

BOLSON

ENGINEERING
AND
ENVIRONMENTAL SERVICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT

Prepared For:
Tracker Sales Ltd.

Property Description:
*1910 Access Drive, Bowden, AB
(Block C, Plan 011 1417)*

Project Number:
110-2649.PHI



Prepared By:

#73158



28-MAY-26

PERMIT TO PRACTICE
Bolson Engineering and Environmental Services
Signature *Larry Thomson*
Date MAY 28, 2026
PERMIT NUMBER: P11382
The Association of Professional Engineers,
Geologists and Geophysicists of Alberta

Rev.	Date	Description
0	May 28, 2026	Issued for Client Use
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Table of Contents

1. EXECUTIVE SUMMARY	2
2. INTRODUCTION	3
2.1 Purpose and Scope of Services	3
2.2 Assumptions, Exceptions and Limitations	3
2.3 Deviations and Limitations from the CSA Standard	4
2.4 User Reliance.....	4
3. SITE DESCRIPTION	5
4. SITE ASSESSMENT.....	6
4.1 Site Visit Findings	6
4.2 Property	9
4.3 On-Site Buildings and Structures	9
4.4 Past Uses of the Site.....	9
4.5 Adjacent Properties.....	9
5. RECORDS REVIEW.....	10
5.1 Development History and Land Title Search of the Property	10
5.2 Air Photo Review	10
5.3 Environmental Protection Orders	10
5.4 ASCA Search.....	11
5.5 Water Well Search.....	11
5.6 ESAR Search.....	11
5.7 Abadata Search.....	12
5.8 Fire Insurance Map	12
5.9 Previous Phase I ESA	12
6. FINDINGS AND RECOMMENDATIONS	13
7. STANDARD LIMITATIONS.....	14
8. SITE ASSESSOR QUALIFICATIONS	15
9. REFERENCES	16

APPENDIX A – MAPS/SKETCHES/FIGURES
APPENDIX B – SOIL CLASSIFICATION OF CANADA
APPENDIX C – ACIMS SEARCH DATA
APPENDIX D – WATER WELL SURVEY
APPENDIX E – ENVIRONMENTAL PROTECTION ORDERS
APPENDIX F – ABADATA SEARCH
APPENDIX G – ASCA SEARCH
APPENDIX H – ESAR SEARCH
APPENDIX I – LAND TITLE SURVEY

1. EXECUTIVE SUMMARY

Bolson Engineering and Environmental Services (Bolson) was retained by Tracker Sales Ltd. to complete a Phase I Environmental Site Assessment (ESA) of the property located at 1910 Access Drive (Block C, Plan 011 1417) in Bowden, AB. The total area of the subject site is approximately 5.19 Acres in size and the site is currently developed with a main shop/office building and gravel storage yard.

Information from historical land titles, air photo reviews, on-site inspections, inspections of neighboring properties and hydrogeological conditions were supplemented with searches for Environmental Protection Orders, Water Well Searches, and an ASCA Search to complete this Phase I Environmental Site Assessment.

Upon review of the available information and a site review, it was deemed that the property does not pose any significant environmental liability at this time. Bolson had access to the entire property and there were no indications that further environmental investigation is required.

The opinions outlined in this report are solely those of Bolson Engineering and Environmental Services and do not necessarily reflect the viewpoint of the Client (Tracker Sales Ltd.). This report is written for the benefit and use of the Client and his/her financial institution(s). All information is valid to the date of the report and limited by the information that was shared by the 3rd parties involved. While every effort is made to confirm that the data collected is factual, complete, and accurate; Bolson Engineering and Environmental Services make no guarantees or warranties whatsoever with respect to such data.

2. INTRODUCTION

Tracker Sales Ltd. has engaged Bolson Engineering and Environmental Services to perform a Phase I Environmental Site Assessment of the property located at 1910 Access Drive (Block C, Plan 011 1417) in Bowden, AB, hereby known as “the subject property” in this report. A site reconnaissance took place on May 19th, 2026, and the findings of this assessment and reconnaissance are enclosed.

2.1 Purpose and Scope of Services

The purpose of this Phase I ESA is to reduce environmental risk/liability by identifying sources or potential sources of contamination within the subject site. The scope of work of this ESA was in general accordance with CSA Standard Z768-01: Phase I Environmental Site Assessments. The methodologies described in this standard outline a recognized practice for conducting an ESA of a subject property in order to identify and document potential and recognized environmental conditions.

2.2 Assumptions, Exceptions and Limitations

While this report provides a summary of both potential and recognized environmental conditions as described above, the assessment is limited by the availability of information in relation to the site at the time this report was compiled. The conclusions and recommendations derived in this report are based in part on information provided by third parties with specific knowledge of the property.

However, the possibility exists that information relevant to the environmental condition of the site was not available or was not provided during the creation of this report. Also, it may be possible that unreported environmentally harmful activities, such as undocumented disposal of waste, may have taken place and would not be identified in this report, as no pertinent documentation for such activities would exist. In the event of either of these scenarios, Bolson Engineering and Environmental must be informed if any new information is made available so it can be determined if modifications to the conclusions and recommendations provided in this document are required.

In the interests of completing this report in a timely fashion suitable to the client, certain limitations exist and are generally the result of inaccessible areas, visual impairments due to weather and/or timing of 3rd party requests for information. Where such limitations were encountered, they are discussed in greater detail within the relevant sections throughout the report.

2.3 Deviations and Limitations from the CSA Standard

Items that were not included in Bolson's scope of work or were limited included the following:

- Data obtained from government and private databases was limited to information reported through registration or supplied by the owner.
- A survey of hazardous building materials was not conducted as part of the Site Visit.
- Interviews with neighbouring and adjoining properties were not conducted during the Site Visit.
- A designated substance survey (polychlorinated biphenyls (PBCs), asbestos-containing materials (ACMs), lead, ozone depleting substances (ODS), mercury and urea foam formaldehyde insulation (UFFIs) was not conducted as part of the Site Visit.
- Depending on the record, the locations of water wells in the AEP database are accurate to within the Legal Subdivision (LSD) or quarter section listed. The water wells are limited to those for which a drilling report has been received and registered with AEP. Requirements to submit water well records were voluntary prior to 1970. A water well record indicates that a water well might currently exist at the referenced location. AEP records are not routinely edited to discard obsolete information (i.e. well abandonment) or to record ownership changes. Formal confirmation of a water well existence usually requires field verification. The Groundwater Centre (TGWC) provides field verified locations of water wells where available. A field verified survey of water wells was not part of the scope of work, and as such with the exception of any locations field verified by TGWC, the water well information has not been confirmed.
- Limitations in aerial photography interpretation were largely a function of the scale of the individual photographs. Where possible, aerial photographs with scales of 1:20,000 or smaller were utilized to determine historical land use at the Site. Aerial photographs with scales outside of this range were utilized to document general changes in land use.

2.4 User Reliance

This report has been created for the sole use of Tracker Sales Ltd. and its financial institution(s). Unless given written permission by Bolson Engineering and Environmental Services, reliance and use of the information provided in this report by others is strictly prohibited.

3. SITE DESCRIPTION

The subject property is zoned Highway Commercial District (C2) and is located east of Highway 2 within the Town of Bowden limits. The site is currently developed with a shop and office building along with a gravel storage yard. Access is available from Township Road 343A to the north.

The topography of the property is a fairly flat, although to the east there are some rolling hills and undulations that generally slope in a southeasterly direction. There are no major bodies of water in the vicinity of the property, and surface drainage is handled through overland systems that drain to the adjacent roadway ditches.

The geology of the overall area consists primarily of sand and clay till deposits overlying the bedrock of the Wapiti Formation (Edmonton Geological Society, 1993). The soil itself falls into the Chernozemic Classification (Soil Classification of Canada, 2025) which is a black-colored soil containing a high percentage of humus, phosphorus and ammonia. This soil is typical of the Prairie Regions. See Appendix B: *Soil Classification of Canada* for further information.

