NW-28-24-10 -W5M

Ptn. of SW-33-24-10- W5M

Municipal: **503, 3rd Avenue**
Canmore, Alberta

This property is subsequently referred to as the subject site.

2.1 Purpose

The purpose of a Phase I Environmental Site Assessment is to identify actual and potential site contamination. It may be used to reduce uncertainty about potential liabilities caused by environmental conditions, and may be the basis for further investigation of the property.

2.2 Scope

This Phase I Environmental Site Assessment includes a review of historical records including: land titles, aerial photographs, and information supplied by a variety of agencies and individuals. It also includes a site inspection, the evaluation of findings and the writing of this report.

It does not involve the selection or implementation of any measuring or testing procedures, including analytical or remediation. The conclusions contained in this report are not intended to document the extent of contamination or to qualify the acceptability of risks associated with the possible or probable occurrences of contamination.

This report is however, intended to provide the reader with a detailed understanding of the site in relation to environmental conditions.

2.3 Methodology

This report was prepared using protocols, which conform to CMHC Insurance Initiative of 1993, and CSA Standard Z768-94. The procedures include a review of historical records, a detailed site inspection following a qualified checklist, analysis of findings and the writing of this report.

3.0 SITE DESCRIPTION

3.1 Subject Site

The subject site is approximately 75 acres in area and located to the south east of the main business area of Canmore, Alberta. The site was historically used as a dairy farm; initial development involved the addition of rental cabins in the late 1940's and was further developed as trailer park in the late 1950's by the current owners. The nearest permanent surface water are Spring Creek which is located adjacent to the site at the west property line and Policeman's Creek which flows through the eastern most part of the site, this effectively separates a narrow strip of land approximately 2 to 3 acres in area, from the main part of the property. There are a total of 17 structures on the site, which will be described in detail later in the report.

3.2 Adjacent Properties

3.2.1 The Adjacent Property to the North

The developed properties to the north/north east of the subject site include highway commercial sites along Number 1 Highway, approximately 200m distance from the subject site. Policeman Creek is along the north/north east side of the site. A thin strip of land belonging to the site lies on the north east side of Policeman's Creek.

3.2.2 The Adjacent Property to the East

The adjacent properties to the north or north east of the subject site include highway commercial sites along Number 1 Highway, approximately 200m distance from the subject site. Policeman's Creek is immediately north east of the site. The CPR main line is located to the north and north east of Policeman's Creek at approximately 100m distance.

3.2.3 The Adjacent Property to the South

Spring Creek follows the west side of the site and loops to the east near the south property line of the site where is flows eastward to Policeman's Creek. Undeveloped land is located to the south of Spring Creek.

3.2.3 The Adjacent Property to the West

Spring Creek is located to the west of the subject site. Residential properties are located farther west for a distance of 1km or more.

4.0 RECORD REVIEW

4.1 Aerial Photographs

A selection of aerial photographs dating back to 1950 were obtained and analyzed by Sabatini Earth Technologies Inc. Their contents are summarized below.

DATE:	SCALE:	COMMENTS:
1950	1 : 40,000	1 or 2 buildings are shown in the vicinity of the original farm house which is located on the northern most part of the site where it narrows between the 2 creeks. The remainder of the site appears to be in agricultural use as pasture land. This would coincide with information supplied by the owners. There is no development on the northeast side of policeman's Creek.
1962	1:31,680	There is more development shown on the site which appears to be the permanent rental units located near the north end of the site. These

		were noted during the site inspection. They are located along both sides of the roadway now known as Spring Creek Ave. Trans Canada Highway is shown as well as the service road which runs between Policeman's Creek and the highway.
1979	1 : 8,000	Mobile home pads located along Antler, Bear, Cougar, Deer, Elk and Fox Streets are now developed and occupied.
1988	1 : 20,000	There is very little difference in the general area of the site. The subject site is unchanged from the previous photo.
2000	1 : 30,000	There are no apparent changes to the subject site or surrounding areas to be noted.

Comments:

This record indicates that the subject site was the site of a farmhouse and was otherwise undeveloped before the current improvements were initiated. Information received during the site visit indicated that development was initiated in the late 1940's.

