

Phase I Environmental Site Assessment
11640 - 80th Street NW
Lots 17 and 18; Block 8; Plan 5850R
Edmonton, Alberta



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The City of Edmonton
Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta



EXECUTIVE SUMMARY

Nichols Environmental (Canada) Ltd. has completed a Phase I Environmental Site Assessment (ESA) of a Property municipally described as 11640 - 80th Street NW in Edmonton, Alberta and legally described as Lots 17 and 18; Block 8; Plan 5850R. The Property has been under the ownership of The City of Edmonton since August 26, 2014.

The Property was previously occupied by a residential building, dating back to at least 1947 as based on the municipal directory review. At the time of the site inspection the Property was undeveloped. Small piles of what appeared to be soil or composted material with small quantities of litter were present on the northwest corner of the Property. All buildings were removed from the Property between the 1992 and 1997, as based on a review of aerial photographs.

The former Edmonton Radial Railway Yard and City of Edmonton Transit System garage located to the east of the Property may pose a level of environmental risk to the Property, given the past operations as a service repair facility for equipment including buses. However, this risk is anticipated to be low as the nearest operations were the offices, while the service garages appear to have been more than 60 m from the Property and were likely situated downgradient of the Property. The site is currently occupied by The City of Edmonton and is utilized as an LRT lay-down yard with storage of stockpiled limestone chip aggregate. Regulatory correspondence received to date has not identified any environmental concerns pertaining to the Property or surrounding area.

Based on the findings of the Phase I ESA, Nichols Environmental is of the opinion that the level of environmental risk associated with the Property is low. At this time, Nichols Environmental has no recommendations for further assessment (Phase II ESA) of the Property.

The statements made in this Executive Summary are subject to the same limitations included in Section 9.2 and are to be read in conjunction with the remainder of this report.



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Appendix E Regulatory Correspondence



1.0 INTRODUCTION

Nichols Environmental was retained by The City of Edmonton to conduct a Phase I ESA on a portion of land municipally located at 11640 - 80th Street NW in Edmonton, Alberta (herein referred to as the "Property"). The Property is legally described as Lots 17 and 18; Block 8; Plan 5850R. The location of the Property relative to the surrounding area is presented on Figure 1.

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

1.1 Background

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



2.0 SCOPE OF WORK

The following scope of work for the Phase I ESA was presented in a proposal to The City of Edmonton on May 4, 2018, and was carried out as follows:

- Completed a review of any previous environmental reports completed for the Property;
- Obtained and reviewed all records of land ownership and land use from the appropriate land title authority;
- Obtained and reviewed all pertinent aerial photographs of the Property in question and adjacent properties. The purpose of this is to determine the historical sequence of events that have transpired on the Property since its use as agricultural or naturally vegetated land. The photographs will also be used to gain further information concerning land use, construction activity, pipeline installations, and to determine if there is any visible evidence of waste disposal pits, open excavations, spills, vegetation stress, tank installations or other factors of environmental significance;
- Obtained and reviewed information from municipal, provincial and federal regulatory agencies regarding any environmental issues on record pertinent to the Property, including a historical review of municipal directories and the following agencies:

Municipal

- ▶ Drainage Services - EPCOR;
- ▶ Current Planning Branch - The City of Edmonton Sustainable Development;
- ▶ Fire Rescue Services - The City of Edmonton;
- ▶ Transportation Services - The City of Edmonton;
- ▶ Waste Management Services - The City of Edmonton;

Provincial

- ▶ Abacus Datagraphics Ltd. (AbaData);
- ▶ Alberta Health Services;
- ▶ Environmental Law Centre - Enforcement Search;
- ▶ Environmental Site Assessment Repository - Alberta Environment and Parks (AEP);
- ▶ Freedom of Information Protection of Privacy Act (FOIPP) - AEP;
- ▶ FOIPP, Records & Information Management (FRIM) Branch - AEP;
- ▶ Petroleum Tank Management Association of Alberta (PTMAA);

Federal

- ▶ National Pollutant Release Inventory (NPRI) - Environment Canada;
- Completed an inspection of the Property in question and adjacent lands;



- Had discussions with current and former land owners/tenants (where possible) to resolve questions and uncertainties which may arise from the above investigative steps; and
- Prepared a final report documenting the findings of the Phase I ESA including identification of areas of potential environmental concern (APECs) and potential contaminants of concern (PCOCs).

Authorization to proceed with the Phase I ESA was provided by The City of Edmonton on May 8, 2018.



3.0 PROPERTY DESCRIPTION

3.1 Location and Development Details

Location of Site:	11640 - 80 th Street NW, Edmonton, Alberta
Legal Description:	Lots 17 and 18; Block 8; Plan 5850R, NW-10-53-24-W4M
Current Owner:	The City of Edmonton
Year Developed:	The Property is currently undeveloped but was historically developed as a residence.
Water Supply:	EPCOR
Sewer Service:	EPCOR

3.2 Physical Description

The Property is located in the Parkdale neighbourhood of Edmonton, Alberta and is currently under Low Rise Apartment (RA7) zoning. At the time of the investigation, the Property was vacant, undeveloped land and was surfaced with vegetation. The Property was accessed from the west via an alleyway.

3.3 Geology, Topography and Drainage

The surficial geology of Edmonton primarily consists of glaciolacustrine deposits of bedded silt and clay with minor sand. The southeastern portion of Edmonton consists of glacial till composed of clay, silt and sand, with pebbles, and boulders. Modern alluvial gravel, sand and silt can be found along the North Saskatchewan River and smaller creeks. The area surrounding Edmonton is primarily glacial till with a large glaciolacustrine region to the north, southwest, and west. A large aeolian dune region of medium- to fine-grained sand can also be found to the southwest, and glaciofluvial deposits of fine- to medium-grained sand are situated directly south of Edmonton.

Underlying the surficial sediments in the Edmonton area is the Horseshoe Canyon Formation of the Edmonton Group. This formation is Upper Cretaceous in age and consists of non-marine to marine fine-grained sandstone, siltstone, and mudstone with laterally continuous coal seams.

The North Saskatchewan River provides drainage for the Edmonton area and is more or less coincident with buried valleys containing sand and gravel deposits in the region. Groundwater flow has a downward component in most of the area. Infiltration of groundwater is greatly influenced by the lithology, soil type and topographic position of the area.



The local topography was primarily flat. Surface drainage on the Property is anticipated to be primarily via infiltration or overland flow toward the adjacent roadway. No standing water was observed on the Property at the time of the inspection.



4.0 SITE VISIT FINDINGS

4.1 General Site Conditions

Nichols Environmental inspected the Property on May 11, 2018. The inspection consisted of a walk throughout the Property, as well as an observation of the adjacent lots. Nichols Environmental was unaccompanied at the time of the site inspection. Selected photographs of the Property are provided in Appendix A. Given that The City of Edmonton acquired the Property via tax forfeiture, no one knowledgeable about the Property was available to complete the Property questionnaire or to answer questions relating to past use.

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

4.2 Storage Tanks (Non-Petroleum)

No non-petroleum storage tanks were observed on the Property at the time of inspection.

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

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

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

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

4.5 Polychlorinated Biphenyls (PCBs)

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

Transformers

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



4.6 Asbestos-Containing Building Materials (ACBMs)

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

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

As no buildings were present on the Property, no obvious ACBMs were observed at the time of inspection.

4.7 Waste Management and Chemicals Handling

No waste or chemical management/handling was observed on the Property at the time of inspection. Small piles of what appeared to be compost material along with a small quantity of litter was present on the northwest side of the Property.

4.8 Liquid Waste Generation, Storage and Disposal

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

4.9 Hazardous Waste Generation, Storage and Disposal

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

4.10 Radon Gas

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

The Edmonton area has low naturally occurring radon levels as shown in a study conducted by The City of Edmonton in 2007. Given this, and that no confined basement spaces were present on the Property at the time of inspection, the potential for radon gas accumulation would be considered low.



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

4.11 Methane Gas

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

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

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

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

4.12 Gas and Oil Wells

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

4.13 Lead-Based Paint and Lead in Drinking Water

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

Drinking Water

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

As no buildings were present on the Property at the time of inspection, the risk associated with exposure to lead distribution lines/lead soldering would be considered low. As the Property was originally developed as a residence prior to 1950, there is a possibility that any remaining water service lines on the Property may contain lead.



Lead was not tested for in the drinking water at the time of inspection as it would be considered beyond the scope of work.

Lead-Based Paint

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

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

No sources of lead-based paint were observed on the Property, as no buildings were present at the time of inspection.

4.14 Mercury

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

No mercury-containing devices were observed on the Property at the time of inspection.

4.15 Ozone Depleting Substances (ODSs)

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

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

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



4.16 Pesticides and Herbicides

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

4.17 Soil Fill and Land Reclamation

No evidence of land reclamation was observed on the Property at the time of inspection, other than the small piles of material discussed in Section 4.7.

4.18 Urea-Formaldehyde Foam Insulation (UFFI)

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

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

4.19 Air Emissions

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

4.20 Microbial Contamination (Mould)

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

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

4.21 Electromagnetic (EM) Frequencies

No high EM frequency emitters were observed on or within the vicinity of the Property at the time of inspection. Standard-voltage power lines were present to the west and east of the Property.



4.22 Radioactive Materials and Equipment

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

4.23 Spills and Soil Staining

No evidence of spills or soil staining was observed on the Property at the time of inspection.

4.24 Unidentified Substances

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

4.25 Storage Containers

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

4.26 Hydraulics

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

4.27 Stressed Vegetation

Stressed vegetation was observed on the central portion of the Property at the time of inspection. It appeared as if a structure had formerly been present at this location.

4.28 Sumps

No industrial sumps were observed on the Property at the time of inspection.



5.0 ADJACENT LAND USE

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

- North of the Property was a residence followed by 117th Avenue NW;
- Northeast of the Property was the intersection of 117th Avenue NW and 80th Street NW, followed by residential development;
- East and southeast of the Property was 80th Street NW followed by a City of Edmonton LRT lay-down yard;
- South of the Property was residential development; and
- Southwest, west, and northwest of the Property was an alleyway followed by residential development.

Based on observations of the surrounding land uses made at the time of inspection, The City of Edmonton yard (formerly Edmonton Transit System and Edmonton Radial Railway Yard) may pose an environmental risk to the Property, given the presence of stockpiles of material stored on the yard. Personnel at The City of Edmonton identified these stockpiles as containing limestone chip aggregate, therefore reducing the associated risk.



6.0 SITE HISTORY AND RECORDS REVIEW

6.1 Prior Ownership and Usage

Land title documents for the Property dating back to 1922 were obtained from Service Alberta Land Title Office in Edmonton, Alberta. A summary of the companies and/or individuals that have owned the Property or a portion thereof over the past 96 years is presented in Appendix B along with a copy of the original land titles.

The Property legally described as Lots 17 and 18; Block 8; Plan 5850R has been owned by The City of Edmonton since August 26, 2014. Prior to this time, the Property was owned by various private individuals between 1946 and 2014 and The City of Edmonton dating back to 1922.

Based on a review of the land titles, none of the previous land owners would be anticipated to pose a significant environmental risk to the Property.

It should be noted that land titles do not indicate the lessee, tenants, or the nature of the business carried out on the Property.

6.2 Aerial Photography Review

Aerial photographs were reviewed for the following years: 1949, 1962, 1967, 1972, 1977, 1982, 1987, 1992, 1997, 2003, 2008, 2013, and 2017. The aerial photographs were obtained from AEP Air Photo Services, The City of Edmonton Archives (Archives), and Google Earth and are included in Appendix C, Plates 1 through 13. Aerial photographs were not available for the Property prior to 1949, or between 1949 and 1962.

Year: 1949 Source: AEP Reference: Plate 1

Roll: AS0134 Photo No.: 108

Description:

- What appears to be a residence is present on the north portion of the Property;
- Present-day 117th Avenue NW is apparent to the north of the Property, followed by residential development;
- Present-day 80th Street NW is apparent to the east of the Property followed by what appears to be a commercial-industrial operation (then Edmonton Transit System yard), with a rail line further to the east-southeast;
- A school and schoolyard are apparent to the southwest of the Property, west of present-day 81st Street NW; and
- The surrounding area appears to primarily be under residential land use.



Year: 1962 Source: AEP Reference: Plate 2
Roll: AS0818 Photo No.: 151

Description:

- The Property appears to remain relatively unchanged;
- Commercial operations are apparent to the northwest of the Property, along present-day 118th Avenue NW; and
- No other significant changes are noted for the Property or surrounding area.

Year: 1967 Source: AEP Reference: Plate 3
Roll: AS0979 Photo No.: 260

Description:

- The Property appears to remain relatively unchanged;
- Renovations appear to have been completed on the school to the southwest; and
- No other significant changes are noted for the Property or surrounding area.

Year: 1972 Source: AEP Reference: Plate 4
Roll: AS1207 Photo No.: 104

Description:

- The Property appears to remain relatively unchanged;
- A multi-tenant building has been constructed to the northeast of the Property;
- Storage is apparent at the commercial-industrial operation to the east of the Property;
- Further renovations have been completed at the school to the southwest;
- Residences to the northwest are no longer apparent; and
- No other significant changes are noted for the Property or surrounding area.

Year: 1977 Source: AEP Reference: Plate 5
Roll: AS1592 Photo No.: 207

Description:

- The Property appears to remain relatively unchanged;
 - Several lots to the northwest of the Property appear to be redeveloped with a multi-tenant commercial building; and
 - No other significant changes are noted for the Property or surrounding area.
-



Year: 1982 Source: AEP Reference: Plate 6
Roll: AS2649 Photo No.: 106

Description:

- The Property appears to remain relatively unchanged;
 - A building has been removed from the lot to the east of the Property;
 - Several lots to the northwest of the Property appear to have been redeveloped with a multi-tenant commercial or residential building; and
 - No other significant changes are noted for the Property or surrounding area.
-

Year: 1987 Source: AEP Reference: Plate 7
Roll: AS3606 Photo No.: 165

Description:

- The Property appears to remain relatively unchanged;
 - A block of residential buildings to the northeast of the Property have been removed; and
 - No other significant changes are noted for the Property or surrounding area.
-

Year: 1992 Source: AEP Reference: Plate 8
Roll: AS4346 Photo No.: 166

Description:

- The Property appears to remain relatively unchanged;
 - A building on the lot to the east of the Property is no longer apparent, and additional storage is apparent on the northwest portion of the lot; and
 - No other significant changes are noted for the Property or surrounding area.
-

Year: 1997 Source: Archives Reference: Plate 9
Roll: ED9709 Photo No.: 124

Description:

- The building is no longer apparent on the Property;
 - A building or storage shed is apparent on the lot to the east of the Property, while trailer storage on the lot appears to have increased;
 - A commercial building has been developed to the northwest of the Property; and
 - No other significant changes are noted for the Property or surrounding area.
-



Year: 2003 Source: AEP Reference: Plate 10
Roll: G0305055 Photo No.: 199

Description:

- The Property appears to remain relatively unchanged;
- The lot to the east has been cleared of all storage, while the building/storage shed is no longer apparent; and
- No other significant changes are noted for the Property or surrounding area.

Year: 2008 Source: Google Earth Reference: Plate 11

Description:

- The Property appears to remain relatively unchanged;
- Material storage has increased on the lot to the east of the Property; and
- No other significant changes are noted for the Property or surrounding area.

Year: 2013 Source: Google Earth Reference: Plate 12

Description:

- The Property appears to remain relatively unchanged;
- Miscellaneous storage is apparent on the lot as well as a storage Quonset to the southeast of the Property;
- Two lots to the west of the Property have been redeveloped with residential buildings; and
- No other significant changes are noted for the Property or surrounding area.

Year: 2017 Source: Google Earth Reference: Plate 13

Description:

- Trees have been cleared from the Property;
- Stockpiles of what appear to be gravel are apparent to the east of the Property, while the building is no longer apparent; and
- No other significant changes are noted for the Property or surrounding area.

Based on a review of aerial photographs, the Property was developed with a residential building pre-dating the 1949 aerial photograph but no longer apparent in the 1997 photograph. The Property has remained undeveloped since the 1997 aerial photograph.

The surrounding area appears to primarily be under residential land use, with the exception of the lot to the east of the Property, across 80th Street NW. All buildings were removed from this lot by the 2017 aerial photograph, when stockpiles of what appear to be gravel become apparent on the eastern portions.



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

6.3 Fire Insurance Maps

Fire insurance maps (FIMs) from 1913, 1925, and 1953 were obtained from The City of Edmonton Archives for the Property and surrounding area. A copy of the FIMs has been included in Appendix D, and the maps are summarized below:

Map 1 - 1913 FIM (Sheet No. 118): A lot referred to as the "City Car Sheds" is present to the east of the Property, with three buildings apparent. A paint shop and car shop are apparent on the east portion of the lot. The Property is not apparent on the FIM.