The near surface geology of the Bowden area is characterized by glacial deposits which include, but are not limited to, tills and lacustrine deposits that vary in thickness across the area. Intermixed with these glacial deposits are sands, silts, and gravels that may be of fluvial origin. Below the surficial deposits within the Bowden area is the Horseshoe Canyon Formation. The Horseshoe Canyon Formation is the lower part of the Edmonton Group. The Horseshoe Canyon consists of sandstone, siltstone and shale with interbedded coal seams.

With regards to the hydrogeological information of the area the subject property seems to have a downward direction of groundwater flow towards the northwest and would produce estimated yields of 15-25 gpm for well water as per information found in the Hydrogeological Map of the Edmonton Area.

The average temperature for the area was found to be 14.8°C for the May-September period. The average total precipitation for this period is 347 mm and the average annual total precipitation is 496mm (Citystats.ca, 2025).

A search was conducted using the Alberta Conservation Information Management System (Alberta Tourism, Parks and Recreation, 2026) to identify any sensitive or protected environmental areas. No sensitive or protected environmental areas were noted within the vicinity of the subject property. See Appendix C: *ACIMS Search Data* for further information.

4. SITE ASSESSMENT

Information from historical land titles, air photo reviews, on-site inspections, and inspections of neighboring properties was supplemented with searches for Environmental Protection Orders, Water Well Searches, ASCA Search and an ESAR Search to complete this Phase I Environmental Site Assessment.

4.1 Site Visit Findings

A site visit was completed on May 19th, 2026, to inspect the subject property. Select photographs of the site visit can be found in Appendix A: *Maps/Sketches/Figures*. The findings of the site reconnaissance are outlined below:

- Above Ground Storage Tanks (AST's)
No above ground storage tanks were noted to be in use on the subject property. Several empty fuel tanks were observed on the site but they appeared to be only stored on site and hauled off-site for use.
- Underground Storage Tanks (UST's)
During the site visit no underground fuel storage tanks were noted on the subject property. This was confirmed through research of the ASCA database. There was a septic tank observed on the site.
- On-site Buildings and Structures
There is an existing shop/office building on the site that is discussed in greater detail in Section 4.3.
- Discolored Soils/Stressed Vegetation
During the site visit no discolored soils or stressed vegetation were noted.
- Stained Surfaces
No stained surfaces on the subject property that would pose a potential environmental concern were noted.
- Drums and Other Containers
No drums or containers are present on the property.
- Dumping or Fill
No recent dumping or fill material was observed on the property.
- Odors
No strong, pungent or noxious odors were noted during the site visit to the subject properties. These observations are general in nature and do not reflect a formal odor assessment.
- Pits, Ponds or Lagoons
There is a pond on the southeast corner of the site.

- Pesticides

During the site visit, storage or use of pesticides was not observed at the site.

PCB's

Polychlorinated Biphenyls (PCB's) were commonly used lubricants and coolants for electrical equipment, including transformers, from the 1930's until the 1970's. The use of PCB's was banned from use in electrical equipment installed after September 1, 1977, and in transformers installed after July 1, 1980. It is not necessary to remove any functioning PCB containing equipment from the site. If any electrical equipment is removed from the site, the manufacturing date should be determined prior to disposal. Any equipment determined to have been manufactured before 1977 should be assessed for the potential of containing PCB's. Equipment containing PCB's must be disposed of at a licensed facility.

There was no evidence of PCB's at the subject site.

- Petroleum Products

No petroleum products were noted on the property other than typical vehicles on the nearby roadways.

- Potable Water Supply

The site is serviced with a water well.

- Sewage Disposal System

The site is serviced with a septic tank and field system.

- Solid Waste

Solid waste generated at the site is placed into bins and hauled away as required.

- Waste Air Emissions

There are no potential sources of waste air emissions other than typical vehicle exhaust release.

- Floor Drains

All floor drains within the building connect to the sanitary sewer system.

- Wastewater

Drainage on the subject property is overland to the adjacent roadway ditches.

- Wells

Three water wells were noted near the property and are discussed in greater detail in Section 5.5: Water Well Search.

- HVAC and Mechanical Equipment

All HVAC and Mechanical Equipment appeared to be in good working condition.

- Radon Gas

Radon Gas is a by-product of the natural decay of radium. A significant amount of naturally occurring radon gas can come from specific types of geological formations. There is no evidence of Radon Gas on the site.

- Urea Formaldehyde Insulation

Urea Formaldehyde Foam Insulation (UFFI) was commonly used during the 1970's in both residential and commercial buildings as a means to fill wall cavities for energy conservation. This practice was banned in Canada in 1980 due to the potential for formaldehyde emissions.

As the existing building at the site was constructed post 1997, there is no evidence of UFFI's on the subject site.

- Chlorofluorocarbons

Chlorofluorocarbons (CFC's) are one of the more widely used and common ozone depleting substances. Typical examples of CFC's include coolants in refrigerators, freezers, air conditioners, and propellers in aerosol sprays.

There is no evidence of CFC releases present on the subject property.

- Asbestos Containing Materials

Asbestos Containing Materials (ACM's) were commonly used in construction for insulation, sound/fire proofing and in various other construction materials. The use of (ACM's) generally ceased voluntarily in the mid 1970's due to health concerns associated with it, but was not banned through legislation until the mid-1980's.

As the existing building at the site was constructed post 1997, there is no evidence of ACM's on the subject site.

- Lead Based Materials

Lead in buildings is generally found in buildings in lead based paint or lead solders the plumbing. During the mid-1970's the government reduced the allowable amount of lead to 0.5% by weight for interior paint and the use of lead solders was generally phased out in the mid-1980's.

As the existing building at the site was constructed post 1997, there is no evidence of Lead Based Material's on the subject site.

4.2 Property

The subject site is located at 1910 Access Drive (Block C, Plan 011 1417) in Bowden, AB. The total area of the subject site is approximately 5.19 Acres in size. The site is accessed directly from Township Road 343A to the north. The site is developed with a fenced gravel storage yard, storm pond, and gravel drive lanes.

4.3 On-Site Buildings and Structures

The existing shop/office building is a 2,400 ft², single storey building consisting of 3 offices, washroom, and kitchen/sleeping quarters. There is also a 50' drive through bay with 10' overhead doors located within the building. The building is constructed of a mixture of concrete block walls and metal framing systems and in general is in a good state of repair. There was no evidence of potential environmental contamination with regards to the existing building.

4.4 Past Uses of the Site

It appears that prior to the current development of the site there was a former fuel station (Imperial Oil Ltd) located on the property. This fuel station was removed in or around 1994 and the new development was completed sometime post 1997.

4.5 Adjacent Properties

The following properties and land uses were observed adjacent to the subject property:

North – Township Road 343A
South – Country Estate Homes Ltd.
East – Range Road 10B
West – Queen Elizabeth Highway 2

All of the adjacent properties appear to be very well maintained with no evidence of potential environmental contamination.

5. RECORDS REVIEW

The following records were researched, and the findings noted below:

5.1 Development History and Land Title Search of the Property

A search of historical land titles to 1972 was conducted for the subject property.

Based on the results of the land title historical review, it appears that the property is currently owned by Tracker Sales Ltd. (since 2008). Prior to then, 721433 Alberta Ltd. (2006), Tracker Sales Ltd. (2001), and Arthur Marshall (1972) have owned the subject site. No liens or other encumbrances indicating potential environmental concern are registered on Title. See Appendix I: *Land Title Survey* for a copy of the recent land title documents.

5.2 Air Photo Review

An air photograph analysis was completed for the subject property with air photos from 2004 – 2025 being observed. Select aerial photographs are included in Appendix A: *Maps/Sketches/Figures* for reference.

Based on the air photo review, the site has remained relatively unchanged since its development post 2000. No structures or use of the property that would pose a potential environmental concern were noted during the air photo review.