4.2 Land Titles

A title search was initiated on October 31, 2001, records dating to 1940 were recovered. The Land Title records are summarized as follows:

Owner	From	Until
28.5 acres southwest of station grounds		
Restwell Trailer Park and Cabins Ltd.	1968	2002
John Franklin Kernick and Donald James Kernick	1955	1968
Georgina Cecil Kernick	1949	1955
Burrett Uzelle Pendergrast	1925	1949
Canadian Pacific Railway Company	1915	1925
Richard Bladworth Angus (gentleman) of Montreal and partners	1889	1915
17.5 acres east of left bank of Spring Creek		
Restwell Trailer Park and Cabins Ltd.	1986	2002
Quirine Florentine Smit	1971	1986
Heribert Friedrich Joseph Beck (Carpenter)	1969	1971
George Lawson	1951	1969
Municipal Affairs Alberta	1947	1951
Joseph Newlands Henderson and William Wilson of Victoria BC Gentlmen	1890	1947

George S. List of Victoria BC	1889	1890
Lots 19 and 20		
Restwell Trailer Park and Cabins Ltd.	1985	2002
Donald James Kernick	1971	1985
John Franklin Kernick	1955	1971
Georgina Cecil Kernick	1949	1955
Burrett Uzelle Pendergast	1941	1945
Lot A		
Restwell Trailer Park and Cabins Ltd.	1966	2002
John Franklin Kernick and Donald James Kernick	1955	1966
Canadian Pacific Railway	1950	1955
Minister of Public Works		
Lot B		
Restwell Trailer Park and Cabins Ltd.	1968	2002
John Franklin Kernick and Donald James Kernick	1962	1968
Donald James Kernick	1955	1962
Georgina Cecil Kernick	1949	1955
Minister of Public Works	1949	1949
Lots C and D		
Restwell Trailer Park and Cabins Ltd.	1985	2002
John Franklin Kernick	1971	1985
Evelyn Ella Kernick	1966	1971
John Franklin Kernick	1957	1966
Town of Canmore	1949	1957

Comments:

There is no indication of ownership by any industrial concerns or indication of potential sources of contamination in this record.

4.3 Petroleum Tank Management Association of Alberta

On December 10 2001 the Petroleum Tank Management Association of Alberta reported that they do not have any record of abandoned or active underground storage tanks for the subject site.

5.0 SITE VISIT

Mr. Ted Doan conducted an inspection on the subject site. The inspection noted the condition of the lands and building of the property as well as the lands and buildings of adjacent properties. Mr. Jack

Kernick , Mr. Don Kernick and Mr. Frank Kernick were present during the site visit. The observations made during the site visit are summarized below.

5.1 Lands General Observations

The site is located within the Town of Canmore Alberta. Commercial businesses are located to the northwest while residential uses are located to the south.

5.1.1. Topography

The subject site is flat and approximately equal in elevation to adjacent properties to the north and the west. It is slightly higher in elevation than sites to the east. The Town of Canmore is located within the Bow River Valley. Mountains extend on both the north and south side of the valley, which runs west to east out of the Rocky Mountains and into the foothills and plains to the east.

5.1.2 Groundwater

The depth of the water table is reported to be between 6 to 10 feet below the surface. Groundwater in the immediate vicinity is expected to flow eastward following the contours of the Bow River Valley.

5.1.3 Surface Water

Standing water was not observed on the site.

5.1.4 Artificial Water Features

There are no artificial water features on or near the subject site.

5.1.5 Natural Water Features

The site is bounded on 3 sides by 2 local streams (Policeman's Creek and Spring Creek). The nearest major water feature is the Bow River located approximately 500m south of the subject site.

5.1.6 Water Wells

There are 7 known water wells on the property, which are used as a source of potable supply for the trailer park facilities. If during future operations a water well is no longer needed, care should be taken to ensure that it is properly abandoned according to Alberta Environment regulations.

5.1.7 Slumps or Depressions

No localised depressions indicating back filled pits that may contain buried materials are evident.

5.1.8 Pits or Lagoons

No pits or lagoons are located on the property.

5.1.9 Bulk Storage

An approximate 300 litre above ground storage tank which is used to store diesel fuel is located on the site. The tank appears to be relatively new and in good condition. There was no spillage or leakage was evident. Bulk propane is also stored on site in above ground tanks. There is no evidence of environmental hazard connected with these facilities.

5.1.10 Vegetation

No evidence of stressed vegetation indicating contamination could be found on the site.