Map 2 - 1925 FIM (Sheet No. 302): The Property appears to remain undeveloped. The lot to the east of the Property is labelled "Car Barns and Repair Shops."

Map 3 - 1953 FIM (Sheet No. 302): One building is developed on the north side of the Property. The lot to the east of the Property is labelled "North Side Divisional Service Garage & Repair Shops." Areas labelled "Gasoline Buses," "Trolley Buses," "Trolley and Gas Bus Overhaul" and "Servicing Rooms" are present in the building, and a propane bullet is present in the centre of the lot. Two USTs are apparent on a lot to the northwest, which would be located approximately 150 m from the Property.

6.4 Municipal Directories

The City of Edmonton Criss Cross and Henderson Directories were consulted to determine past occupants of the Property and lots within a 150-m radius of the Property. The Henderson Directories were reviewed at five-year intervals, starting in 1999 and resuming from 1987 dating back to 1908.

The following tenants were noted on the Property during the review:

11640 - 80th Street NW
1947 to 1972 Residential
1982 to 1987 Residential

None of the above listed tenants are anticipated to pose a significant environmental risk.

The following former occupants of surrounding lots may pose an environmental risk to the Property:



Automotive

8025 - 118th Avenue NW (~150 m Northwest)

1987 to 1999 Action Muffler Radiators & Brakes
1977 to 1982 Action Muffler Installation Ltd.
1962 to 1977 Kagan Muffler Installation Ltd.

The above-listed location was located approximately 150 m to the northwest of the Property. The risk associated with this location would be considered low, given the distance from the Property.

Service Stations

8025 - 118th Avenue NW (~150 m Northwest)

1947 Cromdale Service Station

7919 - 118th Avenue NW (~150 m Northeast)

1962 Royal Gardens Service Station

The above-listed service stations were located approximately 150 m northeast and northwest of the Property. Given their distance, neither location would be considered a significant environmental risk.

Industrial

11631 - 80th Street NW (~15 m East)

1999 Edmonton Recycling Society
1982 ETS Cromdale Garage
1977 Corod Manufacturing Oilfield
Equipment
1947 to 1967 Edmonton Transit System
1917 to 1942 Edmonton Radial Rail Yard

8025 - 118th Avenue NW (~150 m South)

1927 Cromdale Coal Co.

Of the above-listed industrial businesses, the closest was that at 11631 - 80th Street NW, approximately 15 m east of the Property and may present a risk. The remaining operations would not be expected to pose a significant environmental risk to the Property due to their distance (greater than 100 m) from the Property.

6.5 Regulatory Review

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



6.5.1 Federal

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

6.5.2 Provincial

An inquiry was made to the Petroleum Tank Management Association of Alberta (PTMAA) to determine whether any petroleum/storage tanks are presently or have historically been located on the Property. The PTMAA had no records pertaining to the Property. A request was also submitted for the City of Edmonton LRT lay-down yard to the east of the Property (11631 - 80th Street NW). The PTMAA had no records relating to this address.

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

A search was completed of the Abacus Datagraphics Ltd. (AbaData) website for any environmental incidents, gas/oil wells, abandoned wellsites, and pipeline rights-of-way (ROWS) on or within a 250-m radius of the Property. AbaData did not identify any records.

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

A request was made to the AEP Freedom of Information and Protection of Privacy (FOIPP) Office, both under the FOIPP Act and also for information routinely available under the Environmental Protection and Enhancement (EPEA) Legislation, for any information related to any contamination associated with the Property. AEP did not have any records, routine or otherwise, pertaining to the Property.

A request was made to the Environmental Law Centre for records of enforcement actions issued to The City of Edmonton pertaining to the Alberta Environmental Protection and Enhancement Act 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 Action from 1999 onwards. As of May 23, 2018, a number of warning letters, water quality control orders, administrative penalties and prosecutions have been issued against The City of Edmonton, none of which appear to pertain specifically to the Property.



A search was completed of the AEP Environmental Site Assessment Repository (ESAR) for scientific and technical information pertaining to the Property and/or assessed sites within the vicinity of the Property. The ESAR search did not identify records pertaining to the Property but identified records pertaining to one location within a 250-m radius of the Property. Due to the volume of correspondence and reports identified and the fact that they are freely available at www.esar.alberta.ca, copies are not included in this report but are summarized below:

Grant MacEwan Cromdale Campus 8004 - 118th Avenue (~200 m North)

Phase I and II ESAs were completed for the above location in 1992 and 1994 by ID Engineering Company Ltd., and a remediation program was completed (report issued in 1996) by Cochrane Engineering. The remediation program was initiated to remove previously identified USTs from the south portion of the lot. A total of approximately 2,150 m³ of impacted soil was excavated and disposed of off-site. Closure samples collected were within the Alberta MUST Level I Guidelines. It should be noted that some hydrocarbon concentrations (base, north wall) would be above the current guidelines.

Considering the distance from the Property and that the source has been removed, this location is not anticipated to pose an environmental risk to the Property.

6.5.3 Local

An inquiry was made to Alberta Health Services to determine if there are or have been any landfills, waste sites, or contamination present on the Property. Alberta Health Services did not have any records of outstanding orders, landfills, waste sites or environmental concerns related to the Property.

An inquiry was made to EPCOR Drainage Services with respect to compliance with Edmonton's Sewer Use Bylaw No. 9675 and Sewers Bylaw No. 9425. Correspondence received from Infrastructure Services indicated that the Property has not been inspected or that no records were found.

An inquiry was made to The City of Edmonton Waste Management Services to determine whether there was any information with respect to landfills or dump sites on or near the Property. Waste Management Services did not identify any former landfills or dump sites within a 500-m radius of the Property.

An inquiry was made to The City of Edmonton Sustainable Development Current Planning to determine whether there was any information with respect to infractions, complaints or investigations on the Property. Correspondence received from Current Planning indicated that infractions of the Community Standards Bylaw, Weed Control Act were levied against the Property



in April 2018, as the Property was untidy, and on May 7, 2018 for a prohibited fire - firepit burning on the Property. Voluntary compliance was achieved for the infractions and the file was closed.

An inquiry was submitted to The City of Edmonton Fire Rescue Services for any relevant information with respect to the Property. Fire Rescue Services did not have any records of installation/removal of underground storage tanks, leaks, site contamination or remediation pertaining to the portion of the Property.

An inquiry was made to Transportation Services of The City of Edmonton's Streets Engineering Branch for any information/incidents on file pertaining to the Property. Streets Engineering identified one available report pertaining to the surrounding area, a summary of which is provided below:

Substations 160, 11525 - 80th Street NW (~ 150 m to the southeast)

In 1997, UMA Engineering Ltd. completed a Phase II ESA of Substations 160, 460, 560, 660, and the DL McDonald Garage to assess the potential for PCB contamination. Of these, Substation 160 was located in the vicinity of the Property. Two samples were submitted from each location, one of surface soils to a depth of 0.5 m and one of concrete. Detectible PCBs were identified in all submitted samples, although only the concrete samples had concentrations above the AEP Assessment and Remediation Criteria. Considering the distance from the Property, this location is not anticipated to pose a significant environmental risk.



7.0 PHASE I ESA CONCLUSIONS AND RECOMMENDATIONS

Nichols Environmental has completed a Phase I ESA of a Property municipally described as 11640 - 80th Street NW in Edmonton, Alberta and legally described as Lots 17 and 18; Block 8; Plan 5850R. The Property has been under the ownership of The City of Edmonton since August 26, 2014.

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

- The Property was previously occupied by a residential building, dating back to at least 1947 based on the municipal directory review. At the time of the site inspection the Property was undeveloped. Small piles of what appeared to be soil or composted material with small quantities of litter were present on the northwest corner of the Property. All buildings on the Property were removed between the 1992 and 1997, as based on a review of aerial photographs;
- The former Edmonton Radial Railway Yard and City of Edmonton Transit System garage, located to the east of the Property may pose a level environmental risk to the Property, given the past operations as a service repair facility for equipment including buses. However, this risk is anticipated to be low as the nearest operations were the offices, while the service garages appear to have been more than 60 m from the Property and were likely situated downgradient from the Property. The site is currently occupied by The City of Edmonton and is utilized as an LRT lay-down yard with storage of stockpiled limestone chip aggregate. Regulatory correspondence received to date has not identified any environmental concerns pertaining to the Property or surrounding area; and
- Regulatory correspondence received to date has not identified any environmental concerns pertaining to the Property or surrounding area.

Based on the findings of the Phase I ESA, Nichols Environmental is of the opinion that the level of environmental risk associated with the Property is low. At this time, Nichols Environmental has no recommendations for further assessment (Phase II ESA) of the Property.



8.0 REFERENCES

Throughout this project, the following resources were used:

- Abacus Datagraphics Ltd. (AbaData): <http://www.abacusdatagraphics.com/>;
- Alberta Energy Regulator (AER) Coal Mine Map:
<http://mapviewer.aer.ca/Html5/Index.html?viewer=aercoalmine>;
- Alberta Environment and Parks (AEP):
 - ▶ Aerial photographs;
 - ▶ Alberta Water Well Information Database:
<http://groundwater.alberta.ca/WaterWells/d/>;
 - ▶ Environmental Site Assessment Repository (ESAR):
<http://www.esar.alberta.ca>; and
 - ▶ Freedom of Information and Protection of Privacy (FOIPP);
- Alberta Government. GeoDiscover Alberta: <http://geodiscover.alberta.ca/viewer>;
- Alberta Health Services (AHS);
- Bayrock, L. A. and Hughes, G. M. 1962. Surficial Geology of the Edmonton District, Alberta, Alberta Research Council Report 62-6, 40 pages;
- Carlson, V. A. 1966. Bedrock Topography and Surficial Aquifers of the Edmonton District, Alberta, Alberta Research Council Report 66-3, 21 pages;
- Environment Canada, National Pollutant Release Inventory (NPRI):
<http://www.ec.gc.ca/inrp-npri>;
- Environmental Law Centre;
- EPCOR Drainage Services;
- Fenton, M. M., Water, E. J., Pawley, S. M., Atkinson, N., Utting, D. J. and McKay, K. 2013. Surficial Geology of Alberta, Alberta Energy Regulator, AER/AGS Map 601, 1:1 000 000 scale;
- Google Earth;



- Government of Alberta, Spatial Information System (Spin 2):
<https://alta.registries.gov.ab.ca/spinii/logon.aspx>;
- Alberta Land Titles Spin 2;
- Petroleum Tank Management Association of Alberta (PTMAA);
- Prior, G. J., Hathway, B., Glombick, P. M., Pană, D. I., Banks, C. J., Hay, D. C., Schneider, C. L., Grobe, M., Elgr, R. and Weiss, J. A. 2013. Bedrock Geology of Alberta, Alberta Energy Regulator, AER/AGS Map 600, 1:1 000 000 scale; and
- The City of Edmonton:
 - ▶ Archives;
 - ▶ Fire Rescue Services;
 - ▶ Maps, Zoning Detail: <http://maps.edmonton.ca/>;
 - ▶ Streets Engineering Branch - Transportation Services;
 - ▶ Sustainable Development - Current Planning; and
 - ▶ Waste Management Services; and
- The City of Edmonton Engineering Services. 2007. City of Edmonton Residential Radon Study, Radon Fact Sheet.



9.0 QUALIFICATIONS AND LIMITATIONS

9.1 Qualifications

Ms Tessa Trahan, B.Env.St., EP, coordinated all aspects of the Phase I ESA, including the site inspection and completion of the final report. Ms Trahan has a Bachelor of Environmental Studies from the University of Manitoba.

Mrs. Tawnya Anderson, B.Sc., EP, provided project management and peer review of the entire project and specifically the final report. Mrs. Anderson has more than ten years of consulting and industry experience.

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

9.2 Limitations

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

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

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

10.0 CLOSURE

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

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

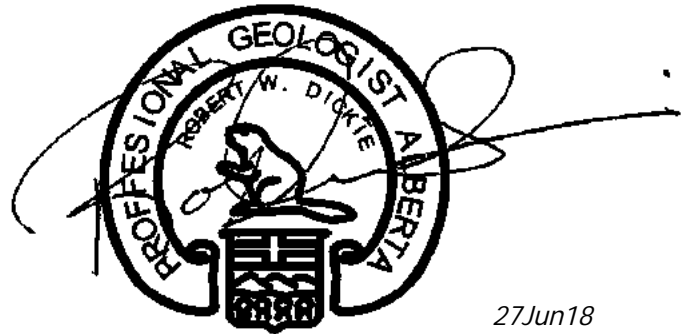


Tessa Trahan, B.Env.St., EP
Environmental Scientist

Reviewed by:



Tawnya Anderson, B.Sc., EP
Senior Project Manager



27Jun18
R.W. (Rob) Dickie, P.Geol., R.E.T., EP
President

Distribution

Hard Copies

Two via courier

The City of Edmonton

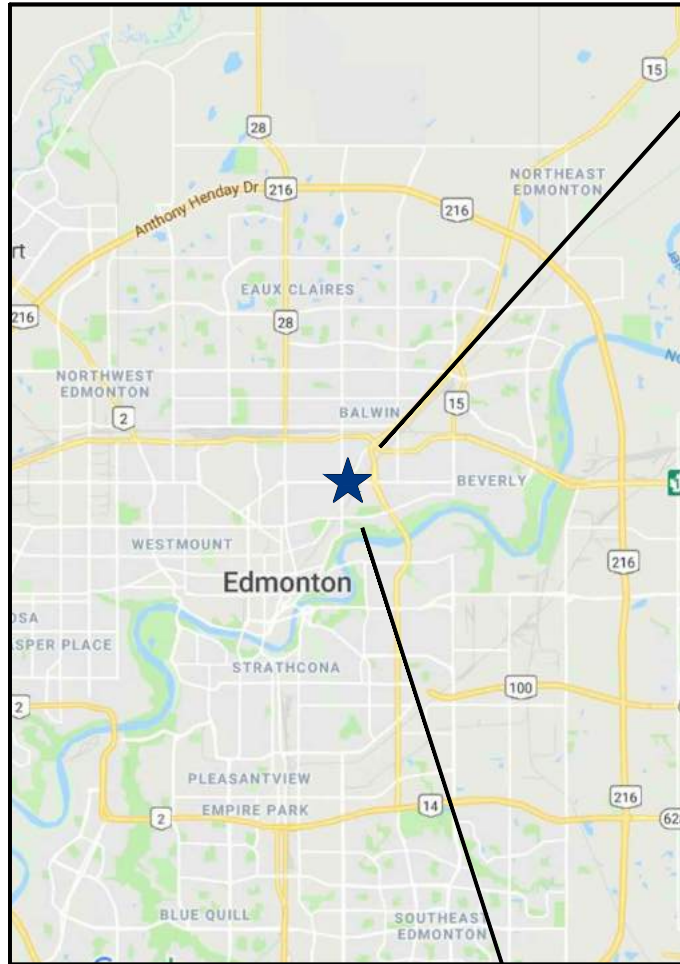
PDF

paul.fuellbrandt@edmonton.ca

Mr. Paul Fuellbrandt

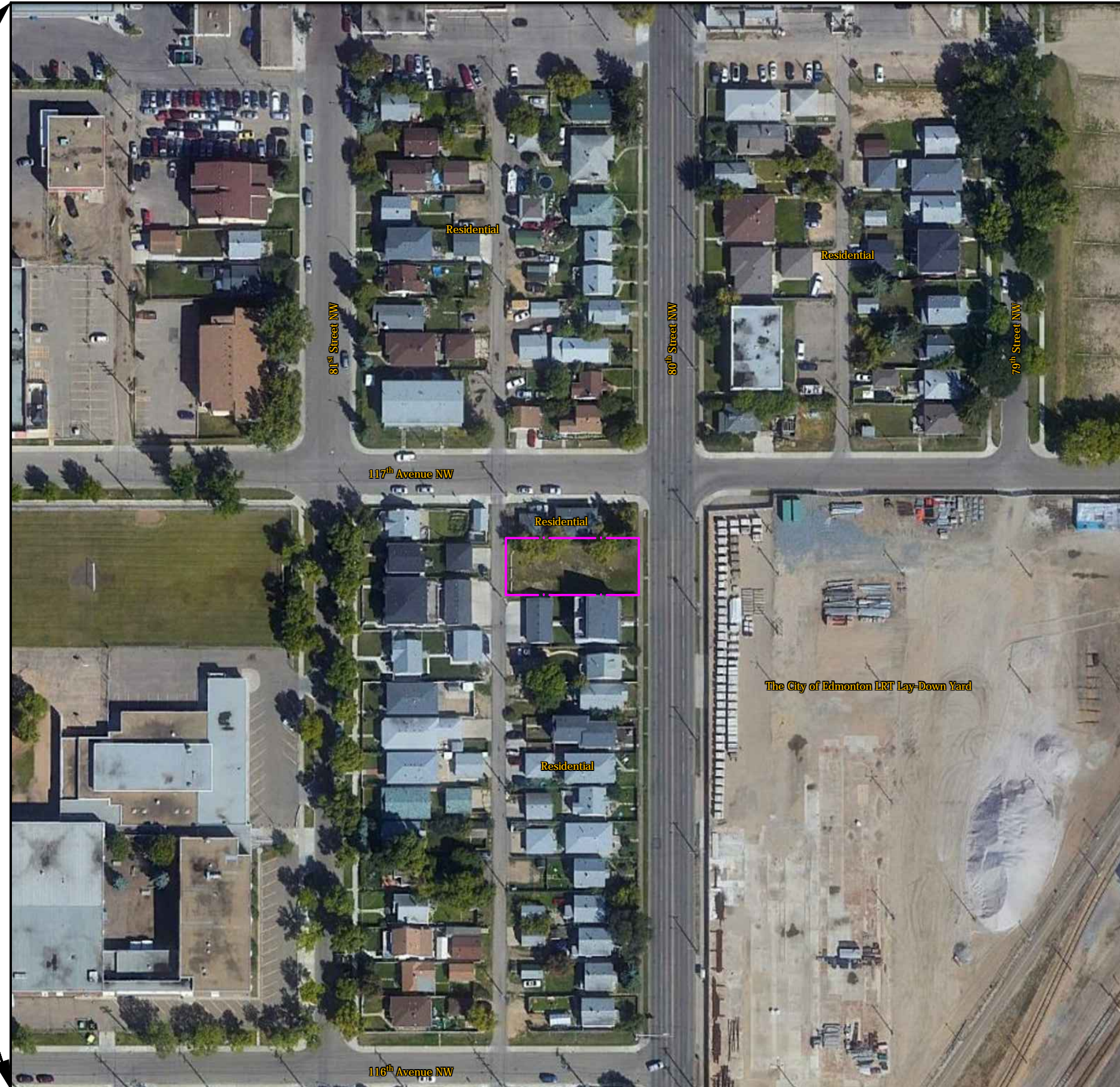
FIGURES

Reference image scale 1:220,000



Legend:

— Approximate Property Boundary



NICHOLS
ENVIRONMENTAL
NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT
 The City of Edmonton

PROJECT
 Phase I ESA
 11640 - 80th Street NW
 Edmonton, Alberta

DRAWING TITLE
 Site Location and
 Surrounding Land Use

BASE/SITE PLAN PROVIDED BY
 Nichols Environmental (Canada) Ltd.

REVISION DATE
 June 2018

SCALE
 1:1,300

APPROVED
 TT/LL

PROJECT NO.
 18-276-CPN

DRAWING NO.
 Figure 1

2016 Air Photo Source: Google Earth

APPENDIX A



Photograph 1: The Property, as seen from the west side facing east (May 11, 2018).



Photograph 2: The Property, as seen from the east side facing west (May 11, 2018).



Photograph 3: Stressed vegetation on the north side of the Property, likely associated with the former residence (May 11, 2018).



Photograph 4: Piles of compost/waste material on the northwest corner of the Property (May 11, 2018).



Photograph 5: The City of Edmonton yard located to the east of the Property, facing northeast (May 11, 2018).



Photograph 6: The Property with neighbouring residences, facing southwest (May 11, 2018).

APPENDIX B

NW-10-53-24-W4M

Lots 17 and 18; Block 8; Plan 5850R

Date: September 19, 2014
Title #: 142 311 417
Owner: The City of Edmonton
Excepting Thereout All Mines and Minerals

Date: August 26, 2014
Title #: 142 276 747
Owner: The City of Edmonton
Excepting Thereout All Mines and Minerals

Date: August 22, 1997
Title #: 972 252 861
Owner: Ram Charan Singh
Excepting Thereout All Mines and Minerals

Date: May 1, 1996
Title #: 962 103 638
Owner: The City of Edmonton
Excepting Thereout All Mines and Minerals

Date: April 25, 1973
Title #: 106 O 263
Owner: Ram Charan Singh
Excepting Thereout All Mines and Minerals

Date: May 1, 1959
Title #: 178 P 174
Owner: Rosario Bossio and Mary Bossio
Reserving Thereout All Mines and Minerals

Date: May 2, 1946
Title #: 120 F 112
Owner: Emma Jane Sproule
Reserving Thereout All Mines and Minerals

Lot 17; Block 8; Plan 5850R

Date: February 22, 1946
Title #: 44 E 111
Owner: Emma Jane Sproule
Reserving Thereout All Mines and Minerals

Date: August 23, 1945
Title #: 167 L 108
Owner: Edith Hogan
Reserving Thereout All Mines and Minerals

Date: August 23, 1945
Title #: 166 L 108
Owner: Arthur Harbo
Reserving Thereout All Mines and Minerals

Date: May 24, 1922
Title #: 244 N 56
Owner: City of Edmonton
Reserving Thereout All Mines and Minerals

Lot 18; Block 8; Plan 5850R

Date: May 2, 1946
Title #: 119 F 112
Owner: Emma Jane Sproule
Reserving Thereout All Mines and Minerals

Date: May 2, 1946
Title #: 118 F 112
Owner: Frederick W Wood and Violet B Wood
Reserving Thereout All Mines and Minerals

Lots 8 to 18; Block 8; Plan 5850R

Date: August 1, 1935
Title #: 149 O 83
Owner: City of Edmonton
Reserving Thereout All Mines and Minerals

Date: February 28, 1923
Title #: 206 I 57
Owner: City of Edmonton
Reserving Thereout All Mines and Minerals

CANCELLED

LAND TITLE ACT, Sec. 61 - The form mentioned in any certificate of title under the Act shall be cancelled if it is found that:

- (1) any necessary approvals or consents required are not obtained in the original grant of the land from the Crown;
- (2) all unpaid taxes, including property and business taxes, are not paid in full or a lien for a period of at least 90 days has been established against the land under the laws;
- (3) any building lines or easements for a utility or other public purpose, have not been obtained or a lien has been established against the land under the laws;
- (4) any interest, either a registered interest or otherwise, in the land which has been applied for and maintained in force until the date;
- (5) any field of exploration which may be established in any part, body, portion, or fee thereof;
- (6) any other matter or other condition required or required under the provisions of any Act of the Legislature in force.



Registered at 12.20 of 1973

P. m. on the 25 day of APR.

AD. 10 73

Number 2912 Book T.5. Page 89

E. F. GANACHE
Registrar, N.A.C.R.D.

Certificate of Title

Asses. Fund Value \$15,500.00

Refer Cert. No. 178-P-174

North Alberta Land Registration District

This is to Certify that RAM CHARAN SINGH APR 27 1973

IMPORTANT NOTICE
It will be to the interest of every owner and purchaser to check the Land Title Office, Edmonton, when any new certificate (Form 1) is issued and to check for any change in status which may affect the validity of the title.

OF EDMONTON, IN THE PROVINCE OF ALBERTA, CANADA,

is now the owner of an estate in fee simple

of and in LOT SEVENTEEN (17) AND THE MOST NORTHERLY SIXTEEN AND ONE HALF (16 1/2) FEET OF LOT EIGHTEEN (18) IN BLOCK EIGHT (8) IN THE CITY OF EDMONTON, AFORESAID, AS SHOWN ON SUBDIVISION PLAN 5850 R. (CROWDALE),

RESERVING THEREOUT ALL MINES AND MINERALS.

TITLE CANCELLED No. _____
in full under consent
on the 2 day of Dec 1971
A.D. Registrar

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this TWENTY FIFTH day of APRIL A.D. 19 73

W. Handford A.D. Registrar

P.O. Address 11640-80 ST., EDMONTON, ALTA.

North Alberta Land Registration District

2913 T.S. MICE, DATED 13-APR-73 REG. 12.20 1/2 PM 25-APR-73 WITHIN LAND BY RAM C. SINGH TO DIAL HTGE. CORP. LTD., 10005-109 ST., EDM., ALTA., FOR \$11,500.00 AT 11.

OVER

The Title of within land
 is subject to a MORTGAGE made by Ram Charn
Singh
 Federal Mortgage Corporation,
 10173-104 St. E. Edm.
 For \$ 3,400.00 and
 Interest thereon at 12.5% per annum
 Dated the 13 day of Apr 19 73
 Registered at 11:47 P.M. this 3 day of
May 19 73 as D. B. No. 33437S
[Signature]
 Registrar

The above mentioned mortgage No. 33437S
 TRANSFERRED to Meg M. Robinson
8416-74 Ave. of Edmonton, Alta
 instrument dated the 15 day of May
 19 73 Registered at 2:44 P.M. the 18 day
 of May 19 73 as D. B. No. 39167N
[Signature]
 Registrar

The above mentioned mortgage No. 33437S is
 TRANSFERRED to HOMEPLAN REALTY
Ltd. 16132-124 St. E. Edm.
 by instrument dated the 11 day of JUNE
 19 73 Registered at 1:16 1/2 P.M. the 12 day
 of JUNE 19 73 as D. B. No. 32120A
[Signature]
 Registrar

CAVEAT: REG. NO. 752189766
 30TH DECEMBER, 1975 BY POLLY
 SINGH

K. Martin ADR/YMG

M

CANCELLED

178

LAND TITLES ACT, Sec. 64 - The land mentioned in any certificate of this nature shall be held by the holder and others in severalty and not in common.

(1) Any subdivision or partition of the land shall be subject to the original grant of the land from the Crown.

(2) Any public highway or other public easement, however created, over or in respect of the land.

(3) Any mortgage, lease or agreement for a lease for a period not exceeding three years, unless there is a notice in writing of the nature of the mortgage, lease or agreement, as affecting the interest of the holder of the land, shall have been registered and satisfied, in accordance with the provisions of the Act.

(4) Any right of redemption which may be claimed in respect of any mortgage, lease or agreement, as affecting the interest of the holder of the land, shall have been registered and satisfied, in accordance with the provisions of the Act.



Filed on instrument registered at	11.03
at	1 MAY
A.D. 19	59
Number	4950
Book	L. 1. 153
J.M. THORP	
Registrar A.D. 126920	

Certificate of Title

Assoc. Fund Value \$10,500.00

Refer Cert. No. 120-F-112

North Alberta Land Registration District.

This is to Certify that ROSARIO BOSSIO

AND MARY BOSSIO (HIS WIFE), BOTH OF EDMONTON, IN THE PROVINCE OF ALBERTA

DOMINION OF CANADA,

is now the owner of an estate in fee simple AS JOINT TENANTS AND NOT AS TENANTS IN COMMON

of and in LOT SEVENTEEN (17) AND THE MOST NORTHERLY SIXTEEN AND ONE HALF (16 1/2) FEET/LOT EIGHTEEN (18) IN BLOCK EIGHT (8) IN THE CITY OF EDMONTON, AFORESAID, AS SHOWN ON SUBDIVISION PLAN 5850 R. (CROWDALE)

RESERVING THEREOUT ALL MINES AND MINERALS.

THIS CERTIFICATE OF TITLE IS CANCELLED

In Full

IN ACCORDANCE WITH THE PROVISIONS OF THE ACT TO THE EXTENT OF THE VARIATIONS THEREIN AND A NEW CERTIFICATE OF TITLE NO. 126-D-263 ISSUED THIS 25 DAY OF April 1959 TO Emma Jane Sproule DB 2918 J.S. A.D. REGISTRAR

CANCELLED

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this FIRST day of MAY A.D. 1959

SH

Emma Jane Sproule Registrar

P.O. Address EDMONTON, ALTA.

North Alberta Land Registration District

~~4951 L.1. M.T.G.E. DATED 29-APR-59 REG. 11.05 AM 1-MAY-59 ABOVE LAND BY ROSARIO BOSSIO ET AL TO EMMA JANE SPROULE, EDM. ALTA. FOR \$5500.00 AT 7. A.D. REGISTRAR~~

~~4952 L.1. ASSIGN. OF M.T.G.E. DATED 29-APR-59 REG. 11.07 AM 1-MAY-59 ABOVE MENT. M.T.G.E. 4951 L.1. IS ASSIGNED TO DOROTHY LPA MACLEOD EDM. ALTA.~~

OVER

The title of Wildcat Loan
 is subject to a MORTGAGE made by Loannis
Loannis & Mary Loannis To
Conna Jane Spraul
Edmonton Alta
 For \$ 2,500.00 and
 interest thereon at 7% per annum
 Dated the 27 day of April 1959
 Registered at 12:22 P.M. this 7 day of
May 1959 as D. B. No. 3046 L.K.
 A. D. Registrar

The above mentioned Mtgc. No. 4951 L.I.
 is discharged by instrument dated the 13 day
 of July 1965 Registered at 1:38 P.M.
 the 14 day of July 1965 as D.B.
 No. 6669 O.G.
 A. D. Registrar

The above mentioned Mtgc. No. 3046 L.K.
 is discharged by instrument dated the 3 day
 of Aug. 1965 Registered at 12:20 P.M.
 the 5 day of Aug. 1965 as D.B.
 No. 1233 C.P.
 A. D. Registrar D.K.

LAND TITLES ACT, Sec. 91.—The land mentioned in any certificate of title granted under this Act shall be free from all charges and claims not appearing thereon, unless the contrary is expressly declared, to be subject to—

- (1) Any subsisting mortgage or charge registered in the title plan of the land from the Crown;
- (2) All unpaid taxes, including arrears and charges for interest, penalties, fines, or other public or municipal levies, or any other charges, or any or all of them;
- (3) Any subsisting lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the same;
- (4) Any debts, or other liabilities, or claims, or claims of the owner of the land which have been registered and subsisted in force within the period;
- (5) Any right of redemption which may be exercisable by any person, being a person, or his heirs;
- (6) Any right or claim to which a person is entitled under the provisions of any Act or law in force in the Province.



Filed on date and registered at 11, 11 at 11, 11

A on the 2 day of MAY

A.D. 19 46

Volume 4985 of G.D. File 151

A. T. KIRKHAIRD
Registrar, S. of A.

Certificate of Title

Assoc. Fund Value \$220.00 Unencumbrd. Inc. Value \$220.00 Refer Cert. No. 44-E-111
119-F-112

North Alberta Land Registration District.

This is to Certify that EMMA JANE SPOULE

OF EDMONTON IN THE PROVINCE OF ALBERTA, DOMINION OF CANADA, (HUSBAND)

is now the owner of an estate in fee simple

of and in SIXTEENTH (17) AND THE MOST NORTHERLY SIXTEEN AND ONE HALF (16 1/2)

FEET OF LOT EIGHTEEN (18) IN BLOCK EIGHT (8) CROSDALE SUBDIVISION OF THE
CITY OF EDMONTON AFORESAID OF RECORD IN THE LAND TITLES OFFICE FOR THIS
LAND REGISTRATION DISTRICT AS PLAN 5355 - R.

RESERVING THEREOUT ALL MINES AND MINERALS.

CANCELLED

THIS CERTIFICATE OF TITLE IS CANCELLED

Ed. Spoule

IN ACCORDANCE WITH THE TRANSFER SUB-
JECT TO THE REGISTRATION ACT AND/OR RES-
TITUTION ACT

178 P 174

May 1946

4985 151

A. T. Kirkhaird
REGISTRAR

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register. MAY 23 1946

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this SECOND day of MAY A.D. 19 46

11623 - 80 ST.
P.O. Address EDMONTON, ALTA.

A. T. Kirkhaird Registrar
North Alberta Land Registration District

NO ENCUMBRANCES
NOTED ON THIS TITLE

LAND TITLES ACT, Sec. 11.—Who had possession of any certificate of title issued under this Act shall be deemed to be the owner of the land therein, unless the contrary is expressly declared by subject matter of the certificate or otherwise contained in the original copy of the land from the Crown:

- (1) All unpaid taxes, including telephone and highway charges, rates, and any public utility or other public accounts, however provided, upon the land in respect of the title;
- (2) Any mortgage loan or agreement for a loan for a period not exceeding three years, unless there is actual occupation of the land under the mortgage during, or within six months after the expiry of the term of the mortgage, which shall have been registered and subsisted in force until the expiry;
- (3) Any right of way, easement, or other interest, which may be stated in any plan, map, or survey, or otherwise, and which is registered under the provisions of any Act or law in force in the Province.



Land as instrument registered at 10.06.45
 H. on the 23 day of AUGUST
 O.L.P. 19 65
 Number 4835 Sub. F.O. 151
 A. T. KIMMARD
 Registrar, T. of A.