5.3 Environmental Protection Orders

A Historical Environmental Enforcement search was conducted and found no records of any prior compliance issues with regards to Alberta Environment and Parks' current and past legislation for the current property owner. See Appendix E: *Environmental Protection Orders* for further information.

A request was made to the Alberta Environment and Water's Freedom of Information and Protection of Privacy (FOIPP) Office both under the FOIPP Act and for information routinely available under the Environmental Protection and Enhancement (EPEA) Legislation for any information related to any contamination within the subject property. A search of Alberta Environment and Sustainable Resource Development record holdings did not find any information pertinent to this request, although we were directed to follow up with the Environmental Site Assessment Repository which is discussed in greater detail in Section 5.6: ESAR Search.

5.4 ASCA Search

A search of the Alberta Safety Codes Association Tank Database was conducted to determine if there are any above or below ground tanks located at the subject site. No records were found. See Appendix G: *ASCA Search* for the results of the tank database search.

5.5 Water Well Search

A review of the Water Well Drilling Report from the Government of Alberta listed three wells located in the vicinity of the subject property. The wells were all drilled for domestic use. Nothing of note was identified in the well logs. See Appendix D: *Well Survey* for further information on the summary of the well logs.

5.6 ESAR Search

A search was completed of Alberta Environment's Environmental Site Assessment Repository (ESAR) for scientific and technical information pertaining to the Property and/or assessed sites within the vicinity of the subject property. The following information was found:

- Documents relating to the former Bowden Service Station located at the site

In particular, a memorandum dated April 29, 2024 from Alberta Environment and Protected Areas noted the following:

Imperial Oil Ltd. retained Morrow Environmental Consultants Inc. to undertake the Confirmatory Soil and Groundwater Sampling outlined in the report titled Confirmatory Soil and Groundwater Sampling, Former Imperial Oil Limited, Service Station, Highway 2 Northbound, Bowden, AB (Location 882527), dated 1997-09-17. Based on the results of the report, the consultant concluded that the soil and ground water samples contained hydrocarbon constituents which were less than the AEP Level II RMS for coarse grained soils and that no further actions were warranted at the time.

Alberta Environment and Protected Areas (EPA) reviewed the file in April 2024. Based on EPA's review, it was concluded that exceedances of TVH, Benzene and Xylene in soil and/or groundwater of the current 2022 Alberta Tier 1 Soil and Groundwater Remediation Guidelines were present on-site. However, EPA determined that the residual contamination would have likely naturally attenuated and the risk to any relevant receptors was low. As a result, no further assessment or follow-up associated with the reported release is required at the site at this time. This acceptance is subject to the further conditions noted below.

EPA's acceptance of the site condition is based on the information provided in the submitted document(s) and relates only to the matters within the scope of the document(s). EPA relies on the information provided to be accurate and truthful. This evaluation may be changed if new information becomes available or concerns arise regarding contaminants on or off-site. No additional site monitoring was performed by EPA.

The review presented in this letter is based on the remediation process and objectives presented in the 2022 Alberta Tier 1 Soil and groundwater Remediation Guidelines and the 2022 Alberta Tier 2 Soil and Groundwater Remediation Guidelines, as adopted by the Remediation Regulation. This letter is not intended to absolve any party from the potential for future liability for remediating this site in situations where either the land use may change, or additional concerns arise from the contaminants remaining on or off-site.

This memo does not provide regulatory liability closure, and in the event that any new or residual impacts related to this reported release of substances result in an adverse effect in the future, remedial measures will be required.

This evaluation will not be accepted for the purposes of, and is not a substitute for, a Remediation Certificate (either limited or site-based), or a Tier 2 Compliance Letter. To receive regulatory liability closure and be protected against required further action or future guideline changes, a current Phase II ESA would be required to determine if the site meets the current 2022 Alberta Tier 1 or 2 Soil and Groundwater Remediation Guidelines, prior to applying for a Remediation Certificate.

Please refer to geospatial.alberta.ca/erv for a copy of all technical information and data that is available for this property. See Appendix H: *ESAR Search* for a summary of some of the results of the search.

5.7 Abadata Search

AbaData (from Abacus Datagraphics Ltd.) is an oil and gas mapping software tool that provides datasets from AER and AENV which includes well sites, pipelines, facility information, spill data and other data which is routinely updated. The AbaData search identified an ATCO Gas and Pipelines pipeline running directly through the subject site. There were no records of any spills or leaks with regards to the pipeline and at this time the pipeline does not pose any potential environmental concern. The results of the AbaData Search are included in Appendix F: *AbaData Search*.

5.8 Fire Insurance Map

Fire Insurance maps were prepared by underwriters and can provide details on building uses and construction, minor property features, and USTs. A search of the Bowden Underwriters Survey did not identify any results for the subject site.

5.9 Previous Phase I ESA

A Confirmatory Soil and Groundwater Sampling report of the former Imperial Oil Limited Service Station located on the subject site was completed by Morrow Environmental Consultants in September 1997.

The findings of the report noted that based on the remedial activities conducted at the Site and the subsequent investigation conducted on and off-site, no further investigation regarding potential hydrocarbon constituent impacts was warranted at that time with regards to the subject site.

6. FINDINGS AND RECOMMENDATIONS

Based on the results of our assessment, the following conclusions and recommendations would appear to be warranted:

1. We observed no evidence of surface staining or contamination of the site area that would warrant further assessment and/or testing of the sub base soils at this property.
2. The site has not had any recent activities or development on it that would be considered posing any environmental concern.
3. The former fuel station located at this property was decommissioned, remediated, and follow up testing was completed which did not identify the need for any further investigation in 1997. New development of the site was then permitted to occur.
4. It was noted in 2024 by EPA that the testing completed in 1997 on the site did identify some results that exceeded the 2022 Alberta Tier 1 Soil and Groundwater Remediation Guidelines. However, it was determined that the residual contamination would have likely naturally attenuated and the risk to any relevant receptors is considered to be low.
5. Based on the information made available at the time of this Phase I Environmental Site Assessment there is no evidence of current environmental contamination in connection with the subject property and no further environmental investigation is recommended.

Overall, there is no evidence of current environmental contamination in connection with the subject property based on the available information and the site review. Therefore, it is the opinion of Bolson Engineering and Environmental Services that no further environmental investigation is required for this parcel at this time.

7. STANDARD LIMITATIONS

This Phase I Environmental Site Assessment report has been prepared exclusively for Tracker Sales Ltd. and its agents. The purpose of this report is to provide the Client with an assessment of the potential for the presence of contamination of the portion of the property located at 1910 Access Drive (Block C, Plan 011 1417) in Bowden, AB. This report is neither an endorsement nor a condemnation of the Site.

The findings and conclusions documented in this report have been prepared in a manner consistent with that level of care and skill normally exercised by qualified professionals currently practicing in the area of environmental assessment. No other warranty, expressed or implied, is made.

The findings presented in this report are based upon the conditions of the Site during the site review by Bolson Engineering personnel. As we conducted no subsurface explorations or testing on this site, a potential remains for the presence of unknown, unidentified, or unforeseen surface or subsurface contamination. Further evidence of such potential site contamination would require appropriate exploration and testing.

If new information is developed in future work (which may include excavations, boreholes, or other studies), Bolson should be contacted to re-evaluate the conclusions of this report, and to provide amendments as required.

No warranty, expressed or implied, is given concerning contamination at this site. Any use which a third party makes of this report, or reliance on or decisions to be based on it, are the responsibility of such third parties. Bolson will accept no damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

8. SITE ASSESSOR QUALIFICATIONS

Company Background:

- Founded in 2007
- Provides Municipal, Industrial and Commercial Engineering and Environmental Services for the North/Central Alberta Region
- Completed several ESA's in Edmonton and North Central Alberta Region
- \$5,000,000 Commercial General Liability Insurance
- \$2,000,000 Certificate of Professional Liability Errors & Omissions
- Phase I ESA's as per CSA Standard Z768-01
- Phase II ESA's as per CSA Standard Z769-00

Principal Engineers:

Trent Thompson, P. Eng.