5.1.13 Dump Sites or Landfills

There is no evidence of landfill or dump sites on the subject site.

5.1.13 Waste Water or Effluent

There is no wastewater or effluent being discharged into the environment from this site. All domestic sewage is collected in centrally located holding tanks and piped to the Town of Canmore treatment plant located off site.

5.1.14 Electrical Transformers

There are 9 pad mounted electrical transformers located on the site. These transformers appear to be in good working condition with no evidence of leaking.

5.1.18 Accessibility

All parts of the site were available for inspection.

5.2 Building General Observations

There are 17 buildings located on the subject site. They include 5 rental cabins and 1 manager's residence with attached office facility, 1 building housing a storeroom and a rental cabin and 2 single story utility buildings housing laundry facilities. These buildings are of frame construction with asphalt shingles and wood siding and fibreglass insulation.

There are also 5 concrete block buildings which house services pump rooms, additional laundry facilities and a maintenance shop. Building components include concrete block supporting walls, wood truss systems with fibreglass insulation and asphalt-shingled roofs. In addition there are 3 portable structures located on the site.

In addition there are approximately 210 mobile homes located on the site. These were not inspected because they are portable and not considered a permanent part of the site. Information obtained from the owners indicated that these sites are monitored and no environmental concerns are connected with these occupancies.

5.2.1 Main Construction Assemblies

The assemblies as described above did not include building material that were thought to contain potential sources of contamination.

5.2.1.1 Roof

The roof structures consisted of wood trusses with wood sheeting and asphalt roofing and included fibreglass insulation.

5.2.1.2 Exterior Walls

Exterior walls are either wood frame with wood siding or painted concrete block. The interior surfaces are either painted or bare block or in the case of wood frame walls they are insulated with fibreglass and clad with painted gypsum board.

5.2.1.3 Interior Walls

The interior walls are either painted plywood or painted gypsum board on wood studs, without insulation.

5.2.1.4 Floors

Floors are either wood or concrete either painted tiled or carpeted. There were no floor tiles, which are suspected to contain asbestos.

5.2.2 Building Systems

5.2.2.1 Heating, Ventilation, Cooling

Heated air is supplied by natural gas fired furnaces and unit heaters.

5.2.2.2 Plumbing

The potable water supply for the subject site is obtained from on site water wells and is distributed by a privately owned underground piping system. Sewage is piped from individual buildings to central underground holding tanks from where it is pumped by force main to the town sewage treatment system.

5.2.2.3 Electrical

There are 9 electrical transformers present on site. No leakage was noted at the time of the site visit.

5.2.2.4 Special or Process Equipment

There is no special processing taking place on the site.

6.0 INTERVIEW

Mr. Jack Kernick and Mr. Don Kernick were both present during the site inspection. Both have first hand knowledge of the site, which spans more than 60 years. They were able to provide a history of the site as well as first hand descriptions of prior conditions on the site. They also provided details of building construction components and operational procedures.

7.0 FINDINGS

7.1 Asbestos

There is no evidence of asbestos on the site.

7.2 Chlorobiphenyls (PCB'S)

It is possible that some older florescent lighting fixtures may contain PCB's, however none were noted on the site that were considered to be suspect either because of age or deteriorated condition. It is also possible that some pad mounted transformers may contain PCB's however none were showing signs of leakage or damage at the time of the inspection. All units are owned by the local utility and are maintained by the utility.

7.3 Lead, Mercury, Freon, Halon and Alberta Tier I Metals

There is no evidence of potential contamination by mercury, freon or halon on this site.

7.4 Urea Formaldehyde Foam Insulation (UFFI)

No evidence of UFFI could be found on the subject site.

7.5 Petroleum Products

The single aboveground fuel storage tank is not considered to constitute an environmental hazard given it's age, condition and absence of staining indicating leakage or spillage.

7.6 Herbicides and Pesticides

No evidence of herbicides or pesticides or evidence of contamination could be found on this site.

7.7 Unidentified Substances

No unidentified substances were found on this site.

8.0 EVALUATION OF FINDINGS AND INFORMATION

The land title record was complete dating back to 1890. The aerial photographic record was complete dating back to 1950. Interviews were conducted with both owners who have knowledge of the site extending back to the 1940's. These sources agree that the site was undeveloped and in agricultural use until they began developing the site for it's current use in the late 1940's.

