



EXECUTIVE SUMMARY

Nichols Environmental has completed a Phase II Environmental Site Assessment for the Property located at 10713 & 10715 - 95th Street NW in Edmonton, Alberta. The field and analytical results are summarized as follows:

- The Phase II ESA was initiated to assess environmental concerns in relation to a former service station to the north and northwest of the Property, and former dry cleaners to the northwest and southeast of the Property;
- On June 2, 2014, three boreholes were advanced on the Property to depths ranging from 9.8 to 11.3 mbg along the north and south Property lines, all of which were completed as groundwater monitoring wells;
- In general the subsoil consisted of a surface organic layer followed by a layer of silty clay fill or clay till, characterized as containing some silt, trace sand, and was firm and of low plasticity with iron inclusions, coal inclusions, mottling and lenses of sand and silt. This was followed by a silty sand layer in all boreholes which was dark yellow to brown, loose, contained clay pockets, and ranged from dry to containing free water;
- On June 13, 2014, all three monitoring wells were monitored and sampled. Groundwater levels ranged from 3.77 mbg (M14-03) to 4.97 mbg (M14-02). Groundwater flow on the Property could not be determined, as no elevational data was available;
- All soil and groundwater analytical were compared to the 2010 Alberta Tier 1 Guidelines for Residential Land Use using fine-grained criteria; and
- All soil and groundwater parameters for petroleum hydrocarbons and VOCs were below their respective 2010 Alberta Tier 1 Guidelines, with the exception of 1,2-dichlorobenzene for which the laboratory MDL was greater than the guideline.

The results of the Phase II ESA indicate that petroleum hydrocarbons and VOCs within the soil and groundwater are below the recommended guidelines/MDLs at the locations tested. Nichols Environmental has no further recommendation for assessment of the Property as it relates to the former service station and dry-cleaning operations in the vicinity of the Property.

The statements made in this Executive Summary are subject to the same limitations included in Section 10.2, and are to be read in conjunction with the remainder of this report.