Education:

Bachelor of Science from Department of Civil and Environmental Engineering; School of Mining and Petroleum Engineering, University of Alberta, 2002

Relevant Continuing Education:

Environmental Assessment and Remediation presented by Dr. Nasrat Hijazi (EPIC-Education)
Understanding Environmental Regulations presented by Dr. Stephen Lamming and Ms. Teresa Meadows (EPIC-Education)

Contact Information:

E-mail: tthompson@bolson.ca

Phone: 780-668-8571

9. REFERENCES

Agriculture and Agri-Food Canada – Soil Order Map of Canada, Accessed May 19th, 2026.
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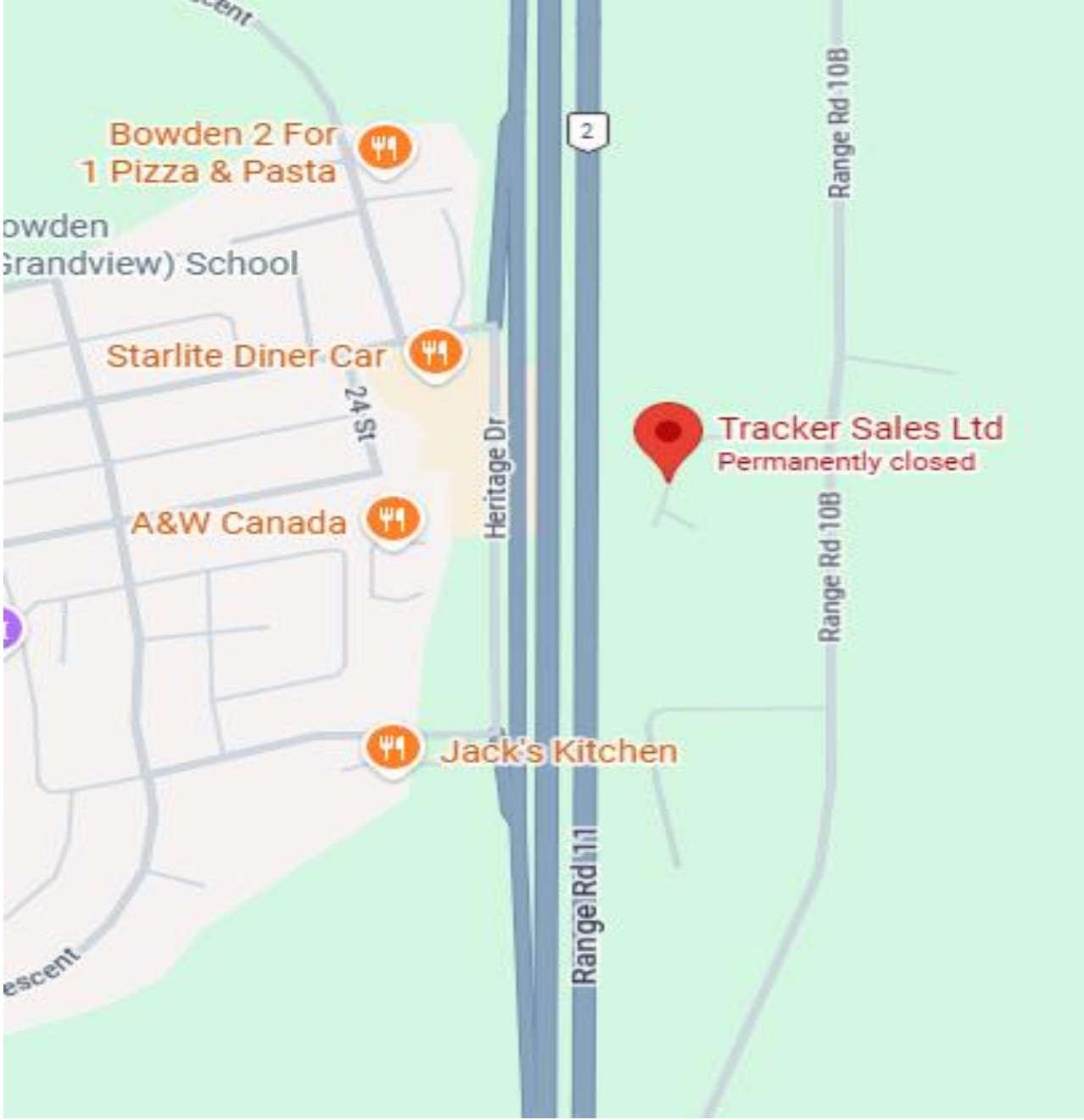
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APPENDIX A – *MAPS/SKETCHES/FIGURES*

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BOLSON ENGINEERING <i>AND</i> ENVIRONMENTAL SERVICES	Client: Tracker Sales Ltd.		Project No. 110-2649
	Date: 2026-05-15	Title: Phase I Environmental Site Assessment 1910 Access Drive Bowden, AB (Location Map)	Figure: 1

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AND
ENVIRONMENTAL SERVICES

Client:
Tracker Sales Ltd.

Project No.
110-2649

Date:
2026-05-15

Title:
Phase I Environmental Site Assessment
1910 Access Drive
Bowden, AB
(2025 Aerial Photograph)

Figure:
2

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ENGINEERING
AND
ENVIRONMENTAL SERVICES

Client:
Tracker Sales Ltd.

Project No.
110-2649

Date:
2026-05-15

Title:
Phase I Environmental Site Assessment
1910 Access Drive
Bowden, AB
(2016 Aerial Photograph)

Figure:
3

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AND
ENVIRONMENTAL SERVICES

Client:
Tracker Sales Ltd.

Project No.
110-2649

Date:
2026-05-15

Title:
Phase I Environmental Site Assessment
1910 Access Drive
Bowden, AB
(2008 Aerial Photograph)