9.0 CONCLUSIONS

The information gathered during the course of this investigation indicates that there is little potential for contamination on the site. Further action is not recommended at this time.

10.0 QUALIFICATIONS OF ASSESSORS

Sabatini Earth Technologies Inc. is a licensed member of the Association of Professional Engineers, Geologists and Geophysicists of Alberta. Mr. T. A. Doan is an architectural technologist with 20 years experience in building design and construction, and a registered member of Associated Environmental Site Assessors of Canada. Mr. Ken Hugo is a professional Hydrogeologist with over 15 years experience in Alberta.

The warranty for the quality of the information presented in the assessment is limited to that which can be inferred from the visual observations of the site conditions and reasonably available historical

information. Sabatini Earth Technologies Inc. cannot be held responsible for the conditions or consequence arising from relevant information that was withheld, incorrect, not fully disclosed, or was not contained in records reviewed at the time the assessment was performed.

11.0 REFERENCES AND SUPPORTING DOCUMENTATION

Site checklist and photos are included in appendices at the end of this report. The land titles record is on file in the offices of Sabatini Earth Technologies Inc. in Calgary, Alberta.

View of Site

View of Site

View of Adjacent Property to the North

View of Adjacent Property to the East

View of Adjacent Property to the South

View of Adjacent Property to the West

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

December 10, 2001

Ted Doan
Sabatini Earth Technologies
6919 32 Avenue NW
Calgary, AB
T3B 0K6

Dear Ted Doan:

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:

1A-502-3 Avenue Canmore, AB
Lot A, Plan 9822373, Edmonton, AB
SW-3-54-24-W4M

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 can not 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.

Effective July 1, 1995 the PTMAA has implemented a $10/location Administration Fee to complete a file search. An invoice for file search(s) performed by your company will follow at month end

Yours truly,

Valerie Hague.

Valerie Hague
Data Coordinator

Phase 1 Site Assessment	Project:	Date:	Job #

3.0 General site information

site address Restwell Canmore site name

502, 3rd Ave. site contact

T1W 2G2 telephone #

land use classification RMHP site area ______ ha 65 acres

predominant site use: use from until

current Mobile Home Park.

historical Pendergrast? Dairy Farm 1915 – 1945

trailer Park 1945 – 2001

number and type of buildings / structures on site number ______ describe below

#1

#2

#3

#4

Site services

potable water supply Wells electrical service Mun. Utilicorp.

sewage disposal Mun. transformer

solid waste disposal Ocean Poly → Calgary natural gas Utility.

hazardous waste disposal N/A storm sewer None

Indicated hazardous substances

Are any contaminants known to be associated with the current or with a prior occupancy? yes ___ no ✓

Does the record review indicate any areas of concern for further investigation? yes ___ no ___

#1

#2

#3

#4

Phase 1 Site Assessment	Project:	Date:	Job #

5.1. lands

5.1.1 topographic features of site, indicate which conditions best describe site features.

flat ____ sloped ____ direction of slope ____ degree of slope ____
describe drainage conditions of site good ____ poor ____
elevation relative to surrounding sites high ____ low ____ same ____

Excepting buildings and similar structures is this site undeveloped ____ developed ____
what are the predominant surface features and their relative area compared to the total site area.

material	percent native	percent imported material
gravel		
asphalt		
concrete		
rock		
topsoil		
sand		
silt		
clay		
vegetation describe below		
grass		
trees		
other		

5.1.2. Groundwater conditions

depth of groundwater on site 10-6 ft ft. or m ____ estimated ____ not known

direction of groundwater flow South Easterly out of valley ____ estimated ____ not known

groundwater quality ____ good ____ poor ____ not known

5.1.3. Surface water conditions

well drained ✓ poorly drained ____ naturaly drained ____
controled drainage ____ open ____ piped ____
storm water is recieved by
municipal storm sewer ____ municipal sanitary sewer ____
collection pond ____ surface water body ____

Indicate locations and nature of any catchments. ____

Is there standing water on this site? Creek House Creek yes ____ no ____

if yes describe subsidence ____ surface contuours ____ impervious surface ____
blocked control structure ____ abnormal water table ____

other ____

5.1.4 Artificial watercourses, ditches , ponds. N/A.

indicate the presence of drainage ditch _____ irrigation canal _____ pond _____

other _____

5.1.5. lakes, rivers and streams Spring Gulch to West Pueblo Arroyo

Indicate the nature and location of any natural water features that may be connected with this site.