Certificate of Title

Assoc. Fund Value \$119.00 Unearned Inc. Value \$29.00 Refer Cert. No. 166-L-108

North Alberta Land Registration District.

This is to Certify that EDITH HOGAN

OF EDMONTON IN THE PROVINCE OF ALBERTA DOMINION OF CANADA. (MARRIED WOMAN)



is now the owner of an estate in fee simple

of and in

LOT SEVENTEEN (17) IN BLOCK EIGHT (8) IN CROMDALE A SUBDIVISION OF THE

CITY OF EDMONTON AFORESAID, OF RECORD IN THE LAND TITLES OFFICE FOR THIS

LAND REGISTRATION DISTRICT AS PLAN 5850 R.

RESERVING THEREOUT ALL MINES AND MINERAL RIGHTS

ALL Certificates of title cancelled
 in full
 and a NEW CERTIFICATE No. 44 6112
 issued this 23rd day of Aug 1945
 to Edna Hogon
 O.B. No. 30488
 Registrar

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this TWENTY THIRD day of AUGUST A.D. 19 45

NO ENDORSEMENTS ON BACK OF TITLE

P.O. Address _____ EDMONTON ALTA.

Registrar
 North Alberta Land Registration District

CANCELLED

LAND TITLES ACT, Sec. 81—The land mentioned in any certificate granted under this Act shall be deemed to have been granted to the person named therein, unless the contrary is expressly declared, to be subject to—

- (a) Any existing mortgages or charges contained in the original grant of the land from the Crown;
- (b) All unpaid taxes, including land taxes and duty or other rates;
- (c) Any public highways or rights-of-way or other public easements, servitudes, or uses, now or in the future of the land;
- (d) Any existing lease or agreement for a lease for a period not exceeding three years, where there is actual occupation of the land under the lease;
- (e) Any claims, or any or certain rights or interests of the nature of the land which have been registered and maintained to have priority over the same;
- (f) Any right of appropriation which may be claimed by any person lawfully entitled, or his heirs;
- (g) Any mortgages or other charges created or accepted under the provisions of any Act or law in force in the Province.



Based on instrument registered at 10.04
 A on the 23 day of AUGUST
 1945
 L. No. 4835 E. U. P. 151
 A. T. KIRKLAND
 Registrar, N. A. L. R. D.

Certificate of Title

Assoc. Fund Value \$119.00 Unearned Inc. Value \$119.00 Refer Cert. No. 244-11-56

North Alberta Land Registration District **CANCELLED**
 This is to Certify that ARTHUR HARBO

OF EDMONTON IN THE PROVINCE OF ALBERTA DOMINION OF CANADA. (GENTLEMAN)



is now the owner of an estate in fee simple

of and in LOT SEVENTEEN (17) IN BLOCK EIGHT (8) IN CROWDALE A SUBDIVISION OF THE

CITY OF EDMONTON AFORESAID; OF RECORD IN THE LAND TITLES OFFICE FOR THIS

LAND REGISTRATION DISTRICT AS PLAN 5850 R.

RESERVING THEREOUT ALL MINES AND MINERALS.

CANCELLED

This Certificate of Title is cancelled
 IN FULL
 and a NEW CERTIFICATE OF TITLE No. 482-L-108
 issued to EDITH HOGAN
 O. G. No. 4835 E. U.

CANCELLED

subject to the encumbrances, liens and interests notified by memorandum, under-levy or endorsed hereon, or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this TWENTY THIRD day of AUGUST A. D. 19 45

NO LONGER VALID BACK OF TITLE
 AUG 29 1945
 R. B.

[Signature] Registrar
 North Alberta Land Registration District

P.O. Address _____ EDMONTON-ALTA.

CANCELLED

16-0-83

149

LAND TITLE ACT, Sec. 10.—The following is a copy of the original of the instrument registered in the office of the Registrar of Land Titles, and the same is hereby certified to be a true and correct copy of the original as the same appears in the office of the Registrar of Land Titles.

1. The instrument is a conveyance of land.

2. The instrument is a mortgage of land.

3. The instrument is a lease of land.

4. The instrument is a conveyance of an interest in land.

5. The instrument is a mortgage of an interest in land.

6. The instrument is a lease of an interest in land.

7. The instrument is a conveyance of land to a trust.

8. The instrument is a mortgage of land to a trust.

9. The instrument is a lease of land to a trust.

10. The instrument is a conveyance of an interest in land to a trust.

11. The instrument is a mortgage of an interest in land to a trust.

12. The instrument is a lease of an interest in land to a trust.

13. The instrument is a conveyance of land to a trust.

14. The instrument is a mortgage of land to a trust.

15. The instrument is a lease of land to a trust.

16. The instrument is a conveyance of an interest in land to a trust.

17. The instrument is a mortgage of an interest in land to a trust.

18. The instrument is a lease of an interest in land to a trust.



Land instrument registered at 10.04.83
 on the 2 day of AUGUST
 1983
 Number 2482
 D.N. 26 77
 W. J. [Signature]
 Registrar, N.S.A.R.B.

Certificate of Title.

North Alberta Land Registration District.

206-1-57

Assess Fund Value _____ Unearned Ind Value _____ Refer Certificate _____

This is to Certify that CITY OF EDMONTON
 IN THE PROVINCE OF ALBERTA DOMINION OF CANADA.

is now the owner of an estate in fee simple
 of a certain LOT 8- EIGHTEEN (18) AND NINETEEN (19) BLOCK EIGHT (8); IN GRANDALE SUBDIVISION OF THE
 CITY OF EDMONTON AFORESAID OF RECORD IN THE LAND TITLES OFFICE FOR THIS LAND REGISTRATION DISTRICT AS
 PLAN 5850 R.

No. [unclear] of this is cancelled
 and a NEW REQUIREMENT OF TITLE No. 119-F-112
 issued on 2 day of [unclear] 1983
 to [unclear]
 D. R. No. 119-112
 [Signature]

TITLE CANCELLED No. in full
 on the 7 day of August 1983
 [Signature]

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed
 hereon, or which may hereafter be made in the registers

In Witness Whereof I have hereunto subscribed my name and affixed my
 official seal this FIRST day of AUGUST A.D. 1983

P.O. Address EDMONTON ALTA.

[Signature]
 North Alberta Land Registration District

ENDORSEMENT
 ON BACK OF TITLE

CANCELLED

286-1-57



Based on instrument registered at 10600...
Book 4047... 206

2/1 ref

Certificate of Title

and Value... See Index 4047...
See Value...

- 30-8-27
- 222-8-32
- 211-8-30
- 19-8-25
- 97-8-25
- 46-8-45
- 29-8-19
- 251-8-40
- 240-8-26
- 216-8-44
- 98-1-30
- 217-8-29
- 62-8-22
- 215-8-25
- 192-8-25
- 122-8-29
- 232-8-25
- 54-8-25
- 111-8-17
- 1-8-25
- 125-8-27

North Alberta Land Registration District

This is to Certify that CITY OF EDMONTON,
IN THE PROVINCE OF ALBERTA, DOMINION OF CANADA

1. ANY person who has been registered as owner of land in this District and who has died or become bankrupt or who has been adjudged insolvent or who has been removed from the register or who has been declared a lunatic or who has been otherwise incapacitated or who has been otherwise disqualified from holding land in this District shall be deemed to have assigned his interest in the land to the person who has been registered as owner of the land in this District at the time of his death or bankruptcy or insolvency or removal from the register or declaration of lunacy or other incapacity or disqualification.

is now the owner of an estate in fee simple
of and in Lots One(1) to Six(6) and Fourteen(14) in Block One(1); Thirteen(13) in Block Three(3);

Twelve(12) in Block Four(4); Nine(9) in Block Six(6); Thirteen(13) to Fifteen(15) Eighteen
(18) and Nineteen(19) in Block Eight(8); Four(4) Nineteen(19) to Twenty-two(22) and
Twenty-six(26) in Block Nine(9); Twelve(12) to Fifteen(15) in Block Eleven(11); One(1)
Two(2) Thirteen(13) and Twenty-five(25) to Twenty-eight(28) in Block Twelve(12); Twenty-one
(21) in Block Fifteen(15); Nineteen(19) in Block Sixteen(16); One(1) in Block Twenty-two(22);
and Fifteen(15) in Block Twenty-seven(27); all inclusive, in Grande, Subdivision of the
City of Edmonton aforesaid, of record in the Land Titles Office for this Land Registration
District as plan 5850 Re Resurveying some of said lot: Bound as the owner
Resurvey: Survey: New Feet Report.
Excepting thereout all Mines and Minerals with the exception of Lots: Nine(9) in Block
Six(6); Thirteen(13) to Fifteen(15) Eighteen(18) and Nineteen(19) in Block Eight(8); and
out of Lot Twelve(12) in Block Four(4) all Coals

Comments
3/14/27
JWD

This title is subject to...
dated the 22nd day of Aug 1946
Registered at 1006 A.N. 16. day of
Sept 1946

This Certificate of Title is cancelled...
and a NEW CERTIFICATE OF TITLE No. 24, 114
issued on 17th day of Sept 1946
to JWD
D. N. No. 4467 B.E.
J. W. Dawson
Registrar

THE CANCELLED No. is...
under register...
in the 2nd day of April 1923

subject to the encumbrances, liens and interests notified by memorandum underwritten or endorsed hereon, or which may hereafter be made in the register.

In Witness Whereof I have hereunto subscribed my name and affixed my official seal this twenty eighth day of February A.D. 1923

J. W. Dawson Registrar,
North Alberta Land Registration District.

This Certificate of Title is cancelled...
Let 1, 2, 3, 4, 5, 6, 14
and a NEW CERTIFICATE OF TITLE No. 25, 117
issued on 11th day of Feb 1925
to Beattie J. Hunt
D. N. No. 5362 D.E.
Amelood

This Certificate of Title is cancelled...
Let 4, 6, 9
and a NEW CERTIFICATE OF TITLE No. 26
issued on 17th day of Sept 1946
to J. W. Dawson
D. N. No. 4467 B.E.
Amelood

This Certificate of Title is cancelled...
Let 9, 13, 12
and a NEW CERTIFICATE OF TITLE No. 27
issued on 11th day of Feb 1925
to Beattie J. Hunt
D. N. No. 5362 D.E.
Amelood

This Certificate of Title is cancelled as to
Lot 16, Blk 1
and a new Certificate of Title No. 11765 E 7
issued this 24 day of July, 1945
A. D., 1945 to Frank Field
D. B. No. 11765 E 7
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 15, Blk 9
and a new Certificate of Title No. 11765 E 8
issued this 24 day of July, 1945
A. D., 1945 to Keith Stathert
D. B. No. 11765 E 8
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 14, Blk 8
and a new Certificate of Title No. 11765 E 9
issued this 24 day of July, 1945
A. D., 1945 to Stephen S. Pedal
D. B. No. 11765 E 9
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 15, Blk 27
and a new Certificate of Title No. 11765 E 10
issued this 23 day of July, 1945
A. D., 1945 to William S. Pedal
D. B. No. 11765 E 10
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 15, Blk 27
and a new Certificate of Title No. 11765 E 11
issued this 23 day of July, 1945
A. D., 1945 to William S. Pedal
D. B. No. 11765 E 11
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 14, Blk 8
and a new Certificate of Title No. 11765 E 12
issued this 24 day of July, 1945
A. D., 1945 to Stephen S. Pedal
D. B. No. 11765 E 12
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 19, Blk 3
and a new Certificate of Title No. 11765 E 13
issued this 25 day of July, 1945
A. D., 1945 to William S. Pedal
D. B. No. 11765 E 13
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 27, Blk 10
and a new Certificate of Title No. 11765 E 14
issued this 21 day of July, 1945
A. D., 1945 to Harold M. Rowley
D. B. No. 11765 E 14
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 28, Blk 10
and a new Certificate of Title No. 11765 E 15
issued this 19 day of August, 1945
A. D., 1945 to John Sorenson
D. B. No. 11765 E 15
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 13, Blk 2
and a new Certificate of Title No. 11765 E 16
issued this 25 day of July, 1945
A. D., 1945 to William S. Pedal
D. B. No. 11765 E 16
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 13, Blk 2
and a new Certificate of Title No. 11765 E 17
issued this 15 day of August, 1945
A. D., 1945 to Robert E. Swanson
D. B. No. 11765 E 17
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 13, Blk 2
and a new Certificate of Title No. 11765 E 18
issued this 12 day of August, 1945
A. D., 1945 to Charles F. Rowley
D. B. No. 11765 E 18
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 19, Blk 3
and a new Certificate of Title No. 11765 E 19
issued this 24 day of July, 1945
A. D., 1945 to William S. Pedal
D. B. No. 11765 E 19
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 19, Blk 3
and a new Certificate of Title No. 11765 E 20
issued this 24 day of July, 1945
A. D., 1945 to John Sorenson
D. B. No. 11765 E 20
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 13, Blk 2
and a new Certificate of Title No. 11765 E 21
issued this 24 day of July, 1945
A. D., 1945 to Harold M. Rowley
D. B. No. 11765 E 21
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 15, Blk 1
and a new Certificate of Title No. 11765 E 22
issued this 24 day of July, 1945
A. D., 1945 to William S. Pedal
D. B. No. 11765 E 22
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 13, Blk 2
and a new Certificate of Title No. 11765 E 23
issued this 17 day of August, 1945
A. D., 1945 to William S. Pedal
D. B. No. 11765 E 23
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 13, Blk 2
and a new Certificate of Title No. 11765 E 24
issued this 5 day of August, 1945
A. D., 1945 to John Sorenson
D. B. No. 11765 E 24
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 15, Blk 1
and a new Certificate of Title No. 11765 E 25
issued this 24 day of July, 1945
A. D., 1945 to William S. Pedal
D. B. No. 11765 E 25
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 27, Blk 12
and a new Certificate of Title No. 11765 E 26
issued this 21 day of July, 1945
A. D., 1945 to Ferdinand Neubach
D. B. No. 11765 E 26
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 21, Blk 9
and a new Certificate of Title No. 11765 E 27
issued this 13 day of August, 1945
A. D., 1945 to David Sorenson et al
D. B. No. 11765 E 27
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 26, Blk 9
and a new Certificate of Title No. 11765 E 28
issued this 27 day of August, 1945
A. D., 1945 to Mary S. Sorenson
D. B. No. 11765 E 28
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 26, Blk 12
and a new Certificate of Title No. 11765 E 29
issued this 29 day of February, 1945
A. D., 1945 to Georg Klimek
D. B. No. 11765 E 29
Wm. H. Jones
Registrar

This Certificate of Title is cancelled as to
Lot 4, Blk 1
and a new Certificate of Title No. 11765 E 30
issued this 13 day of April, 1945
A. D., 1945 to Harold Sorenson
D. B. No. 11765 E 30
Wm. H. Jones
Registrar

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
1060263

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		8416-74 AVE EDMONTON ALBERTA ORIGINAL PRINCIPAL AMOUNT: \$3,400 "DATA UPDATED BY TRANSFER OF MORTGAGE 3916TN"
782 226 081	04/10/1978	CAVEAT CAVEATOR - HOMEPLAN REALTY LIMITED. 1200 CAMBRIDGE BLDG. EDMONTON ALBERTA
852 069 308	10/04/1985	TAX NOTIFICATION BY - THE CITY OF EDMONTON. "DIS. AS TO LOT 17"
852 202 714	20/09/1985	WRIT CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA C/O J.B. BORGEL, DEPT. OF HOSPITALS & MEDICAL CARE HYS CENTRE, P.O. BOX 1360 11010-101 ST EDMONTON ALBERTA T5J2N3 DEBTOR - RAM C SINGH AMOUNT: \$294 AND COSTS IF ANY
862 133 259	26/06/1986	WRIT CREDITOR - JOHN PATON CREDITOR - E F ROBERTS DEBTOR - RAM CHARAN SINGH COSTS "MEMO: 862140971 - 7-7-86"
862 133 260	26/06/1986	WRIT CREDITOR - JOHN PATON CREDITOR - E F ROBERTS DEBTOR - RAM CHARAN SINGH COSTS "MOMO: 862140971 - 7-7-86"
862 133 261	26/06/1986	WRIT CREDITOR - JOHN PATON CREDITOR - E F ROBERTS DEBTOR - RAM CHARAN SINGH COSTS "MEMO: 862140971 - 7-7-86"
862 133 262	26/06/1986	WRIT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 3
1060263

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		CREDITOR - JOHN PATON CREDITOR - E F ROBERTS DEBTOR - RAM CHARAN SINGH COSTS "MEMO: 862140971 - 7-7-86"
862 152 354	21/07/1986	WRIT CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF CANADA DEBTOR - RAM C SINGH AMOUNT: \$6,702 AND COSTS IF ANY
862 158 981	29/07/1986	WRIT CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA C/O DEPT. OF JUSTICE 928 ROYAL TRUST TOWER EDMONTON CENTRE EDMONTON ALBERTA T5J2Z2 DEBTOR - RAM C SINGH AMOUNT: \$830 AND COSTS IF ANY
952 185 094	17/07/1995	TAX NOTIFICATION BY - THE CITY OF EDMONTON. 3 SIR WINSTON CHURCHILL SQUARE 7TH FLOOR, CHANCERY HALL EDMONTON, ALBERTA T5J2C3
952 185 735	18/07/1995	CHANGE BLANK ADDRESS AFFECTS INSTRUMENT: 862158981 AFFECTED PARTY: HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
952 185 736	18/07/1995	CHANGE BLANK ADDRESS AFFECTS INSTRUMENT: 852202714 AFFECTED PARTY: HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA
952 185 757	18/07/1995	EXPIRATION OF WRIT 862152354
952 185 758	18/07/1995	EXPIRATION OF WRIT 862133262
952 185 759	18/07/1995	EXPIRATION OF WRIT 862133261
952 185 760	18/07/1995	EXPIRATION OF WRIT 862133260
952 185 761	18/07/1995	EXPIRATION OF WRIT 862133259
952 269 705	10/10/1995	DISCHARGE OF MORTGAGE 2913TS

(CONTINUED)

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
952 269 706	10/10/1995	DISCHARGE OF CAVEAT 782226081
962 103 638	01/05/1996	NOTIFICATION OF MUNICIPAL ACQUISITION OWNERS - THE CITY OF EDMONTON. FINANCE DEPARTMENT/TAXATION BOX 1982 EDMONTON ALBERTA T5J3X5 NEW TITLE ISSUED AFFECTS INSTRUMENT: 3343TS AFFECTS INSTRUMENT: 852069308 AFFECTS INSTRUMENT: 852202714 AFFECTS INSTRUMENT: 862158981 AFFECTS INSTRUMENT: 952185094 AFFECTS INSTRUMENT: 952185735 AFFECTS INSTRUMENT: 952185736

TOTAL INSTRUMENTS: 022

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF MAY,
2018 AT 12:23 P.M.