Figure:
4

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FIGURE 5



FIGURE 6

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FIGURE 7



FIGURE 8

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FIGURE 9



FIGURE 10

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FIGURE 11



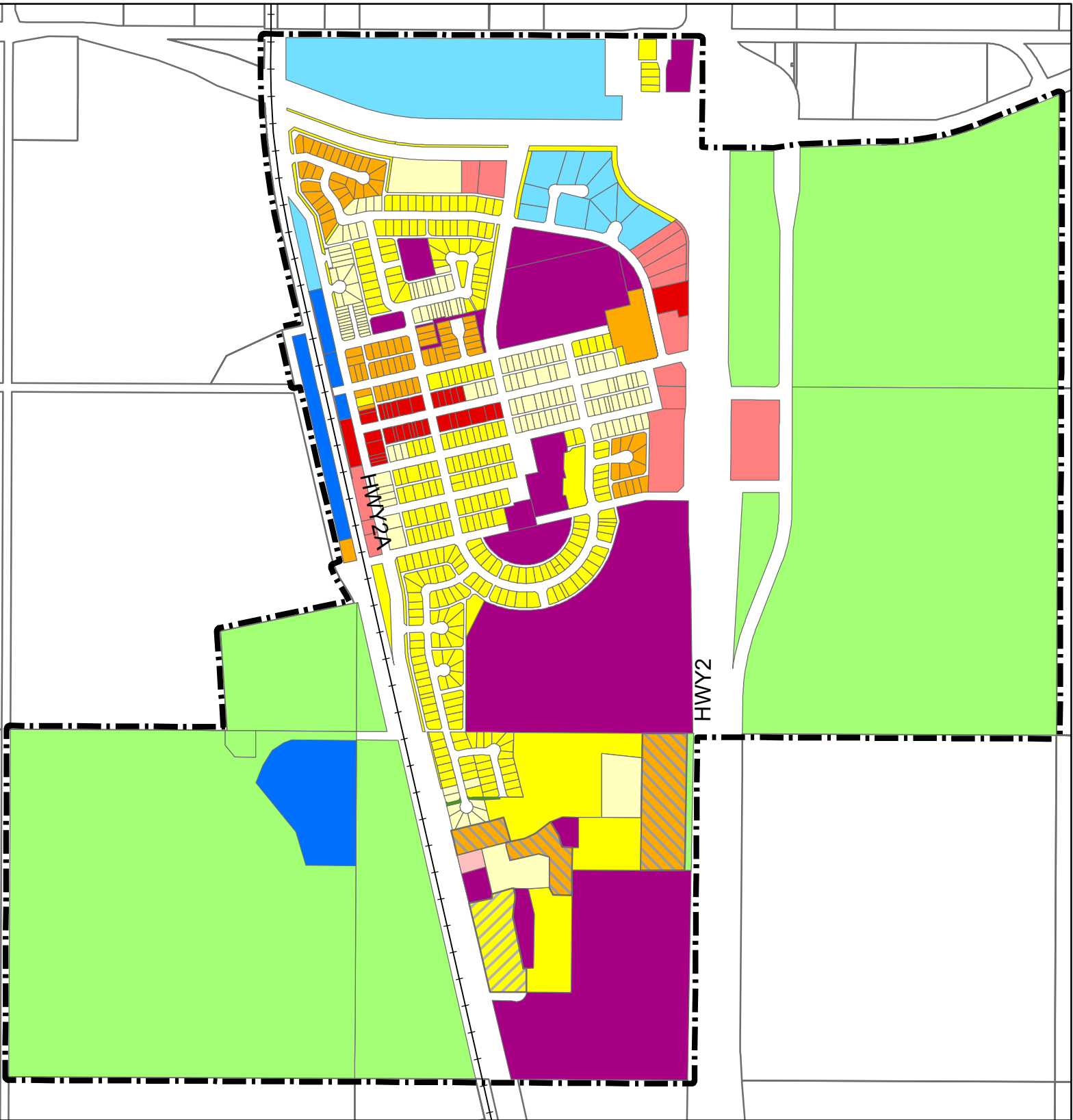
FIGURE 12



FIGURE 13



FIGURE 14

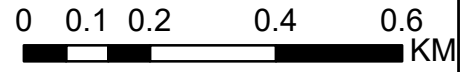


1:12,000

Town of Bowden

Land Use Bylaw Map

September 2021



- | | | |
|-----------------------------------|----------------------------------|---|
| R1 - Low density Residential | C1 - Central Commercial District | PFR - Public Facility and Recreation District |
| R1A - Narrow Lot Single Family | C2 - Highway Commercial District | UR - Urban Reserve |
| R2 - General Residential District | LC - Local Commercial District | MR - Municipal Reserve |
| R3 - Manufactured Home District | I1 - Light Industrial District | Municipal Boundary |
| R4 - Residential Multi Family | I2 - Heavy Industrial District | |

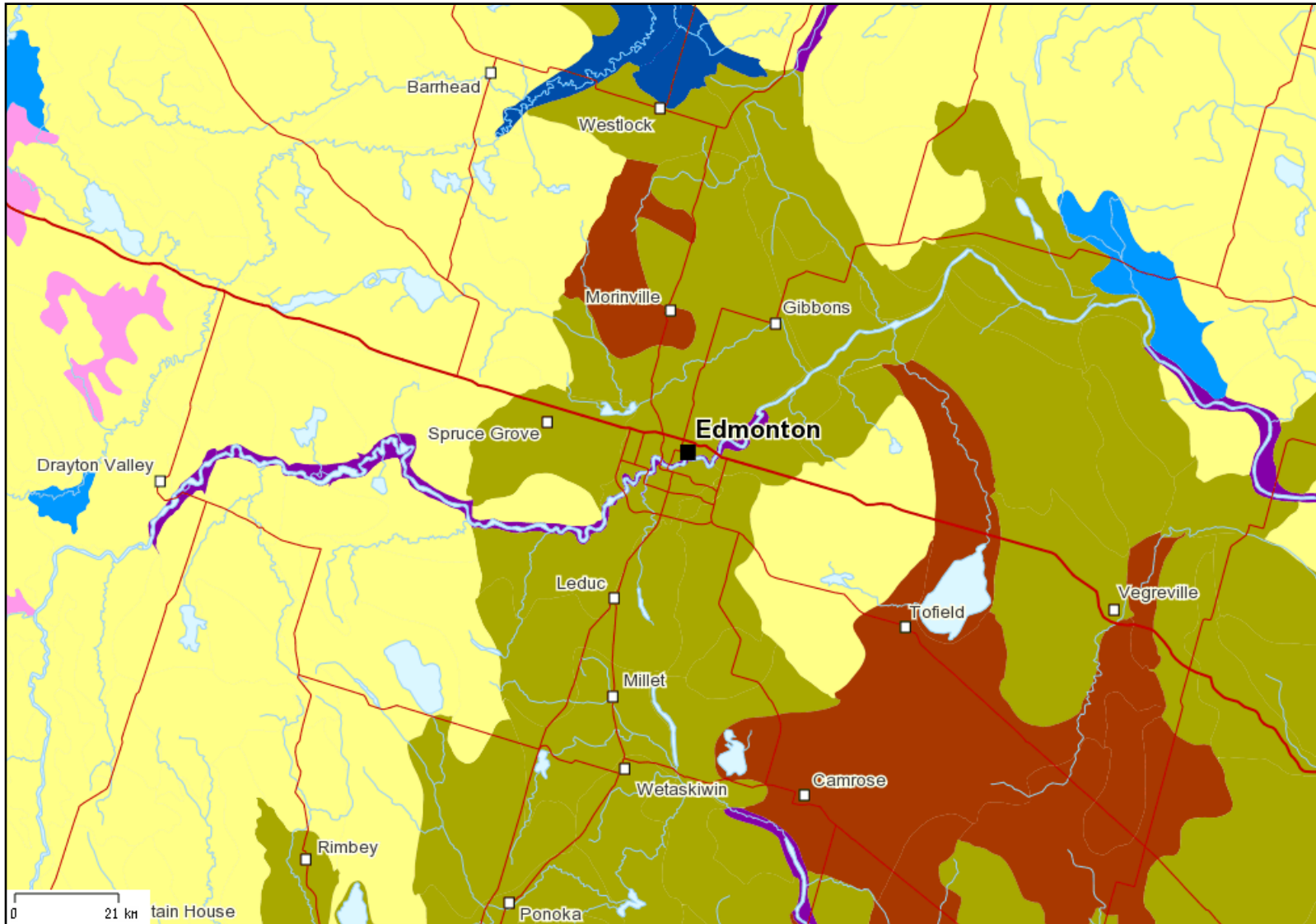
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APPENDIX B: *SOIL CLASSIFICATION OF CANADA*



Soil Order Map of Canada



Soil Order Map of Canada

- Brunisolic
- Chernozemic
- Cryosolic
- Gleysolic
- Luvisolic
- Organic
- Podzolic
- Regosolic
- Solonetzic
- Vertisolic
- Unclassified



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About

These national scale thematic maps display the distribution and areal extent of soil attributes such as drainage, texture of parent material, kind of material, and classification of soils in terms of Soil Order and Great Group. The relief and associated slopes of the Canadian landscape are depicted on the local surface form thematic map.

The majority of these maps were derived from Soil Landscapes of Canada information. For more information on the Soil Landscapes of Canada, please visit: <http://sis.agr.gc.ca/cansis/nsdb/slc/intro.html>.