Describe any conditions on this site that may negatively impact relative natural water features.

5.1.6 Wells

Are there any wells on this site?	yes	no	number
gas / oil			
(water)	7		7
other			

state of wells on site	in use	unused	abandoned	adequately decommissioned
well #1				
well #2	All in use.			
well #3				
well #4				

Indicate the nature of any concern your may have.

5.1.7 slumps or depressions

Do any unusual slumps or depressions occur on this site? yes_____ no ✓ area_____
depth_____ number of occurrences_____

What is the most likely reason for these features

_____ backfill of trenches
_____ backfill of foundations
_____ landfill
_____ erosion by surface water
_____ backfill of underground storage
_____ underground disposal
_____ ruptured underground piping
_____ groundwater conditions

describe

other

5.1.8. Pits or lagoons

Are there any pits or lagoons on this site yes _____ no ✓
are they used for runoff water _____ disposal of industrial waste _____ contaminants _____
sewage _____ treatment of any of the above _____

5.1.9. Stains or odours

Are there any unusual or suspect stains or odours on this site? yes _____ no ✓

describe _____

Phase 1 Site Assessment	Project:	Date:	Job #

5.1.10.Bulk storage, aboveground or underground storage tanks

Are bulk materials stored on this site yes _____ no _____ unknown _____

container type	yes	no	substance	amount / capacity
drums				
boxed containers				
bagged goods				
loose pile				
other				
aboveground storage tanks				
belowground storage tanks				

are containment facilities provided for these materials N/A yes no
if occurring indicate:
size____ number____ covered ____ enclosed____ fenced ____ restricted access ____
describe below including location ,materials of construction, purpose, contents, lining, freeboard, leaks if any, and general condition and age.

1 Above Gnd Diesel

are these notes continued elsewhere yes____ no ____

Where underground tanks installed on this site in the past? yes (no) unknown if yes indicate

contents _____
location _____
date of installation _____
construction specifications _____
known contamination problems _____

are unused underground tanks still in place yes____ no____ unknown _____
have unused underground tanks been removed yes____ no ____ unknown _____ if yes indicate

date of removal _____
persons / company who removed them _____
condition when removed _____
method of removal _____

attach copy of any available reports

5.1.11 stressed vegetation

Is there any indication of environmental stress on vegetation yes ____ no ✓ if yes indicate

plant type	location	indications	identify cause if possible
# 1			
# 2			
# 3			
# 4			
# 5			

5.1.12. Dump sites landfills

Is there any indication of waste disposal, landfilling or similar events on this site yes ___ no ✓
if yes indicate

	location	visible indications	nature of material	extent of fill /dump
#1				
#2				
#3				
#4				

5.1.13. Wastewater / effluent

Is there any indication of wastewater, effluent ,vapour or solid waste production, other than domestic refuse associated with the occupancy of this site ? yes ____ no ✓ if yes indicate .

waste material	origin	location	received by	stored
#1				
#2				
#3				
#4				
#5				

5.1.14 Transportation, transmission,easements

Describe any road, railways,pipelines, transmission lines or easements providing for future development of same that may have an environmental impact on this site. _____

5.1.15 Are electrical transformers or other equipment located on or near this site yes ✓ no _____
if yes describe _____

5.1.16 Indicate the state of housekeeping on this site good ✓ fair _____ poor _____

5.1.17 Are there any locations or portions of this site that were not inspected yes no
indicate _____

5.1.18 Indicate any obvious physical indications of contamination on this site.

✓ none
_____ stressed vegetation
_____ evidence of dumping
_____ refuse ,waste or debris
_____ ash or residue
_____ corrosion or other damage
_____ stained concrete of asphalt
_____ unnatural soil condition
_____ foul or unusual odours
_____ pits or ponds containing effluent of waste
_____ oil slicks or discoloration of water
_____ other

describe all of the above. _____

Phase 1 Site Assessment	Project:	Date:	Job #

3.2. Adjacent sites

3.2.1 North — from where did your make these observations? Site

3.2.1.1 land use — commercial ✓ industrial ____ residential ____ public assembly ____
agricultural ____ cropland ____ pasture ____ hayland ____
natural ____ forest ____ prairie ____ other ____
is site — occupied ✓ vacant ____ name ____

