



*Office #205, 259 Midpark Way S.E
Calgary, AB T2X1M2
Phone: 403 808 1826
Email: jason@andenviro.ca
www.andenviro.ca
BN 83796 6787*

May 7th, 2024

Jennifer Rock

Coordinator – Real Estate Division

C: 403-506-7802

O: 587-464-2125

www.teamauctions.com

**Subject: 20421 113 Avenue NW, Edmonton
Phase II Environmental Site Assessment Results Letter**

Dear Jennifer

In relation to the Phase II ESA which we are currently writing up for delivery tomorrow (8th May 2024) I provide the following summary of the results. Sampling was undertaken at 8 locations on the property using a hydraulic drill rig with solid flight auger to depths of 5 feet to examine the soil profile and take samples. One borehole was drilled to 25 feet to install a groundwater monitoring well however there was no recharge of groundwater at 25 feet depth. As such no groundwater sample could be taken.

Exceedances of the Alberta Tier 1 Industrial Guidelines were found for hydrocarbons at sample locations;

- S3 Benzene 0.055mg/kg (limit 0.046mg/kg), Ethylbenzene 0.088mg/kg (limit 0.073mg/kg);
- S5 Total Xylenes 2.56mg/kg (limit 0.99mg/kg), F2 (C10-C16) 4920mg/kg (limit 260mg/kg), F3 (C16-C34) 36000mg/kg (limit 2500mg/kg), F4 (C34-C50) 99400mg/kg (Limit 6600mg/kg);
- S8 Toluene 0.523mg/kg (limit 0.52mg/kg), Ethylbenzene 0.110mg/kg (limit 0.073mg/kg).

These results indicate contamination of the site at these locations by hydrocarbons potentially from spillage of oil and gasoline/diesel. Based on the staining on the surface which is present in some locations this is the most likely hypothesis. The soils were clayish material with the clay becoming more plastic with depth. The clay would likely form a confining layer to the movement of hydrocarbons and no staining was encountered in any of the boreholes beyond approximately 0.5m bgl. Soil samples were taken as a composite sample of material from 0.0-0.5m bgl.

The site will require further delineation and removal of the contaminated material. This would be best undertaken with an excavator with confirmation sampling to ensure all the material has been removed. Visual staining is present however it is recommended that an excavator be used to dig trenches in a grid fashion to determine any further contamination for removal. Validation sampling to ensure removal and landfill classification laboratory testing would be required. It is likely that any contaminated material from hydrocarbons is only to a depth of approximately 0.5 metres.

If you have any questions or wish to discuss please contact me directly.

Yours truly,



Name: Jason Anderson (P.Ag)

Title: Mr



Limitations of Liability

To achieve the study objectives stated in this report, we were required to base Anderson Environmental report conclusions and recommendations on the best information available during the period the investigation was conducted and within the limits prescribed by Anderson Environmental client in the contract/authorization agreement and standard terms and conditions. Anderson Environmental professional services were performed using that degree of care and skill ordinarily exercised by environmental consultants practicing in this or similar fields. The findings were mainly based upon examination of historic records, maps, aerial photographs, and governmental agencies lists.

The hazardous waste site lists represented in this report represent only a search of the specific government records as listed in the reference list. It should be noted that governmental agencies often do not list all sites with environmental contamination; the lists could be inaccurate and/or incomplete and as such this is outside our control or responsibility. Recommendations are based on the historic land use of the subject property, as well as features noted during the subject property walk and through the variety of records examined. The absence of potential gross contamination sources, historic or present, does not necessarily imply that the subject property is free of any contamination. This report only represents a "due diligence" effort as to the integrity of the subject property. No warranty or guarantee, expressed or implied, is made as to the professional conclusions or recommendations contained in this report. The limitations contained within this report supersede all other contracts or scopes of work, implied or otherwise, except those stated or acknowledged herewith.

The staff of Anderson Environmental, in accordance with generally accepted professional practices, has prepared the findings, conclusions, recommendations, and professional opinions contained in this report. This report does not address, in any way, septic systems, leach fields, septic tanks, or related health hazards.

This report was prepared for the sole and exclusive use of the client and is not for the use or benefit of, nor may it be relied upon by, any other person, third party, or entity for any purpose without the advance written consent of Anderson Environmental and the client. Any use by any party other than the client is strictly prohibited. Anderson Environmental makes no representation to any third party except that it has used the degree of care and skill ordinarily exercised by a reasonable prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances. No other use or disclosure is intended or authorized by Anderson Environmental. In the preparation of this ESA, Anderson Environmental has used the degree of care and skill ordinarily exercised by a reasonably prudent environmental professional in the same community and in the same time frame given the same or similar facts and circumstances.