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Data Sources and Acknowledgements

- © 2010 Agriculture and Agri-Food Canada. All rights reserved.
 - Soils Landscapes of Canada v2.2
 - Soils Landscapes of Canada v3.1
 - Soil Landscapes of Canada – Agricultural Extent v3.0
- Ecological Stratification Working Group. 1995. A National Ecological Framework for Canada. Report and national map at 1:7,500,000 scale. Ottawa: Agriculture and Agri-Food Canada, Research Branch, Centre for Land and Biological Resources Research; and Hull: Environment Canada, State of the Environment Directorate, Ecozone Analysis Branch.
- © 2007 Department of Natural Resources Canada. All rights reserved.
 - Atlas of Canada 1:1,000,000 National Frameworks Data
 - Administrative Boundaries
 - Roads
 - Rivers
 - Lakes
 - Islands
 - Populated Places
 - North American Atlas - Political Boundaries
- Bathymetric Data Reproduced from the GEBCO Digital Atlas published by the British Oceanographic Data Centre on behalf of IOC and IHO, 2003.

Disclaimer

Users are advised that the Minister and Department of Agriculture and Agri-Food Canada (AAFC) make no assurance or warranty of any kind concerning the accuracy, completeness, reliability, or suitability or fitness for purpose of the information. Responsibility for any and all risks associated with the interpretation and any use or application of the data rests solely with the user. Users using this data do so upon the express understanding and agreement that AAFC and its Minister, officers, servants, employees, and agents shall not be liable for any damages or losses whatsoever, whether direct or indirect, consequential, incidental, special or general, economic or otherwise, that may arise out of such use. While AAFC endeavours to provide useful and reasonably accurate data, users accept that this disclaimer means that NO LIABILITY shall attach for any use or application of this data.

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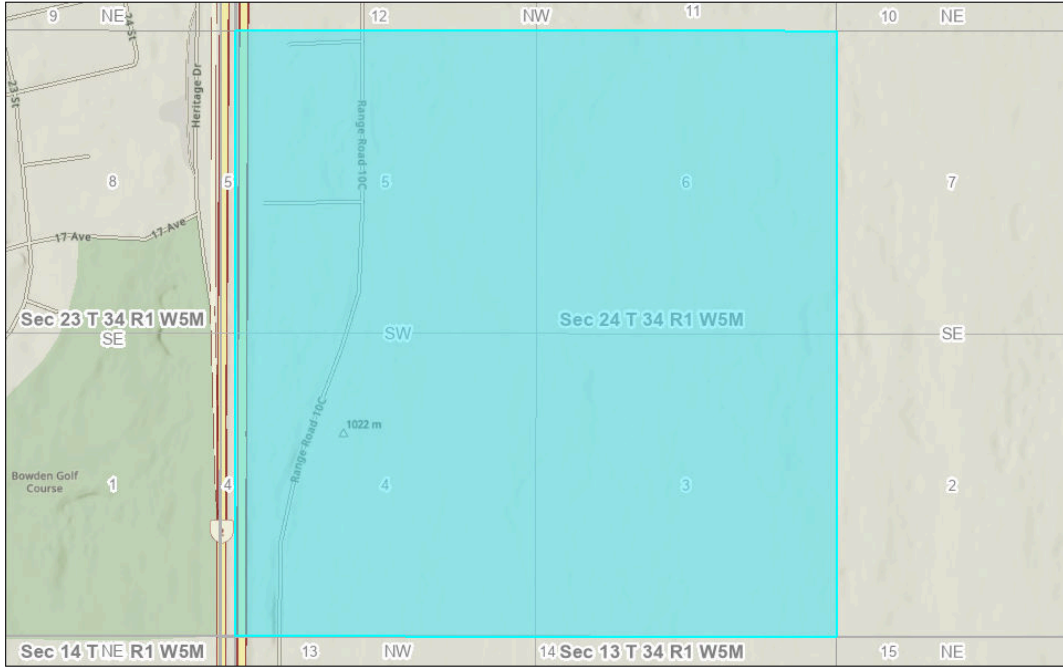
ENGINEERING
AND
ENVIRONMENTAL SERVICES

APPENDIX C: *ACIMS SEARCH DATA*

Area of Interest (AOI) Information

Area : 646,220.82 m²

May 15 2026 18:07:33 Mountain Daylight Time



ATS Legal Subdivision with Road Allowance Outline
 ATS Township Index Outline 8
 ATS Quarter Section with Road Allowance Outline
 ATS Legal SubDivision with Road Allowance Label Below Hydro
 ATS Section with Road Allowance Outline 4

0 0.05 0.1 0.19 mi
 0 0.07 0.15 0.3 km
 1:9,028
Esri, NASA, NGA, USGS, FEMA, Copyright Government of Alberta, Esri Community Maps Contributors, Esri, Canada, Esri, TomTom, Garmin.

Summary

Name	Count	Area(m ²)	Length(m)
Sensitive EO	0	0	N/A
Non Sensitive EO	0	0	N/A

While every effort has been made to ensure that the information accessible from this dataset is complete, accurate, and current, the Government of Alberta, their agents and employees are not liable for any loss or damage arising directly or indirectly from the possession, publication, or use of, or reliance on, that information. This information is provided "as is" without expressed or implied warranty.

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APPENDIX D: WATER WELL SURVEY



Alberta Water Well Information Database Map

Projection
 Web Mercator (Auxillary Sphere)
Datum
 WGS 84
Date
 5/15/2026, 6:08:09 PM

Legend
 ● Groundwater Drilling Report
 ◆ Baseline Water Well Report

<https://groundwater.alberta.ca/waterwells/d/>

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

[View in Metric](#)

[Export to Excel](#)

Groundwater Wells

Please click the water Well ID to generate the Water Well Drilling Report.

GIC Well ID	LSD	SEC	TWP	RGE	M	DRILLING COMPANY	DATE COMPLETED	DEPTH (ft)	TYPE OF WORK	USE	CHM	LT	PT	WELL OWNER	STATIC LEVEL (ft)	TEST RATE (igpm)	SC_DIA (in)
434688	SW	24	34	1	5	FORESTER WM	1961-06-01	192.00	Unknown	Unknown		2		RICHARDSON, J.	112.00	10.00	
434692	SW	24	34	1	5	UNKNOWN DRILLER	1973-01-09	120.00	Chemistry	Domestic	1			FYTEN, ELWOOD			0.00
9541001	SW	24	34	1	5	ABCO INTERNATIONAL INC.	2006-06-22	200.00	New Well	Domestic		8		HEADWATER EQUIPMENT	58.42		6.63



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 434688
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

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

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name RICHARDSON, J.		Address BOWDEN			Town		Province		Country		Postal Code
Location	<i>1/4 or LSD</i> SW	<i>SEC</i> 24	<i>TWP</i> 34	<i>RGE</i> 1	<i>W of MER</i> 5	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
Measured from Boundary of _____ ft from _____ _____ ft from _____					GPS Coordinates in Decimal Degrees (NAD 83) Latitude <u>51.929690</u> Longitude <u>-114.019411</u> How Location Obtained Not Verified			Elevation <u>3275.00</u> ft How Elevation Obtained Estimated			

Drilling Information	
Method of Drilling Unknown	Type of Work Unknown
Proposed Well Use Unknown	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
90.00		Clay & Boulders	
192.00		Unknown	

Yield Test Summary			Measurement in Imperial
<i>Recommended Pump Rate</i> _____ igpm			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
1961/06/01	10.00	112.00	

Well Completion				Measurement in Imperial
<i>Total Depth Drilled</i>	<i>Finished Well Depth</i>	<i>Start Date</i>	<i>End Date</i>	
192.00 ft			1961/06/01	
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	192.00		
Surface Casing (if applicable)		Well Casing/Liner		
Size OD : _____ in		Size OD : _____ in		
Wall Thickness : _____ in		Wall Thickness : _____ in		
Bottom at : _____ ft		Top at : _____ 0.00 ft		Bottom at : _____ ft
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
Perforated by _____				
Annular Seal				
Placed from _____ ft to _____ ft				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : _____ in				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount _____				