3.2.1.2 site features
roadway ✓ railway ____ transmission line ____ pipeline ____
topography — flat ✓ sloped ____ direction of slope S
drainage — good ____ poor ____ drainage to ✓ from ____ subject site
soil condition — disturbed ____ discoloured ____ good ✓
storage tanks — yes ____ no ✓ suspected ____ containing ____
electric transformers — yes ____ no ✓ unknown ✓
utilities — aboveground ____ underground ____ fuel storage — yes ____ no ✓
vegetation condition — good ____ poor ____ unknown ____
springs ____ seeps ____ standing water ____ odour ____ yes ____ no ____
explain
Pdreenan Creek + HC @ 200+ m.

3.2.1.3 Indicate proximity of any of the following

petroleum service or bulk station	____	chemical plant or storage	____
dry-cleaning	____	heavy manufacturing	____
landfill or dump	____	railway	____
electrical substation	____	lagoon or treatment pond	____

3.2.2 East — From where did you make these observations? Site.

3.2.2.1 land use — commercial ____ industrial ____ residential ____ public assembly ____
agricultural ____ cropland ____ pasture ____ hayland ____
natural ✓ forest ✓ prairie ____ other ____
is site — occupied ____ vacant ✓ name ____

3.2.2.2 site features
roadway ____ railway ____ transmission line ____ pipeline ____
topography — flat ____ sloped ____ direction of slope ____
drainage — good ____ poor ____ drainage to ____ from ____ subject site
soil condition — disturbed ____ discoloured ____ good ____
storage tanks — yes ____ no ____ suspected ____ containing ____
electric transformers — yes ____ no ____ unknown ____
utilities — aboveground ____ underground ____ fuel storage — yes ____ no ____
vegetation condition — good ____ poor ____ unknown ____
springs ____ seeps ____ standing water ____ odour ____ yes ____ no ____
explain
Pdreenan Creek Unoccupied natural bldg.

3.2.2.3 Indicate proximity of any of the following

petroleum service or bulk station	____	chemical plant or storage	____
dry-cleaning	____	heavy manufacturing	____
landfill or dump	____	railway	____
electrical substation	____	lagoon or treatment pond	____

3.2.3 South From where did you make these observations?

3.2.3.1 land use commercial ____ industrial ____ residential ✓ public assembly ____
agricultural ____ cropland ____ pasture ____ hayland ____
natural ____ forest ____ prairie ____ other ____
is site occupied ✓ vacant ____ name ____

3.2.3.2 site features
roadway ____ railway ____ transmission line ____ pipeline ____
topography flat ✓ sloped ____ direction of slope ____
drainage good ____ poor ____ drainage to ____ from ✓ subject site
soil condition disturbed ✓ discoloured ____ good ✓
storage tanks yes ____ no ✓ suspected ____ containing ____
electric transformers yes ____ no ✓ unknown ____
utilities aboveground ____ underground ____ fuel storage yes ____ no ____
vegetation condition good ____ poor ____ unknown ____
springs ✓ seeps ____ standing water ____ odour ____ yes ____ no ____
explain Spring Creek

3.2.3.3 Indicate proximity of any of the following

petroleum service or bulk station	____	chemical plant or storage	____
dry-cleaning	____	heavy manufacturing	____
landfill or dump	____	railway	____
electrical substation	____	lagoon or treatment pond	____

3.2.4 West From where did you make these observations? ____

3.2.4.1 land use commercial 400m. industrial ____ residential 100m public assembly ____
agricultural ____ cropland ____ pasture ____ hayland ____
natural ____ forest ____ prairie ____ other ____
is site occupied ✓ vacant ____ name ____

3.2.4.2 site features
roadway ____ railway ____ transmission line ____ pipeline ____
topography flat ____ sloped ____ direction of slope ____
drainage ____ good ____ poor ____ drainage to ____ from ✓ subject site
soil condition disturbed ✓ discoloured ____ good ____
storage tanks yes ____ no ✓ suspected ____ containing ____
electric transformers yes ____ no ____ unknown ____
utilities aboveground ____ underground ____ fuel storage yes ____ no ✓
vegetation condition good ____ poor ____ unknown ____
springs ____ seeps ____ standing water ____ odour ____ yes ____ no ✓
explain ____