ORDER NUMBER: 35068690

CUSTOMER FILE NUMBER: 18-276-CPN



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).



HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON SEPTEMBER 19,2014

S
LINC SHORT LEGAL TITLE NUMBER
0015 316 318 5850R;8;17,18 142 276 747

LEGAL DESCRIPTION

PLAN 5850R
BLOCK EIGHT (8)
LOT SEVENTEEN (17) AND THE MOST NORTHERLY SIXTEEN AND
ONE HALF (16 1/2) FEET OF LOT EIGHTEEN (18)
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;53;24;RL
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 972 252 861

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
142 276 747	26/08/2014	NOTIFICATION OF MUNICIPAL ACQUISITION	\$147,000	TAX FORFEITURE

OWNERS

THE CITY OF EDMONTON.
OF TAX COLLECTION
MAIN FLOOR, CHANCERY HALL
3 SIR WINSTON CHURCHILL SQUARE
EDMONTON
ALBERTA T5J 2C3

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	NUMBER	DATE (D/M/Y)	PARTICULARS
	142 311 417	19/09/2014	TRANSFER OF LAND OWNERS - THE CITY OF EDMONTON. TAX COLLECTION MAIN FLOOR, CHANCERY HALL

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

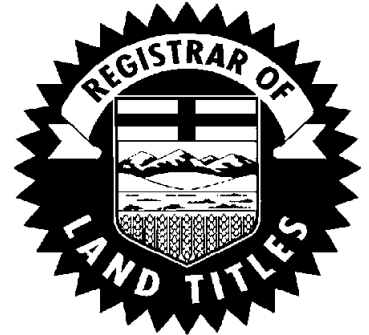
3 SIR WINSTON CHURCHILL SQUARE
EDMONTON
ALBERTA T5J2C3
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 16 DAY OF MAY,
2018 AT 01:45 P.M.

ORDER NUMBER: 35115601

CUSTOMER FILE NUMBER: 18-276-CPN



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).



HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON AUGUST 22, 1997

S
LINC SHORT LEGAL TITLE NUMBER
0015 316 318 5850R;8;17,18 962 103 638

LEGAL DESCRIPTION

PLAN 5850R
BLOCK EIGHT (8)
LOT SEVENTEEN (17) AND THE MOST NORTHERLY SIXTEEN AND
ONE HALF (16 1/2) FEET OF LOT EIGHTEEN (18)
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;53;24;RL
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 1060263

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
962 103 638	01/05/1996	NOTIFICATION OF MUNICIPAL ACQUISITION	\$45,000	TAX FORFEITURE

OWNERS

THE CITY OF EDMONTON.
OF FINANCE DEPARTMENT/TAXATION
BOX 1982
EDMONTON
ALBERTA T5J 3X5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
972 252 861	22/08/1997	NOTIFICATION OF REVIVAL OF TITLE OWNERS - RAM CHARAN SINGH 11640-80 STREET EDMONTON ALBERTA

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

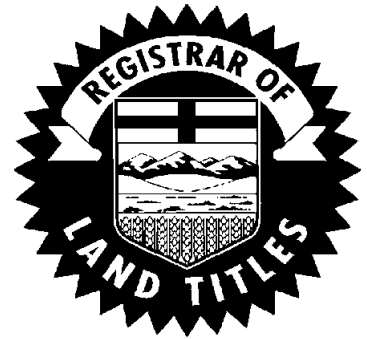
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF MAY,
2018 AT 12:23 P.M.

ORDER NUMBER: 35068690

CUSTOMER FILE NUMBER: 18-276-CPN



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).



HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON AUGUST 26, 2014

S
LINC SHORT LEGAL TITLE NUMBER
0015 316 318 5850R;8;17,18 972 252 861

LEGAL DESCRIPTION

PLAN 5850R
BLOCK EIGHT (8)
LOT SEVENTEEN (17) AND THE MOST NORTHERLY SIXTEEN AND
ONE HALF (16 1/2) FEET OF LOT EIGHTEEN (18)
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;24;53;24;RL
ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF EDMONTON

REFERENCE NUMBER: 962 103 638

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
972 252 861	22/08/1997	NOTIFICATION OF REVIVAL OF TITLE	\$45,000	SEE INSTRUMENT

OWNERS

RAM CHARAN SINGH
OF 11640-80 STREET
EDMONTON
ALBERTA

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
972 252 862	22/08/1997	REQUEST TO ENDORSE AFFECTS INSTRUMENT: 3343TS DATA UPDATED BY TRANSFER OF MORTGAGE 3916TN
3343TS	03/05/1973	MORTGAGE MORTGAGEE - INEZ M ROBINSON 8416-74 AVE

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2

972 252 861

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
		EDMONTON ALBERTA ORIGINAL PRINCIPAL AMOUNT: \$3,400 "ENDORSED BY 972252862 ON 19970822"
972 252 863	22/08/1997	REQUEST TO ENDORSE AFFECTS INSTRUMENT: 852202714
852 202 714	20/09/1985	WRIT CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA C/O J.B. BORGEL, DEPT. OF HOSPITALS & MEDICAL CARE HYS CENTRE, P.O. BOX 1360 11010-101 ST EDMONTON ALBERTA T5J2N3 DEBTOR - RAM C SINGH AMOUNT: \$294 AND COSTS IF ANY "ENDORSED BY 972252863 ON 19970822"
972 252 864	22/08/1997	REQUEST TO ENDORSE AFFECTS INSTRUMENT: 862158981
862 158 981	29/07/1986	WRIT CREDITOR - HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA C/O DEPT. OF JUSTICE 928 ROYAL TRUST TOWER EDMONTON CENTRE EDMONTON ALBERTA T5J2Z2 DEBTOR - RAM C SINGH AMOUNT: \$830 AND COSTS IF ANY "ENDORSED BY 972252864 ON 19970822"
982 122 341	05/05/1998	TAX NOTIFICATION BY - THE CITY OF EDMONTON. 3 SIR WINSTON CHURCHILL SQUARE 7TH FLOOR, CHANCERY HALL EDMONTON, ALBERTA T5J2C3
032 089 492	13/03/2003	DISCHARGE OF WRIT 852202714
142 276 747	26/08/2014	NOTIFICATION OF MUNICIPAL ACQUISITION OWNERS - THE CITY OF EDMONTON. TAX COLLECTION MAIN FLOOR, CHANCERY HALL 3 SIR WINSTON CHURCHILL SQUARE

(CONTINUED)

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

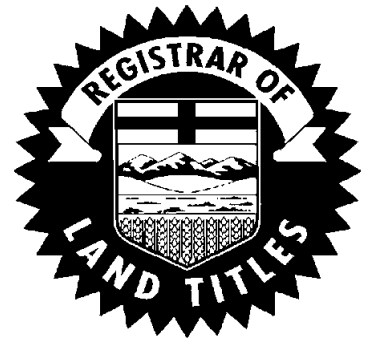
EDMONTON
ALBERTA T5J2C3
NEW TITLE ISSUED
AFFECTS INSTRUMENT: 3343TS
AFFECTS INSTRUMENT: 862158981
AFFECTS INSTRUMENT: 982122341

TOTAL INSTRUMENTS: 009

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 9 DAY OF MAY,
2018 AT 12:23 P.M.

ORDER NUMBER: 35068690

CUSTOMER FILE NUMBER: 18-276-CPN



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) .

APPENDIX C

Original drawing in colour. Black and white copies may not interpret properly.

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg



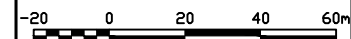
Legend:

--- Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS0134-108



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

1949 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.

Plate 1



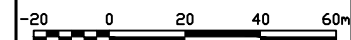
Legend:

--- Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS0818-151



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT
 The City of Edmonton

PROJECT
 Phase I ESA
 11640 - 80th Street NW
 Edmonton, Alberta

DRAWING TITLE
 1962 Aerial Photograph

BASE/SITE PLAN PROVIDED BY
 Nichols Environmental (Canada) Ltd.

REVISION DATE
 June 2018

SCALE 1:2,000	APPROVED TT/LL
------------------	-------------------

PROJECT NO.
 18-276-CPN

DRAWING NO.
 Plate 2

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg Original drawing in colour. Black and white copies may not interpret properly.



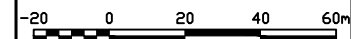
Legend:

--- Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS0979-260



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT
 The City of
Edmonton

PROJECT
Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE
1967 Aerial Photograph

BASE/SITE PLAN PROVIDED BY
Nichols Environmental (Canada) Ltd.

REVISION DATE
June 2018

SCALE 1:2,000 APPROVED TT/LL

PROJECT NO.
18-276-CPN

DRAWING NO.
Plate 3

Original drawing in colour. Black and white copies may not interpret properly.

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg



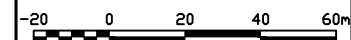
Legend:

--- Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS1207-104



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

1972 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.

Plate 4

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg Original drawing in colour. Black and white copies may not interpret properly.



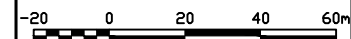
Legend:

--- Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS1592-207



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

1977 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.

Plate 5

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg Original drawing in colour. Black and white copies may not interpret properly.



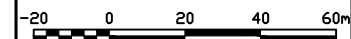
Legend:

--- Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS2649-106



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

1982 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.

Plate 6

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg Original drawing in colour. Black and white copies may not interpret properly.



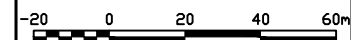
Legend:

--- Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS3606-165



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

1987 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.

Plate 7

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg Original drawing in colour. Black and white copies may not interpret properly.



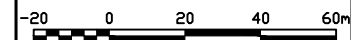
Legend:

--- Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/AS4346-166



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

1992 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.

Plate 8

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg Original drawing in colour. Black and white copies may not interpret properly.



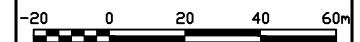
Legend:

--- Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/ED9709-124



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

1997 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.


Plate 9

Original drawing in colour. Black and white copies may not interpret properly.

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg



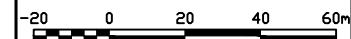
Legend:


 Approximate Property Boundary

Air Photo Source: Alberta Environment and Parks/G0305055-199



NICHOLS ENVIRONMENTAL (CANADA) LTD.



CLIENT



The City of Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

2003 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.

Plate 10

J:\2018\18-276-CPN\Drawings\18-276-CPN.dwg Original drawing in colour. Black and white copies may not interpret properly.

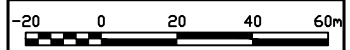


Legend:
- - - - - Approximate Property Boundary

Air Photo Source: Google Earth



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT
 The City of Edmonton

PROJECT
Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE
2008 Aerial Photograph

BASE/SITE PLAN PROVIDED BY
Nichols Environmental (Canada) Ltd.

REVISION DATE
June 2018

SCALE APPROVED
1:2,000 TT/LL

PROJECT NO.
18-276-CPN

DRAWING NO.
Plate 11



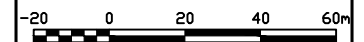
Legend:

--- Approximate Property Boundary

Air Photo Source: Google Earth



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

2013 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.

Plate 12



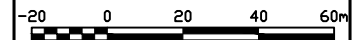
Legend:

--- Approximate Property Boundary

Air Photo Source: Google Earth



NICHOLS ENVIRONMENTAL
(CANADA) LTD.



CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

2017 Aerial Photograph

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

1:2,000

APPROVED

TT/LL

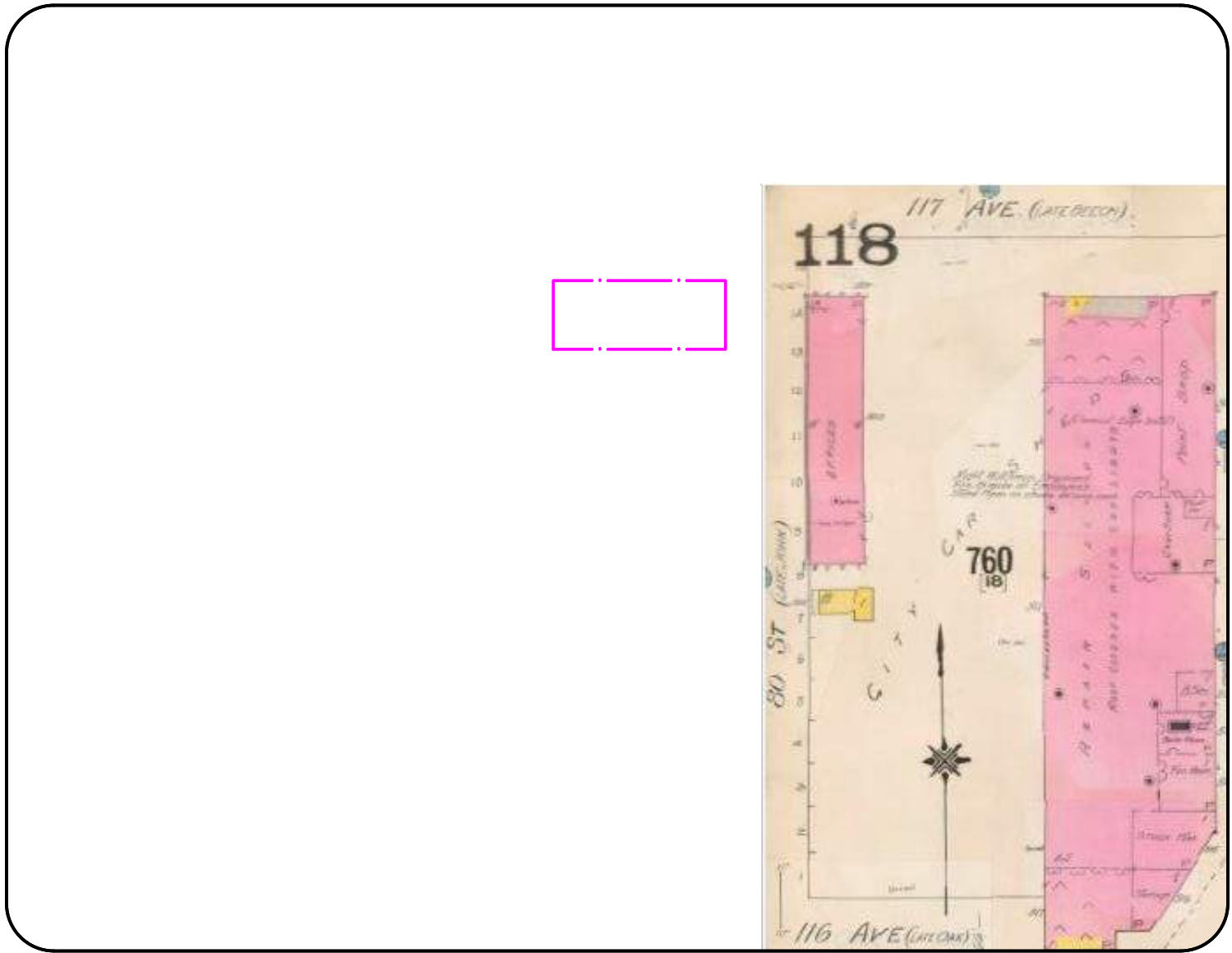
PROJECT NO.