Contractor Certification	
<i>Name of Journeyman responsible for drilling/construction of well</i> UNKNOWN NA DRILLER	<i>Certification No</i> 1
<i>Company Name</i> FORESTER WM	<i>Copy of Well report provided to owner</i> <i>Date approval holder signed</i>



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 434688
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

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

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name RICHARDSON, J.		Address BOWDEN			Town		Province		Country		Postal Code
Location	<i>1/4 or LSD</i> SW	<i>SEC</i> 24	<i>TWP</i> 34	<i>RGE</i> 1	<i>W of MER</i> 5	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
Measured from Boundary of _____ ft from _____ _____ ft from _____					GPS Coordinates in Decimal Degrees (NAD 83) Latitude <u>51.929690</u> Longitude <u>-114.019411</u> How Location Obtained Not Verified					Elevation <u>3275.00</u> ft How Elevation Obtained Estimated	

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level _____ in											
Is Artesian Flow _____					Is Flow Control Installed _____						
Rate _____ igpm					Describe _____						
Recommended Pump Rate _____ igpm					Pump Installed _____		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ ft					Type _____		Make _____		H.P. _____		
										Model (Output Rating) _____	
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____				
Remedial Action Taken _____					Gas _____		Depth _____ ft		Geophysical Log Taken _____		
										Submitted to ESRD _____	
Additional Comments on Well DRILLER REPORTS WATER FLOW FROM 100'										Sample Collected for Potability _____	Submitted to ESRD _____

Yield Test			Taken From Ground Level	Measurement in Imperial
			Depth to water level	
Test Date 1961/06/01	Start Time 12:00 AM	Static Water Level 112.00 ft		
			Pumping (ft)	Recovery (ft)
			Elapsed Time Minutes:Sec	
Method of Water Removal				
Type <u>Unknown</u>				
Removal Rate <u>10.00</u> igpm				
Depth Withdrawn From <u>0.00</u> ft				
If water removal period was < 2 hours, explain why				

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

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER	Certification No 1
Company Name FORESTER WM	Copy of Well report provided to owner Date approval holder signed



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 434692
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

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

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name FYTEN, ELWOOD		Address BOWDEN			Town		Province		Country		Postal Code
Location	<i>1/4 or LSD</i> SW	<i>SEC</i> 24	<i>TWP</i> 34	<i>RGE</i> 1	<i>W of MER</i> 5	<i>Lot</i>	<i>Block</i>	<i>Plan</i>	<i>Additional Description</i>		
Measured from Boundary of _____ ft from _____ _____ ft from _____					GPS Coordinates in Decimal Degrees (NAD 83) Latitude <u>51.929690</u> Longitude <u>-114.019411</u>			Elevation <u>3280.00</u> ft		How Elevation Obtained Estimated	
					How Location Obtained Not Verified						

Drilling Information	
Method of Drilling Unknown	Type of Work Chemistry
Proposed Well Use Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	

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

Well Completion				Measurement in Imperial
<i>Total Depth Drilled</i>	<i>Finished Well Depth</i>	<i>Start Date</i>	<i>End Date</i>	
120.00 ft		1972/02/07	1973/01/09	
Borehole				
Diameter (in)	From (ft)	To (ft)		
0.00	0.00	120.00		
Surface Casing (if applicable)		Well Casing/Liner		
Size OD : _____ 0.00 in		Size OD : _____ 0.00 in		
Wall Thickness : _____ 0.000 in		Wall Thickness : _____ 0.000 in		
Bottom at : _____ 0.00 ft		Top at : _____ 0.00 ft		
		Bottom at : _____ 0.00 ft		
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
Perforated by _____				
Annular Seal				
Placed from _____ 0.00 ft to _____ 0.00 ft				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : _____ 0.00 in				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount _____				

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



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 434692
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

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

GOWN ID

Well Identification and Location										Measurement in Imperial
Owner Name FYTEN, ELWOOD		Address BOWDEN			Town		Province		Country	Postal Code
Location	1/4 or LSD SW	SEC 24	TWP 34	RGE 1	W of MER 5	Lot	Block	Plan	Additional Description	
Measured from Boundary of _____ ft from _____ _____ ft from _____					GPS Coordinates in Decimal Degrees (NAD 83) Latitude <u>51.929690</u> Longitude <u>-114.019411</u>			Elevation <u>3280.00</u> ft		How Elevation Obtained Estimated
					How Location Obtained Not Verified					

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

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

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

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



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 9541001
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 2010/07/07

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

GOWN ID

Well Identification and Location										Measurement in Imperial	
Owner Name HEADWATER EQUIPMENT		Address 4400 - 9 AVENUE			Town LETHBRIDGE		Province ALBERTA	Country CANADA	Postal Code T1J 4K5		
Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
SW	24	34	1	5							
Measured from Boundary of					GPS Coordinates in Decimal Degrees (NAD 83)						
_____ ft from _____					Latitude <u>51.929697</u>		Longitude <u>-114.019495</u>			Elevation _____ ft	
_____ ft from _____					How Location Obtained					How Elevation Obtained	
					Not Verified					Not Obtained	

Drilling Information	
Method of Drilling Cable Tool	Type of Work New Well
Proposed Well Use Domestic	

Formation Log			Measurement in Imperial
Depth from ground level (ft)	Water Bearing	Lithology Description	
8.00		Topsoil	
12.00		Silty Sand	
31.00		Brown Shale	
79.00		Gray Shale	
106.00		Blue Shale	
164.00		Gray Shale & Sandstone	
188.00		Blue Shale	
200.00		Dark Gray Shale	

Yield Test Summary			Measurement in Imperial
Recommended Pump Rate <u>2.00 igpm</u>			
Test Date	Water Removal Rate (igpm)	Static Water Level (ft)	
2006/06/21		58.42	

Well Completion				Measurement in Imperial
Total Depth Drilled	Finished Well Depth	Start Date	End Date	
200.00 ft	200.00 ft	2006/06/12	2006/06/22	
Borehole				
Diameter (in)	From (ft)	To (ft)		
6.13	0.00	200.00		
Surface Casing (if applicable)		Well Casing/Liner		
Steel		Plastic		
Size OD : <u>6.63 in</u>		Size OD : <u>4.50 in</u>		
Wall Thickness : <u>0.188 in</u>		Wall Thickness : <u>0.235 in</u>		
Bottom at : <u>23.00 ft</u>		Top at : <u>20.00 ft</u>		
Bottom at : <u>200.00 ft</u>				
Perforations				
From (ft)	To (ft)	Diameter or Slot Width(in)	Slot Length (in)	Hole or Slot Interval(in)
90.00	190.00	0.500		0.00
Perforated by <u>Machine</u>				
Annular Seal				
Placed from _____ ft to _____ ft				
Amount _____				
Other Seals				
Type		At (ft)		
Screen Type				
Size OD : _____ in				
From (ft)	To (ft)	Slot Size (in)		
Attachment _____				
Top Fittings _____		Bottom Fittings _____		
Pack				
Type _____		Grain Size _____		
Amount _____				

Contractor Certification	
Name of Journeyman responsible for drilling/construction of well ROBERT FLINN	Certification No 3953AD
Company Name ABCO INTERNATIONAL INC.	Copy of Well report provided to owner Yes
	Date approval holder signed 2006/06/25



Water Well Drilling Report

[View in Metric](#) [Export to Excel](#)

GIC Well ID 9541001
GoA Well Tag No.
Drilling Company Well ID
Date Report Received 2010/07/07

GOWN ID

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

Well Identification and Location										Measurement in Imperial		
Owner Name		Address			Town		Province		Country		Postal Code	
HEADWATER EQUIPMENT		4400 - 9 AVENUE			LETHBRIDGE		ALBERTA		CANADA		T1J 4K5	
Location		1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description		
SW		24	34	1	5							
Measured from Boundary of						GPS Coordinates in Decimal Degrees (NAD 83)						
_____ ft from _____						Latitude <u>51.929697</u>		Longitude <u>-114.019495</u>		Elevation _____ ft		
_____ ft from _____						How Location Obtained						
Not Verified						Not Obtained						