3.2.4.3 Indicate proximity of any of the following

petroleum service or bulk station	____	chemical plant or storage	____
dry-cleaning	____	heavy manufacturing	____
landfill or dump	____	railway	____
electrical substation	____	lagoon or treatment pond	____

Phase 1 Site Assessment	Project:	Date:	Job #

5.2 Buildings

Building # _____ of _____

General information

number of buildings on site 17

Building name ______________ building use ______________

Tenants (most recent first)	bussiness or use of building	dates of occupancy
Wood Frame & Conc		
Block		
Cabins and Service		
buildings see		
insurance Schedule		

Does or did this building house any of these occupancies? yes _____ no ✓

- _____ service station
- _____ petrochemical industry
- _____ fueling facility Maintenance
- _____ bulk petroleum products
- _____ truck / bus terminal
- _____ heavy equipment service
- _____ indusrtial shops
- _____ other
- _____ agricultural chemicals
- _____ chemical industries
- _____ wood treating or preserving
- _____ paint shop
- _____ dry cleaning
- _____ laboratories
- _____ X-ray

describe ______________

year of construction Pre 1950 to late 1980's. building area _____ number of stories 1

date of major renovations _____ date of additions _____ (as built plans) yes ___ no ✓

building condition good ✓ fair _____ poor _____

house keeping good ✓ fair _____ poor _____

describe ______________

building type

- ✓ wood frame (residential construction)
- ✓ masonary wall
- _____ wood or steel arch rib
- _____ other ______________
- _____ steel frame
- _____ steel and concrete
- _____ preengineered steel building

_____ floors below grade - how many _____

_____ vehicle parking number of stalls _____

Describe any notable features not mentioned above.

Most except Office are 1st on above grade. Office has split level or basement.

Phase 1 Site Assessment	Project:	Date:	Job #

5.2.1 main construction assemblies building #____ of _____

5211. Roof
ceiling finish Paint interior cladding G.B
frame Wood insulation F.G
exterior sheating Wood exterior finish Asphalt Shingles

note any discepancies or variations _____

5.2.1.2 Exterior walls Conc. Block or Wood Siding.
interior finish Paint interior cladding F.G.B.
frame Wood insulation F.G.
exterior sheating Block or Wood exterior finish Paint.

note any discepancies or variations _____

5.2.1.3 Interior walls
interior finish Paint cladding G.B.
frame Wood insulation F.G. or None.
note any discrepancies or variations _____

5.2.1.4. Floors
basement or crawlspace Office substrate Conc finish Carpet Unfurnished
normal floor assemblie
floor covering Carpet subfloor _____
frame _____ insulation or acoustics _____
lower cladding _____ ceiling finish _____
note any discrepancies or variations _____

5.2.2 Building systems
Describe any unusual building component _____

Are any industrial or process wastes / contaminants discharged to municipal system? yes___ no ✓
Are any of the above discharged to environment? yes ___ no ✓ reciever _____
are any of the above treated on site? yes ___ no ✓
describe _____

5.2.2.1 Heating,ventilation,cooling

Is fuel oil used or are any amounts residual in unused equipment yes___ no ✓
is there any evidence of spills or leaks yes___ no ✓
is fuel coal used or are any amounts residual in old storage facilities yes___ no ✓
If propane is used is the storage tank kept within the building yes___ no ✓

Phase 1 Site Assessment	Project:	Date:	Job #

Building #____ of____

Heating system

central radiant ____ steam / hot water ____ glycol ____ fired by ____
central forced air ✓ fired by ____
unit heaters ✓ fired by, electricity ____ natural gas ✓ propane ____

Ventilation system

rooftop ____ or pad mount ____ amount of flow good ____ moderate ____ poor ____
opening widows effect ____ good ____ moderate ____ poor ____
general air quality good ____ fair ____ poor ____

identify any unusual odour ____
scale unusual humidity moderate ____ high ____ very high ____ near dew point ____
comment ____
other ____

Cooling system

none ____ central air conditioning ____ room air conditioners ____

5.2.2.2 Plumbing

potable water supply Wells sewage disposal Collected Untreated
floor drain condition ____ open ____ blocked ____ stained ____
sump ____ yes ____ no ✓ is there any unusual substance present yes ____ no ✓ what? ____
Is process equipment connected to the water supply yes ____ no ✓
Is back flow prevented . yes ____ no N/A .