18-276-CPN

DRAWING NO.

Plate 13


APPENDIX D



NICHOLS ENVIRONMENTAL
(CANADA) LTD.

Legend:
- - - - - Approximate Property Boundary

Fire Insurance Map Source: The City of Edmonton Archives/FIM Map No. 118

CLIENT	
 The City of Edmonton	
PROJECT	
Phase I ESA 11640 - 80th Street NW Edmonton, Alberta	
DRAWING TITLE	
1913 Fire Insurance Map	
BASE/SITE PLAN PROVIDED BY	
Nichols Environmental (Canada) Ltd.	
REVISION DATE	
June 2018	
SCALE	APPROVED
NTS	TT/LL
PROJECT NO.	
18-276-CPN	
DRAWING NO.	
Map 1	



Legend:

--- Approximate Property Boundary

Fire Insurance Map Source: The City of Edmonton Archives/FIM Map No. 302



NICHOLS ENVIRONMENTAL
(CANADA) LTD.

CLIENT



The City of
Edmonton

PROJECT

Phase I ESA
11640 - 80th Street NW
Edmonton, Alberta

DRAWING TITLE

1925 Fire Insurance Map

BASE/SITE PLAN PROVIDED BY

Nichols Environmental (Canada) Ltd.

REVISION DATE

June 2018

SCALE

NTS

APPROVED

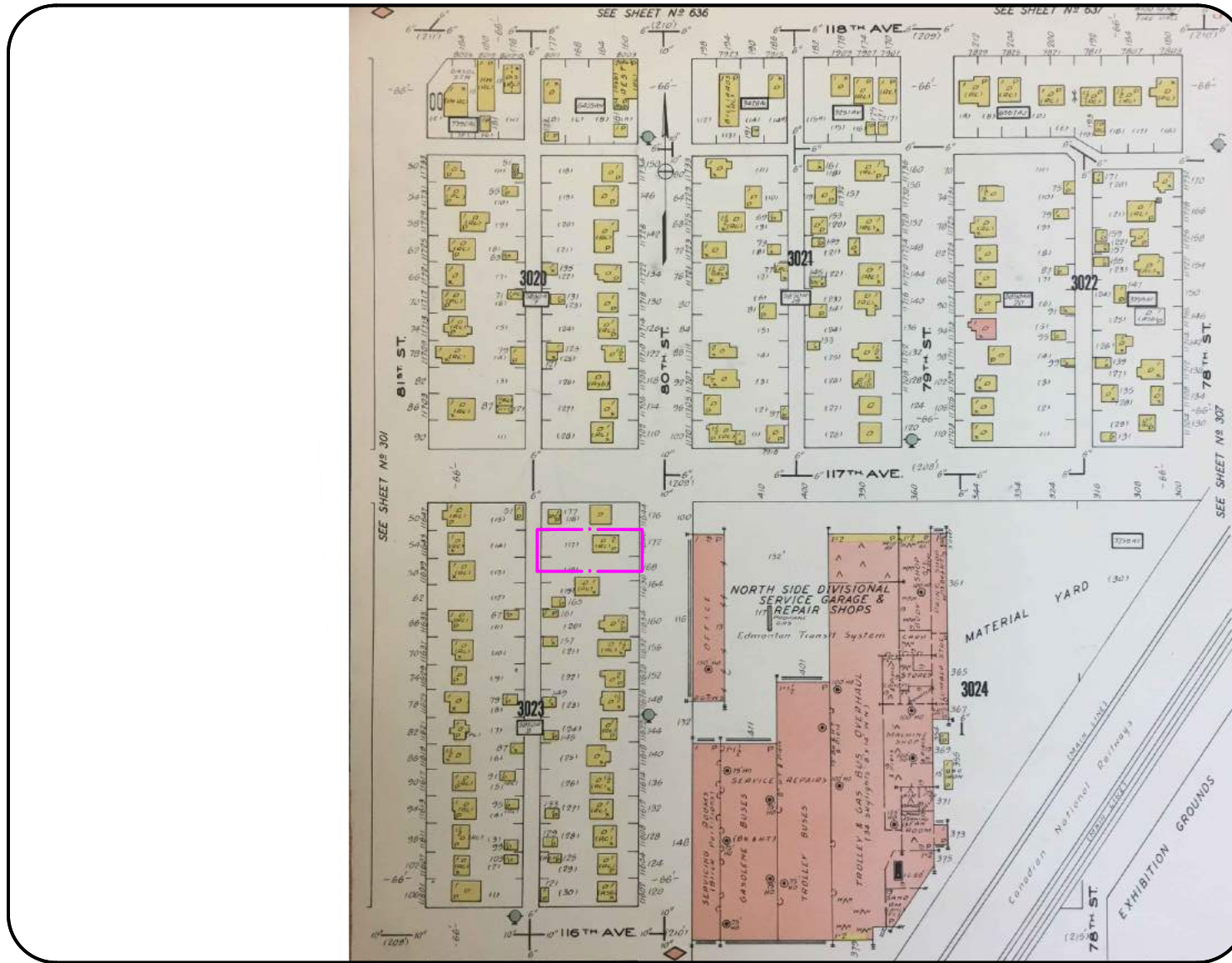
TT/LL

PROJECT NO.

18-276-CPN

DRAWING NO.

Map 2



NICHOLS ENVIRONMENTAL (CANADA) LTD.

Legend:
- - - - - Approximate Property Boundary

Fire Insurance Map Source: The City of Edmonton Archives/FIM Map No. 302

CLIENT
 The City of Edmonton

PROJECT
 Phase I ESA
 11640 - 80th Street NW
 Edmonton, Alberta

DRAWING TITLE
 1953 Fire Insurance Map

BASE/SITE PLAN PROVIDED BY
 Nichols Environmental (Canada) Ltd.

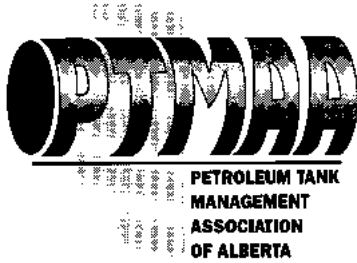
REVISION DATE
 June 2018

SCALE	APPROVED
NTS	TT/LL

PROJECT NO.
 18-276-CPN

DRAWING NO.
 Map 3

APPENDIX E



Petroleum Tank Management Association of Alberta

Suite 980, 10303 Jasper Avenue
Edmonton, Alberta T5J 3N6
PH: (780)425-8265 or 1-866-222-8265
FAX: (780)425-4722

May 9, 2018

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

Dear Tessa Trahan:

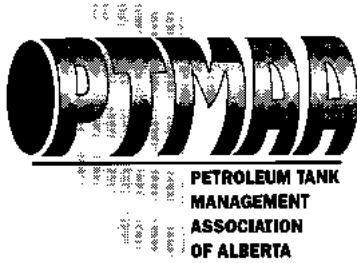
As per your request, the PTMAA has checked the registration of active tank sites and inventory of abandoned tank sites and there are no records for the property with the legal land description:

11640 - 80 Street NW, Edmonton
Plan 5850R, Block 8, Lots 17 & 18
NW 10-53-24-W4

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,

Tennie Jacobsen
PTMAA



Petroleum Tank Management Association of Alberta

Suite 980, 10303 Jasper Avenue
Edmonton, Alberta T5J 3N6
PH: (780)425-8265 or 1-866-222-8265
FAX: (780)425-4722

June 8, 2018

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

Dear Tessa Trahan:

As per your request, the PTMAA has checked the registration of active tank sites and inventory of abandoned tank sites and there are no records for the property with the legal land description:

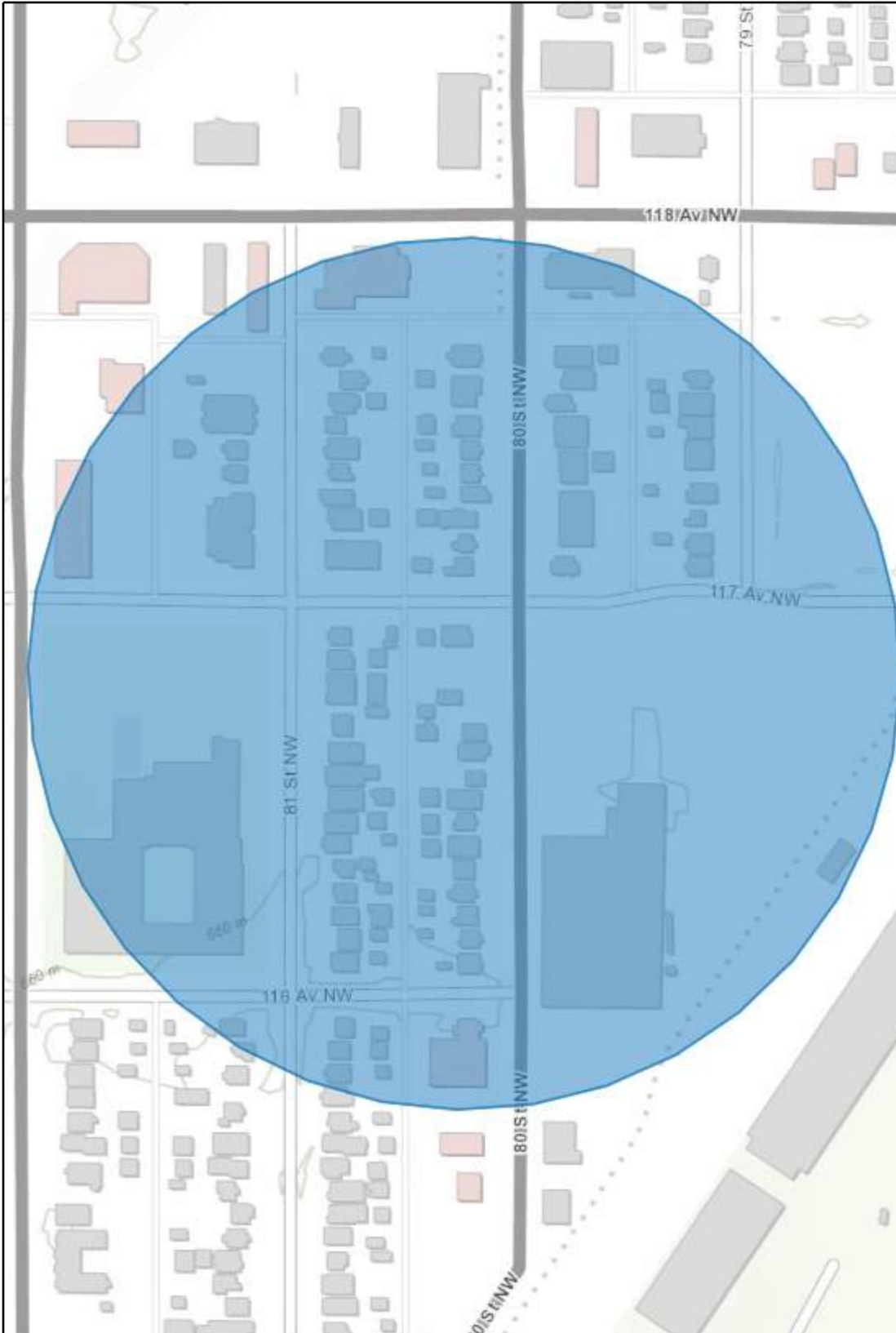
11631 - 80 Street NW, Edmonton
Plan 5850R, Block 18, Lots 1-30

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,

Tennie Jacobsen
PTMAA

Map Results



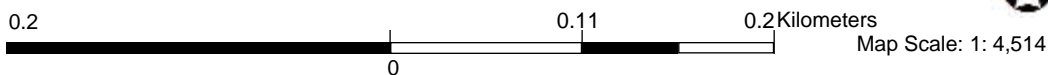
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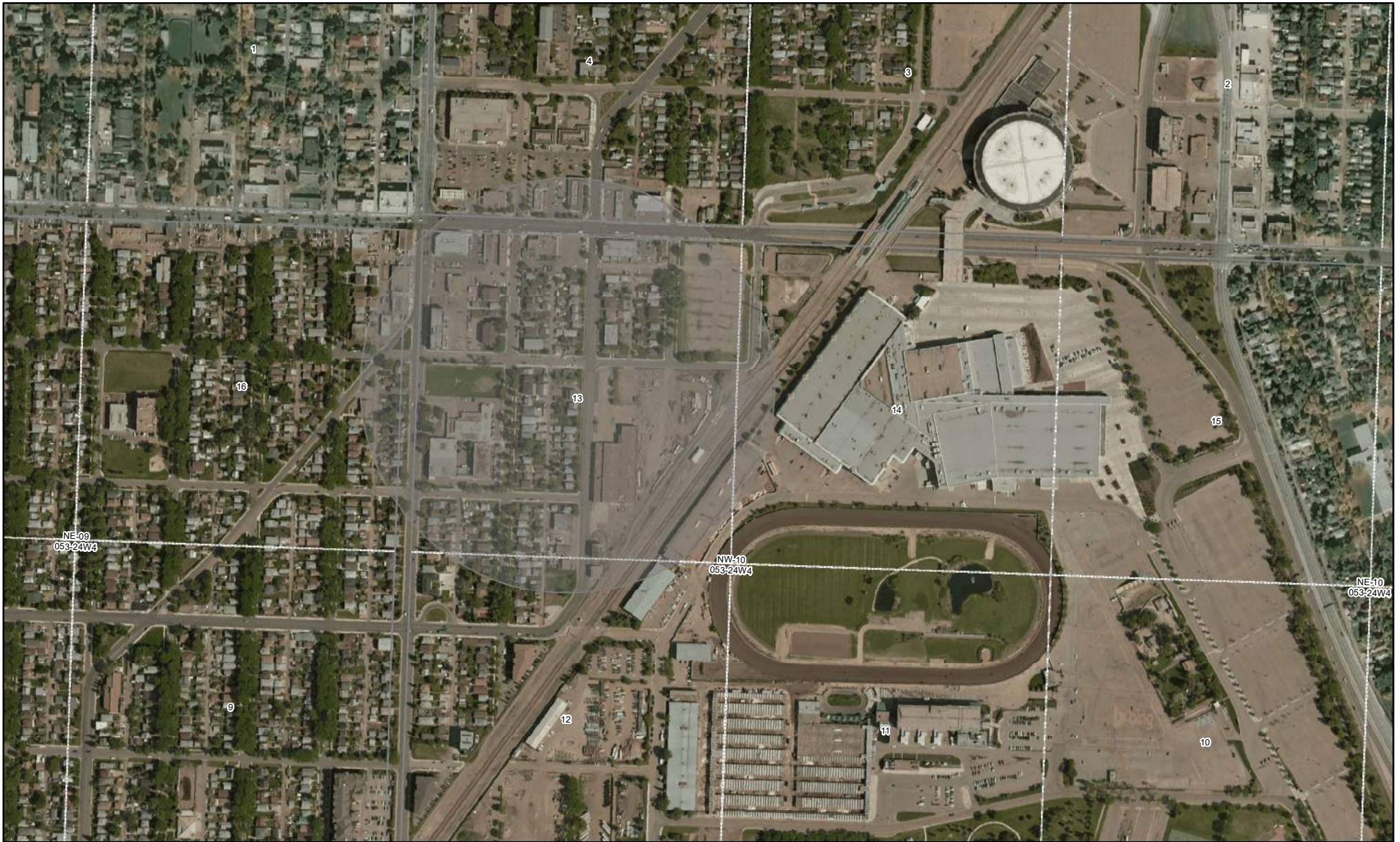
- ATS v4_1 Alberta Provincial Boun Citations
- Revised Location Pointer
- Revised Wel Location (Large Scal
- ◇ Abandoned Wells (Large Scale)

© Government of Alberta

While every effort is made to ensure data from this site is accurate and current, the Government of Alberta is not liable for any loss or damage arising from the possession, publication, or use of, that data. This information is provided "as is" without warranty. Note: Any data on the map with licence jurisdiction through AltaLIS will not print.

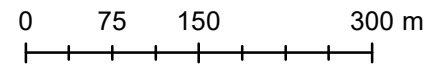
Wednesday, May 09, 2018 13:11:11 -06:00

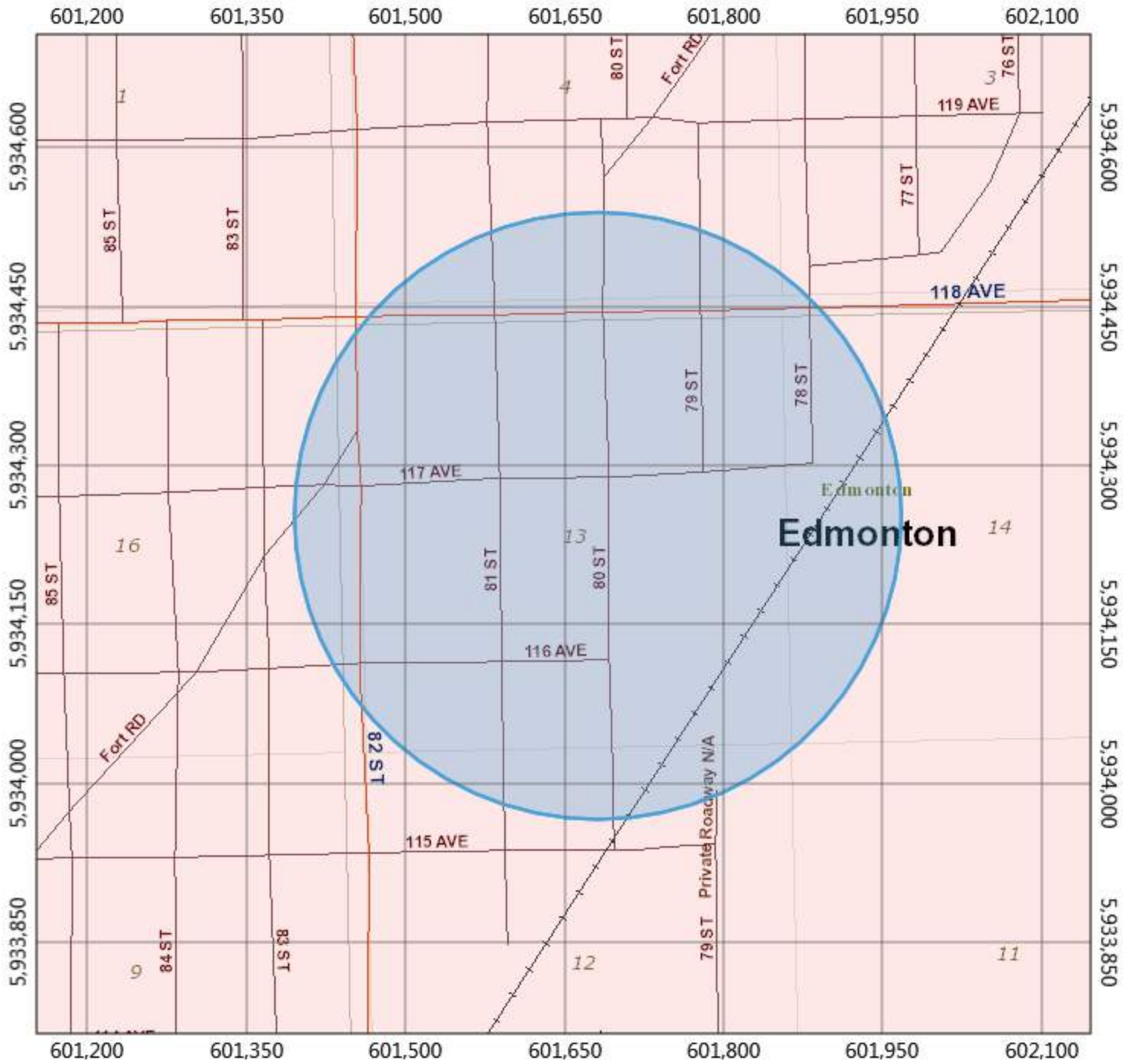




Wednesday, May 9, 2018

1:6,548





AER Coal Mine Web Map

Base Data provided by: Government of Alberta

Author: XXX

Printing Date: 5/9/2018

Date Date (if applicable)

The Alberta Energy Regulator (AER) has not verified and makes no representation or warranty as to the accuracy, completeness, or reliability of any information or data in this document or that it will be suitable for any particular purpose or use. The AER is not responsible for any inaccuracies, errors or omissions in the information or data and is not liable for any direct or indirect losses arising out of any use of this information. For additional information about the limitations and restrictions applicable to this document, please refer to the AER Copyright & Disclaimer webpage: <http://www.aer.ca/copyright-disclaimer>.

Scale: 5,428.17











0.08 Kilometers 0

Projection and Datum:

10TM AEP Forest, NAD83



Legend

-  Coal Mine Permit
-  Coal Mine Polygon
-  Surface
-  Underground
- Railways**
-  Multiple Track Rail Line
-  Double Track Rail Line
-  Single Track Rail Line
-  Rail Line Spur
-  Abandoned Rail Line
-  Former Rail Line



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

May 14, 2018

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

Your File #: 18-276-CPN
Order Number: FOIPRD-2018-2360

Dear Ms. Trahan:

Re: Routine Disclosure Request FOIPRD-2018-2360 for Information Routinely Available Under the Environmental Protection and Enhancement (EPEA) Legislation.

Our office received your request on May 9, 2018 for the following subject records:

Location: NW Sec 10 Twp 53 Rge 24 W4M; Plan 5850R Lot 17, 18 Block 8; 11640 - 80 Street, Edmonton

Name(s): The City of Edmonton

Time
Frame: Historical to May 9, 2018

Records: Scientific/technical information which may include reports documenting the nature and extent of soil, ground and surface water contamination; remedial measures taken to clean-up the site or status of the site; and external correspondence between the submitter and the Department of Environment & Parks pertaining to the reports.

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

If you have any further questions or concerns, please write or call me at **780-638-4687**.

Yours truly,

Jennifer Rampling
Administrative Assistant



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

May 14, 2018

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

Your File #: 18-276-CPN
FOIP Request #: E18-G-0687
Order Number: FOIPRD-2018-2360

Dear Ms. Trahan:

Re: Freedom of Information and Protection of Privacy Act Request for records pertaining to the property located at 11640 - 80 Street, Edmonton

The following is in response to your request of May 9, 2018 for access under the Freedom of Information and Protection of Privacy Act to the following subject records:

Location: NW Sec 10 Twp 53 Rge 24 W4M; Plan 5850R Lot 17, 18 Block 8; 11640 - 80 Street, Edmonton

Name(s): The City of Edmonton

Time Frame: Historical to May 9, 2018

Records: Internal correspondence/documentation relating to scientific/technical reports, assessments, investigations, and if applicable, enforcement action. Any other records relating to the status of the subject site that cannot be made routinely available due to potential sensitivity of some or all of the information contained within the records.

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

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

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

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

Yours truly,

Laura Heck
Access and Privacy Advisor

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

May 23, 2018

Our File: 119847

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

Dear Ms. Trahan:

RE: Search Requested - The City of Edmonton

In response to your request of May 23, 2018, 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, the enforcement actions listed in the attached report have been 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. The attached report may also contain records which are not an exact match to your search request but may be related to the subject of your search.

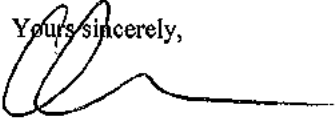
This search is limited to the following enforcement actions under EPEA and its predecessor legislation: Tickets, Prosecutions, Administrative Penalties, Warnings, Enforcement Orders, Enforcement Orders Concerning Waste, Environmental Protection Orders, Emergency Environmental Protection Orders, Emission 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.

Accountable Party	Action	Decision Date/ Penalty	Municipality/ Legal Description/s	Act/s & Section/s	Comments/Disposition
Edmonton, City of	Water Quality Control Order	05-Nov-1991 \$0.00	Edmonton	CWA 14(1)	Release of water contaminant (raw sewage); failure to report; company to take temporary measures to prevent discharges of raw sewage; submit written report outlining monitoring results and methods; submit written proposal for long term and permanent corrective actions; submit written proposal to identify magnitude of dry weather raw sewage overflows; submit written monthly reports detailing actions taken to comply with Order.
Edmonton, City of	Warning Letter	03-Mar-1992 \$0.00	Edmonton	HCA 17	Acceptance of prohibited material at Cloverbar Landfill, contrary to licence conditions and Hazardous Waste Regulations
Edmonton, City of	Water Quality Control Order	19-Feb-1993 \$0.00	Edmonton	CWA 14	Discharge of hydrofluosilicic acid from Rossdale Water Treatment and Clean Water Reservoir into the North Saskatchewan River; directed to install additional containment systems; undertake preventative maintenance inspections; develop a plan to ensure adequate (secondary) containment at both Rossdale and E.L. Smith treatment plants; detail existing methods used for keeping inventories of chemicals.
Edmonton, City of	Administrative Penalty	27-Sep-1995 \$2,000.00	Edmonton	AEPEA 99(2)	Failed to report the release of hydraulic oil from a City of Edmonton vehicle into the North Saskatchewan River (at Capilano Bridge); paid 23-OCT-1995.
Edmonton, City of	Warning Letter	21-Jul-1999	Edmonton	AEPEA 213(e)	The City of Edmonton contravened the terms of their approval to operate the Goldbar Wastewater Treatment Plant by bypassing the wastewater treatment plant and releasing untreated or partially treated wastewater to the North Saskatchewan River.

Report Printed: May 23, 2018 4:11 PM Page 1 of 6	Search Requested: The City of Edmonton	Acts: ACA: Agriculture Chemicals Act AEPEA: Environmental Protection Enhancement Act(S.A.1992) AEPEA(R) Environmental Protection & Enhancement Act(R.S.A.2000) BCA: Beverage Container Act CAA: Clean Air Act CC: Criminal Code (Canada) CWA: Clean Water Act DEA: Dept. of Environment Act FFA: Fisheries Act (Canada) HCA: Hazardous Chemicals Act LA: Litter Act TDGCA: Transportation of Dangerous Goods Control Act WA: Water Act
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Internet: www.elc.ab.ca E-Mail: elc@elc.ab.ca

Environmental Enforcement Historical Search Service

Accountable Party	Action	Decision Date/ Penalty	Municipality/s Legal Description/s	Act/s & Section/s	Comments/Disposition
Edmonton, The City of	Prosecution	07-Mar-2002		AEPEA 213(e)	Count 1: On or about September 16, 2000 at or near Edmonton, in the Province of Alberta did unlawfully contravene a term or condition of an approval, to wit: 9.2.1(a)(ii) of Approval No. 95-MUN-117 which provides as follows: The Approval Holder shall contact the Director of Pollution Control at 1-800-222-6514 immediately after any of the following events: (a) if untreated or partially treated sewage; (ii) from the wastewater collection system overflows under dry weather conditions, contrary to s.213(e) of the Environmental Protection and Enhancement Act. Withdrawn 7 March 2002.
Edmonton, The City of	Prosecution	07-Mar-2002 \$200,000.00		AEPEA 213(e)	Count 2: On or about September 16, 2000 at or near Edmonton, in the Province of Alberta did unlawfully contravene a term or condition of an Approval, to wit: 9.2.1(a)(iii) of Approval No. 95-MUN-117 which provides as follows: The Approval Holder shall contact the Director of Pollution Control at 1-800-222-6514 immediately after any of the following events: (a) if untreated or partially treated sewage; (iii) bypasses or overflows from lift stations contrary to s.213(e) of the Environmental Protection and Enhancement Act. Pled guilty 7 March 2002 and sentenced to a fine of 5,000 with a creative sentence. Fine paid 11 April 2002. An order requiring the City to pay a further \$5,000 to cover the costs of Alberta Environment's investigation into the matter, and a Creative Sentence Order of \$190,000 was issued 30 April 2002. The Creative Sentence Order was granted to fund a leading-edge university study to determine potential alternate uses for city wastewater. Order complied with 14 October 2005.

Report Printed: May 23, 2018 4:11 PM Page 2 of 6	Search Requested: The City of Edmonton	Acts: ACA: Agriculture Chemicals Act AEPEA: Environmental Protection Enhancement Act(S.A.1992) AEPEA(R) Environmental Protection & Enhancement Act(R.S.A.2000) BCA: Beverage Container Act CAA: Clean Air Act CC: Criminal Code (Canada) CWA: Clean Water Act DEA: Dept. of Environment Act FFA: Fisheries Act (Canada) HCA: Hazardous Chemicals Act LA: Litter Act TDGCA: Transportation of Dangerous Goods Control Act WA: Water Act
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Accountable Party	Action	Decision Date/ Penalty	Municipality/s Legal Description/s	Act/s & Section/s	Comments/Disposition
Edmonton, The City of	Prosecution	07-Mar-2002		AEPEA 213(e)	Count 3: On or between September 16, 2000 and September 18, 2000, both dates inclusive, at or near Edmonton, in the Province of Alberta, did unlawfully contravene a term or condition of an Approval, to wit: 5.1.2 of Approval No. 95-MUN-117 which provides as follows: Untreated or partially treated wastewater into the treatment plant shall not be bypassed to the North Saskatchewan River during dry weather conditions, contrary to s.213(e) of the Environmental Protection and Enhancement Act. Withdrawn 7 March 2002.
Edmonton, The City of	Prosecution	17-Feb-2006	Edmonton Plan 2191EO, Block OT	AEPEA 98(2)	Count 1: On or between the 3rd day of August and the 8th day of August, 2001, at or near Edmonton, in the Province of Alberta, did unlawfully release or permit the release into the environment of a substance in an amount, concentration or level or at a rate of release that causes or may cause a significant adverse effect, contrary to section 98(2) of the Environmental Protection and Enhancement Act. Found not guilty 17 February 2006.
Edmonton, The City of	Prosecution	17-Feb-2006	Edmonton Plan 2191EO, Block OT	AEPEA 99(1)	Count 2: On or between the 3rd day of August, 2001 and the 9th day of August, 2001 at or near Edmonton, in the Province of Alberta, being a person who releases or causes or permits the release of a substance into the environment that has caused, is causing, or may cause an adverse effect, did fail, as soon as that person knows or ought to know of the release, report it to the Director, contrary to section 99(1) of the Environmental Protection and Enhancement Act. Found not guilty 17 February 2006.

Report Printed: May 23, 2018 4:11 PM Page 3 of 6	Search Requested: The City of Edmonton	Acts: ACA: Agriculture Chemicals Act AEPEA: Environmental Protection Enhancement Act(S.A.1992) AEPEA(R) Environmental Protection & Enhancement Act(R.S.A.2000) BCA: Beverage Container Act CAA: Clean Air Act CC: Criminal Code (Canada) CWA: Clean Water Act DEA: Dept. of Environment Act FFA: Fisheries Act (Canada) HCA: Hazardous Chemicals Act LA: Litter Act TDGCA: Transportation of Dangerous Goods Control Act WA: Water Act
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Environmental Enforcement Historical Search Service

Accountable Party	Action	Decision Date/ Penalty	Municipality/s Legal Description/s	Act/s & Section/s	Comments/Disposition
Edmonton, The City of	Prosecution	17-Feb-2006	Edmonton Plan 2191EO, Block OT	AEPEA 99(2)	Count 3: On or between the 3rd day of August, 2001 and the 9th day of August, 2001 at or near Edmonton in the Province of Alberta, being a person having control of a substance that is released into the environment that has caused, is causing, or may cause an adverse effect, did fail, immediately on becoming aware of the release, report it to the Director, contrary to section 99(2) of the Environmental Protection and Enhancement Act. Found not guilty 17 February 2006.
Edmonton, The City of	Prosecution	17-Feb-2006	Edmonton Plan 2191EO, Block OT	AEPEA 99(1)	Count 4: On or between the 4th day of August, 2001 and the 10th day of August, 2001 at or near Edmonton, in the Province of Alberta, being a person who releases or causes or permits the release of a substance into the environment that has caused, is causing, or may cause an adverse effect, did fail, as soon as that person knows or ought to know of the release, report it to the Director, contrary to section 99(1) of the Environmental Protection and Enhancement Act. Found not guilty 17 February 2006.
Edmonton, The City of	Prosecution	17-Feb-2006	Edmonton Plan 2191EO, Block OT	AEPEA 99(2)	Count 5: On or between the 4th day of August, 2001 and the 10th day of August, 2001 at or near Edmonton in the Province of Alberta, being a person having control of a substance that is released into the environment that has caused, is causing, or may cause an adverse effect, did fail, immediately on becoming aware of the release, report it to the Director, contrary to section 99(2) of the Environmental Protection and Enhancement Act. Found not guilty 17 February 2006.