5.2.2.3 Electrical

source of electical supply
Is there an electrical transformer on site yes ✓ no ____ is it leaking yes ____ no ✓
proximity of nearby transformer 9 location Each Block
Are aluminum conductors used? yes ____ no ✓ with copper? yes ____ no ✓
are floresent lights used yes ✓ no ____ is the ballast leaking yes ____ no ✓
how many floresent fixtures are there Several date of manufacture Various

5.2.2.4 Storage / supply room

Is there a separate room/s in this building used for storage yes ____ no ____ how many? ____
indicate hazardous substances present
Storage in Picnic Shelter and in Shop

is there any substances that cannot be idenified yes ____ no ✓ if yes describe ____

5.2.2.5 Special or process equipment

is there any special or process equipment used in this ~~building~~ site yes ____ no ✓ if yes describe

Phase 1 Site Assessment	Project:	Date:	Job #

7.0 Findings Building #_____of _____

7.1 Checklist Asbestos None Suspected

Asbestos containing Materials	Friability H=crumbly M=firm L=hard	Damage H=a lot M=some L=none	Access H=public M=limited L=none	Contact with air H=high M=medium L=low	Marked or Labled Y or N	Presence C=confirmed S=suspect P=possible
Pipe insulation						
Boiler Jacket insulation						
Flue / plenum sheilding						
Asbestos cement pipe						
Structural steel heat sheild						
Loose fill insulation						
Spray on insulation						
Acoustic panels						
Spray on acoustic control						
Ceiling tiles						
Spray on ceiling texture						
Wall plaster						
vynal asbestos floor tile						
asbestos cement board						
Roofing tiles						
Roofing adhesive or sealer						

Indicate location and extent _____

7.2 Checklist Chlorobiphenyls (PCB's)

PCB containing material	location	amount	leaking	condition	date of manufacture	presence C=confirmed S=suspect
Floresent light ballast						
transformer						
other equipment						

additonal comments _____

Transformers all new Good Condition

not owned by State

Building# ____ of ____

7.3 Lead, Mercury, Ozone depleting substances Not Suspected

material	location	amount	condition G= well encapsulated P= poorly encapsulated
lead containing paint			
lead piping			
lead flashing or other detailing			
mercury bulb thermostats			
mercury vapour lighting			
mercury containing agri-chemicals			
freon containing equipment			
halon fire extinguishers			

7.4 Urea formaldehyde foam insulation (UFFI) Not evident

Material containing UFFI	location	anount	condition G= well encapsulated P= poorly encapsulated
spray on insulation			
injected wall insulation			
insulation in cooler / freezer panels / walls			
spray on acoustic control			

7.5 Petroleum products , solvents

	location	amount	storage good	storage poor	spills yes	spills no
vehicle fueling / servicing AST						
bulk storage of petroleum products	Shop	1	✓			✓
cleaners, degreasers						

7.6 Herbicides, pesticides

Are herbicides or pesticides stored in this building? Shop yes ____ no ____

if yes how much is stored ____ are storage conditions good ____ poor ____ if poor

explain: Very Small amounts

7.7 unidentified or suspect substances

Are there any substances that you cannot identify? yes ____ no ✓ if yes

how much is present? are storage conditions good ____ poor ____ if poor

explain ____

describe this substance: ____

Phase 1 Site Assessment	Project:	Date:	Job #

6.0 Interviews — Person # 1 of 1

Name of person interviewed Jack & Don relationship to site Owners

was interview conducted on site yes ✓ no ____ in person yes ✓ no ____

how long has this person been connected to this site from 1960? to 2002.

A. For commercial and industrial peroperties questions should pertain to the availability of

site plans
building plans
permit records
process control diagrams
site utility plans
asbestos surveys
emergency response plans
spill reporting plans and records
inventories of chemicals and usage
material safety data sheets
environmental monitoring data
waste management records
inventory of UST's and AST's
environmental audit reports
geotechnical reports

B. Ask help in identifying any substances that you have not been able to identify.

Remember when it was a dairy farm
old farm house, water from creek
cooled milk cans.

Started in 1960's, later by letting
highway crews set up portable units
on their land.

Developed a bit at a time.

don't store fuel except the AST dured
"small tank"

No contaminants they know of.