Report Printed: May 23, 2018 4:11 PM Page 4 of 6	Search Requested: The City of Edmonton	Acts: ACA: Agriculture Chemicals Act AEPEA: Environmental Protection Enhancement Act(S.A.1992) AEPEA(R) Environmental Protection & Enhancement Act(R.S.A.2000) BCA: Beverage Container Act CAA: Clean Air Act CC: Criminal Code (Canada) CWA: Clean Water Act DEA: Dept. of Environment Act FFA: Fisheries Act (Canada) HCA: Hazardous Chemicals Act LA: Litter Act TDGCA: Transportation of Dangerous Goods Control Act WA: Water Act
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Environmental Enforcement Historical Search Service

Accountable Party	Action	Decision Date/ Penalty	Municipality/s Legal Description/s	Act/s & Section/s	Comments/Disposition
Edmonton, The City of	Prosecution	17-Feb-2006	Edmonton Plan 2191EO, Block OT	AEPEA 99(1)	Count 6: On or between the 5th day of August, 2001 and the 10th day of August, 2001 at or near Edmonton, in the Province of Alberta, being a person who releases or causes or permits the release of a substance into the environment that has caused, is causing, or may cause an adverse effect, did fail, as soon as that person knows or ought to know of the release, report it to the Director, contrary to section 99(1) of the Environmental Protection and Enhancement Act. Found not guilty 17 February 2006.
Edmonton, The City of	Prosecution	17-Feb-2006	Edmonton Plan 2191EO, Block OT	AEPEA 99(2)	Count 7: On or between the 5th day of August, 2001 and the 10th day of August, 2001 at or near Edmonton, in the Province of Alberta, being a person having control of a substance that is released into the environment that has caused, is causing, or may cause an adverse effect, did fail, immediately on becoming aware of the release, report it to the Director, contrary to section 99(2) of the Environmental Protection and Enhancement Act. Found not guilty 17 February 2006.
Edmonton, The City of	Prosecution	17-Feb-2006	Edmonton Plan 2191EO, Block OT	AEPEA 99(1)	Count 8: On or between the 8th day of August, 2001 and the 10th day of August, 2001 at or near Edmonton, in the Province of Alberta, being a person who releases or causes or permits the release of a substance into the environment that has caused, is causing, or may cause an adverse effect, did fail, as soon as that person knows or ought to know of the release, to report it to the Director, contrary to section 99(1) of the Environmental Protection and Enhancement Act. Found not guilty 17 February 2006.

Report Printed: May 23, 2018 4:11 PM Page 5 of 6	Search Requested: The City of Edmonton	Acts: ACA: Agriculture Chemicals Act AEPEA: Environmental Protection Enhancement Act(S.A.1992) AEPEA(R) Environmental Protection & Enhancement Act(R.S.A.2000) BCA: Beverage Container Act CAA: Clean Air Act CC: Criminal Code (Canada) CWA: Clean Water Act DEA: Dept. of Environment Act FFA: Fisheries Act (Canada) HCA: Hazardous Chemicals Act LA: Litter Act TDGCA: Transportation of Dangerous Goods Control Act WA: Water Act
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Environmental Enforcement Historical Search Service

Accountable Party	Action	Decision Date/ Penalty	Municipality/s Legal Description/s	Act/s & Section/s	Comments/Disposition
Edmonton, The City of	Prosecution	17-Feb-2006	Edmonton Plan 2191EO, Block OT	AEPEA 99(2)	Count 9: On or between the 8th day of August, 2001 and the 10th day of August, 2001 at or near Edmonton in the Province of Alberta, being a person having control of a substance that is released into the environment that has caused, is causing, or may cause an adverse effect, did fail, immediately on becoming aware of the release, report it to the Director, contrary to section 99(2) of the Environmental Protection and Enhancement Act. Found not guilty 17 February 2006.

Report Printed:

May 23, 2018
4:11 PM

Page 6 of 6

Search Requested:

The City of Edmonton

Acts:

ACA: Agriculture Chemicals Act	CAA: Clean Air Act	HCA: Hazardous Chemicals Act
AEPEA: Environmental Protection Enhancement Act(S.A.1992)	CC: Criminal Code (Canada)	LA: Litter Act
AEPEA(R) Environmental Protection & Enhancement Act(R.S.A.2000)	CWA: Clean Water Act	TDGCA: Transportation of Dangerous Goods Control Act
BCA: Beverage Container Act	DEA: Dept. of Environment Act	WA: Water Act
	FFA: Fisheries Act (Canada)	



Environmental Public Health
HSBC Building
Suite 700, 10055 – 106 Street,
Edmonton, AB T5J 2Y2
Fax 780.735.1802
Phone 780.735.1800
AHS.EZ.RecordsSearch@albertahealthservices.ca

May 24, 2018

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

Dear Tessa,

Re: Your request for records search, 18-276-CPN

On May 23 2018, our office received your request for information regarding the following property:

11640-80 St. NW, Edmonton, Alberta

We have conducted a search for records created in accordance with public health legislation, including records relating to hazardous waste sites, abandoned landfills and contamination sources constituting a public health nuisance.

Our records indicate there are no results of a contaminated site or landfill at above property. No further documentation was available, no landfills found. It should be noted that the fact that records do not exist does not necessarily mean that the property complies with all applicable legislation.

Please be advised that records relevant to your search may be held by other agencies, such as Alberta Environment and Sustainable Resource Development, Alberta Energy and Utilities Board, local governments, and others. You should contact these agencies directly for further information.

Enclosed is the invoice for this service.

\$50.00 x 1 file search
TOTAL OWING: \$50.00

Sincerely,
Alberta Health Services

A handwritten signature in black ink, appearing to read "Nathaniel Kelly", written over a horizontal line.

For Chris Kelly, B.Sc., CPHI(C)
Environmental Health Officer/Executive Officer



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

May 29, 2018

Application No: 283428182-001
Customer File: 18-276-CPN

Tessa Trahan B.Env.St., EP
Environmental Scientist
Nichols Environmental (Canada) Ltd.
17331 – 107 Avenue NW
Edmonton AB T5S 1E5

Re: Legal Address: Plan 5850R, Block 8, Lots 17 & 18
Municipal Address: 11640 – 80 Street 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.

Note: Email address has changed to drainagerecordsearch@epcor.com as of September 1, 2017.

Regards,

A handwritten signature in blue ink that reads "Dave Johnston". The signature is fluid and cursive, written over a white background.

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: Nichols Environmental (Canada) Ltd.

CUSTOMER FILE #: 18-276-CPN APPLICATION #: 283428182-001

PROPERTY DETAIL:

MUNICIPAL ADDRESS: 11640 - 80 Street NW, Edmonton, AB

LEGAL ADDRESS / DESCRIPTION: Plan 5850R, Block 8, Lot 17 & 18

NAME OF FACILITY: Vacant

TYPE OF BUSINESS: N/A

- NOT INSPECTED / NO RECORDS FOUND

- INSPECTED - DATE OF INSPECTION: _____

- 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 PERFORMED BY: Nancy Burns DATE: May 29/2018

REVIEWED BY: D Johnston DATE: May 29, 2018

POSSE

To Do List

Current Process

Utility Services

Address Expansion Search

Favorites All Searches

Search Clear

*Return: Include Disposed:

House Number: Suffix: House Number:

From: To:

Street:

Suite: To:

Exact Match:

Search From Map

1 of 1 Text Search...

Description	
11640 - 80 STREET NW	11640 - 80 STREET NW <i>Plan 5850R Blk 8 Lots 17-18 (Title(s): 142311417)</i>

Save Retrieve New Delete Reports Remember Locate

11640 - 80 STREET NW

Plan 5850R Blk 8 Lots 17-18 (Title(s): 142311417)

Details Zoning/Plans In Effect Title History Warning Related Objects Jobs Hierarchy

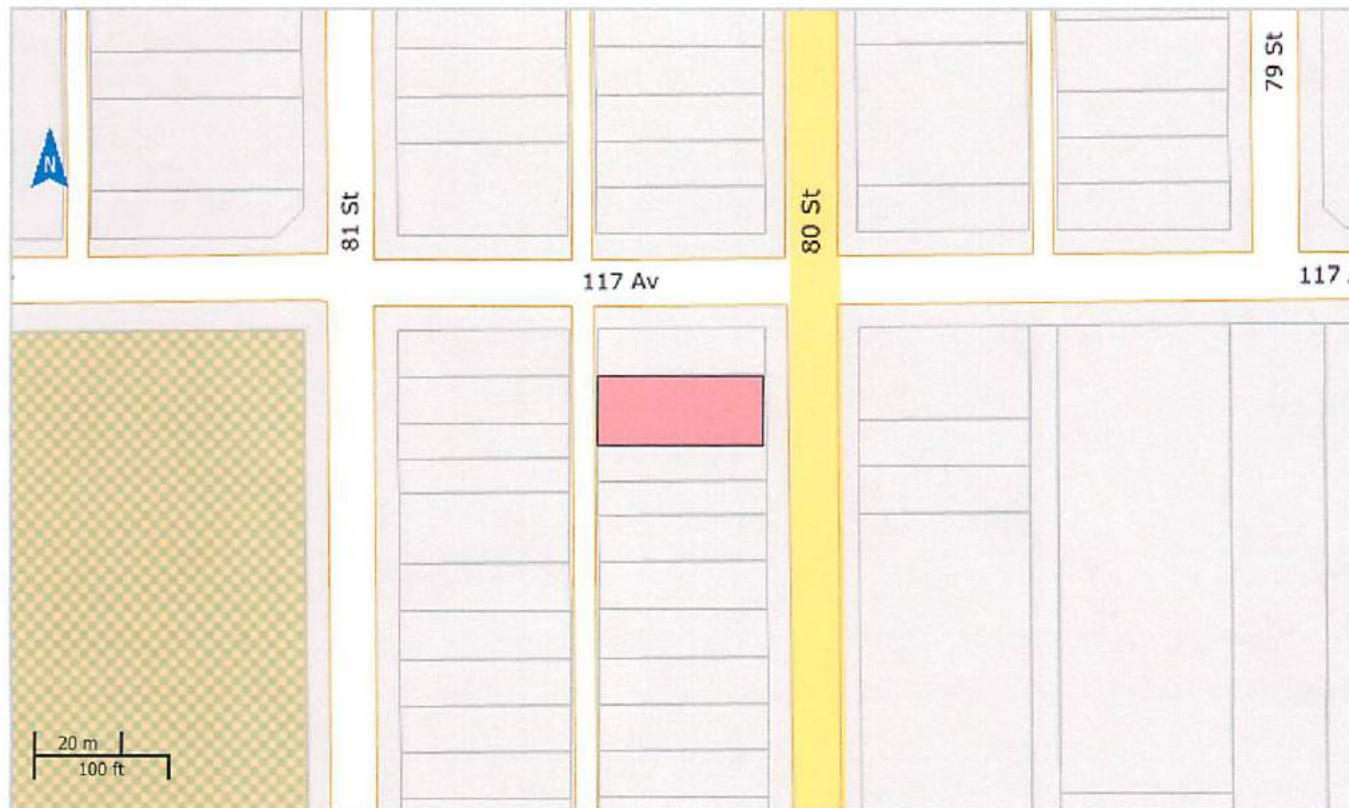
Tax Roll Owner

New

Formatted Name:

Formatted Address:

CITY OF EDMONTON FINANCIAL & CORPORATE SERVICE-RE... 10 10111 - 104 AVENUE NW EDMONTON AI



Legend

 Title Lots

11640 - 80 STREET NW, T5B2N2

Address:	11640 - 80 STREET NW, T5B2N2
Legal Description for Title Lot:	Lot 18, Block 8, Plan 5850R Lot 17, Block 8, Plan 5850R
Area:	551.543 m ²
Year Built:	null
Neighbourhood:	Parkdale
Ward:	Ward 7
Community League:	Parkdale-Cromdale Community League Association
Waste Collection:	Wednesday (Weekly)
Current Zone:	Low Rise Apartment Zone (RA7)
Current Bylaw:	12800
Proposed Applications:	None
Proposed Zone:	None
Proposed Bylaw:	None
Overlays:	Mature Neighbourhood Overlay Medium Scale Residential Infill Overlay
Plan in Effect:	Parkdale ARP

Assessment Information

Municipal Address:	11640 80 STREET NW EDMONTON AB
Account Number:	4347605



FINANCIAL SERVICES
AND UTILITIES

OFFICE OF THE CHIEF FINANCIAL
OFFICER & TREASURER
5TH FLOOR, CHANCERY HALL
3 SIR WINSTON CHURCHILL SQUARE
EDMONTON, ALBERTA
T5J 3A3

June 6, 2018

File No.: 71-020-008-001
Search ID: 4774

Tessa Trahan
Nichols Environmental (Canada) Ltd.
17331 - 107 AVENUE NW
Edmonton, Alberta
T5S 1E5

Dear Sir/Madam:

ADDRESS
SUBJECT: 11640 - 80 STREET NW T5B2N2

LEGAL
Plan 5850R Blk 8 Lot 17,18

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
Utility Services

Enclosure



URBAN FORM AND
CORPORATE STRATEGIC
DEVELOPMENT

Development Services
2nd Floor, 10111 104 Avenue NW
Edmonton, Alberta
T5J 0J4

Date: June 4, 2018

Our File: 283229024-001

Your File: 18-276-CPN

NICHOLS ENVIRONMENTAL (CANADA) LTD
17331 - 107 AVENUE NW
EDMONTON, ALBERTA T5T 6M8

Attention: TESSA TRAHAN:

Re: 11640 - 80 STREET NW Plan 5850R Blk 8 Lots 17-18

We acknowledge receipt of your inquiry dated May 09, 2018, regarding the property located at the above address. The following is the information you requested:

As of this date, the Development Services Branch files do not indicate any adverse conditions in regard to the building, heating, plumbing or electrical requirements.

Our records indicate there were two previous infractions against this property. The first infraction was Community Standards Bylaw 14600, Section 6 (Untidy property). A verbal warning was issued April 15, 2018. A follow up inspection was conducted April 25 and April 27, 2018.

The second infraction was Section 26 (Cause or Permit a Prohibited Fire - firepit burning). A written warning (Notice to Comply) was issued on May 7, 2018.

The follow up inspections indicated voluntary compliance had been achieved and therefore, the files have since been closed.

The results from these searches are from an examination of the Development Services Branch records and Complaints and Investigations files only. Our office has not done a site inspection and therefore there may be deficiencies or bylaw infractions that we are currently unaware of. Therefore, these search results do not necessarily mean that the building or property complies with the Zoning Bylaw, General Bylaws, Building, Heating, Plumbing or Electrical Codes. These search results do not alter any conditions required by a current permit or Bylaw complaint.

The information listed above is not warranted to be a complete history of the property as there may be other City of Edmonton departments that have files concerning this property. The above information is given on the express understanding that we incur no responsibility whatever in furnishing it.

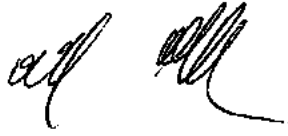
The City of Edmonton does not conduct independent environmental checks of land within the City. If you are concerned about the suitability of this property for any purpose, you should conduct your own tests and reviews.

Should you require further information, you can contact the writer at (780) 496-3962.

NOTE: Bylaw Infraction Searches are conducted for a one (1) year time period from the date the request is received in our office. The following are the Bylaws and Acts that the Complaints and Investigation Section is charged with enforcing: 5535, 5590, 5825, 6046, 7083, 7255, 7608, 7829, 8081, 9668, 10396, 10398, 10406, 10670, 10874, 11468, 11869, 12020, 12308, 12452, 12513, 12800, 12972, 13138, 13145, 13333, 13521, 13777, Sections 545, 546 and 645 of the Municipal Government Act, Part 9 Division 2 of the Environmental Protection and Enhancement Act and the Weed Act. To view Bylaws on line visit the City Website at: www.edmonton.ca. Information related to the status and issuance of Municipal Tickets and Violation Tickets to individuals is not included.

and issuance of Municipal Tickets and Violation Tickets to individuals is not included.

Yours truly,

A handwritten signature in black ink, appearing to read 'Marilyn Linton', written in a cursive style.

MARILYN LINTON, Records Advisor
Permits and Licensing Service Centre



May 24, 2018

Our Reference No.: 282992925-001

Nichols Environmental (Canada) Ltd.
17331 – 107 Avenue NW
Edmonton, Alberta T5S 1E5

Attention: Tessa Trahan

RE: **Your File No.:** 18-276-CPN
Legal: Plan 5850R, Block 8, Lot 17 - 18
Municipal: 11640 – 80 Street NW, Edmonton, Alberta

A Fire Rescue Services record file search was conducted on May 24, 2018. 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

Please understand that, as of the date indicated, none of the above described information has been reported to Fire Rescue Services in connection with this property. 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.

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E-MAILED
May 24 11:41 AM



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

Yours truly,

A handwritten signature in black ink, appearing to read 'G. Mayorchak', written over a horizontal line.

G. Mayorchak
Fire Marshal

GGM/df/ms