Additional Information										Measurement in Imperial	
Distance From Top of Casing to Ground Level _____ in											
Is Artesian Flow _____					Is Flow Control Installed _____						
Rate _____ igpm					Describe _____						
Recommended Pump Rate _____ 2.00 igpm					Pump Installed _____		Depth _____ ft				
Recommended Pump Intake Depth (From TOC) _____ 185.00 ft					Type _____		Make _____		H.P. _____		
										Model (Output Rating) _____	
Did you Encounter Saline Water (>4000 ppm TDS) _____					Depth _____ ft		Well Disinfected Upon Completion _____				
Remedial Action Taken _____					Gas _____		Depth _____ ft		Geophysical Log Taken _____		
										Submitted to ESRD _____	
										Sample Collected for Potability _____	
										Submitted to ESRD _____	
Additional Comments on Well											
DRILLER NOTES: WELL WAS BAILED DRY. LET STAND 10 MINS & THEN BAILED 25 GALS WERE TAKEN OUT. THIS WAS DONE FOR 3.5 HRS - EACH TIME SAME AMOUNT WOULD COME IN AFTER WAIT OF 10 MINS. I FEEL WELL CAN BE PUMPED MAX OF 2 GPM DUE TO HIGH STATIC. PUMP SET 185'											

Yield Test			Taken From Ground Level		Measurement in Imperial	
			Depth to water level			
Test Date	Start Time	Static Water Level				
2006/06/21	2:00 PM	58.42 ft				
			Pumping (ft)	Elapsed Time	Recovery (ft)	
				Minutes:Sec		
Method of Water Removal						
Type _____						
Removal Rate _____ igpm						
Depth Withdrawn From _____ ft						
If water removal period was < 2 hours, explain why						

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

Contractor Certification			
Name of Journeyman responsible for drilling/construction of well		Certification No	
ROBERT FLINN		3953AD	
Company Name		Copy of Well report provided to owner	Date approval holder signed
ABCO INTERNATIONAL INC.		Yes	2006/06/25

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APPENDIX E: *ENVIRONMENTAL PROTECTION ORDERS*

[Home](#)

Historical environmental enforcement search

Find historical enforcement records taken against a company or individual related to Alberta Environment and Protected Areas legislation.

On this page:

- [Suggestions for searching](#)
- [Search enforcements](#)
- [Search Results](#)
- [Legend: Act codes and names](#)

Search historical compliance enforcement records taken against a company or individual related to Alberta Environment and Protected Areas current and past legislation.

Alberta Energy Regulator (AER) enforcement actions are not included in this database. To access AER enforcement records, visit the AER website at:

- [Compliance Dashboard](#)

Suggestions for searching

The Accountable Party field in the lookup tool is not case specific.

To improve search results on Accountable Party(s), note the following tips:

- When searching for corporations ending in Limited, Ltd, Incorporated and/or Inc, type only the first portion of the corporate name to capture possible variations. (Example: ABC Company)
- If you are unsure of the exact title of a company, type partial spellings to improve search results. (Example: ABC Company type only ABC)
- When searching for an individual, type the last name first and use only partial spellings (Example: for John Smith type Smith, J or just Smith to capture any/all variations).
- Use the name when a Municipality is the accountable party:
(Example: City of Lethbridge type Lethbridge, City or Municipal District of Opportunity type Opportunity No. 17, Municipal District)

The enforcement search tool summarizes data collected at different points in time and does not necessarily represent the most current information available. This information is provided without warranty of any kind, and the department disclaims any liability for losses or damages resulting from the use of or reliance on this information.

Search Results

We found 0 matches using the following search criteria:

Accountable Party: "Tracker Sales Ltd."
 Action: All
 Date range: From 1/1/1970 To 5/15/2026

Search completed on 5/15/2026

Legend: Act codes and names

Act code	Act name
ACA	Agricultural Chemicals Act
AEPEA, AEPEA(R)	Environmental Protection and Enhancement
BCA	Beverage Container Act

CAA	Clean Air Act
CC	Criminal Code of Canada
CCEMA	Climate Change and Emissions Management Act
CEPA	Canadian Environmental Protection Act
CWA	Clean Water Act
DEA	Department of the Environment Act
DGTHA	Dangerous Goods Transportation and Handling Act
EMCRA	Emissions Management and Climate Resilience Act
FA, FEDFISH, FFA	Fisheries Act (Canada)
FRSTA	Forests Act
HCA	Hazardous Chemicals Act
LA	Litter Act
MBCA	Migratory Birds Convention Act, 1994
OH&S	Occupational Health and Safety Act
PCPA	Pest Control Products Act
PLA	Public Lands Act
TDGA	Transportation of Dangerous Goods Act
TDGCA	Transport of Dangerous Goods Control Act
WA	Water Act
WRA	Water Resources Act

Contact

If you have questions about the enforcement actions records search, or require assistance with a search, contact the Environmental Investigations Section at:

Email: EPA.RAD-EnvironmentalInvestigations@gov.ab.ca

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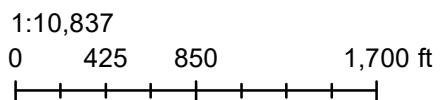
APPENDIX F: *ABADATA SEARCH*

110-2649



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

Friday, May 15, 2026





Pipeline Information

ATCO GAS AND PIPELINES LTD. | AB00002029 - 139

Government Pipeline Data Current to May 8, 2026

Permit Date:		License Date:	April 3, 2003
From Location:	12-24-34-1 W5M PL	To Location:	8-23-34-1 W5M PL
Length:	0.58 kms 0.36 mi	Status:	O
Substance:	NG	H₂S:	0 mol/kmol 0 ppm
Outside Diameter:	168.3 mm 6.63 "	Wall Thickness:	4.78 mm 0.188 "
Material:	S	Type:	5L
Grade:	B	Max Operating Pressure:	4960 kPa 719 psi
Joints:	W	Internal Coating:	U
Stress Level:	36 %	Environment:	
Liner Grade:		Liner Type:	
Original License Issue Date:		Construction Date:	
Original License/Line No:	0 - 0	NEB Registration:	
Last Occurrence Year:	2003		

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APPENDIX G: ASCA SEARCH



**Safety
Codes
Council**

Alberta Safety Codes Authority

May 19, 2026

Trent Thompson
Bolson Engineering
21707 80 Ave NW,
Edmonton, AB T5T 4S2

Email: tthompson@bolson.ca

Re: ASCA Storage Tank Search - Your File# 110-2649 Order ID# 24704

Dear Trent,

As per your resubmitted search request submitted on May 19, 2026, Alberta Safety Codes Authority (ASCA) has searched the storage tank database for existing and former installations of storage tank systems, as defined by the Fire Code, including those known to be inside structures at the following addresses:

The search of the storage tank database determined **no records** were available for the requested location(s)

1910 Access Road Bowden, AB|C; 0111417

The *Access to Information Act (ATIA)* and the *Protection of Privacy Act (POPA)* governs the information provided.

Please note that the database is not complete. The main limitation of the database is that it only includes information reported through registration and permitting, or a survey of abandoned sites completed in 1992 and should not be considered a comprehensive inventory of all past or present storage tank sites. ASCA's storage tank systems database is solely maintained based on information provided by owners, and/or operators of storage tank systems; therefore, the database may not reflect information related to all existing or former storage tank systems in Alberta. Further information on storage tank systems or investigations involving a spill/release or contamination may be filed with the local fire service or Alberta Environment.

Regards,

Fredwatson Desroches
Program Advisor, Client Support Services
Safety Codes Service Delivery & Accreditation
Safety Codes Council | safetycodes.ab.ca
(587) 415-4082 | toll-free 1-888-413-0099

BOLSON

ENGINEERING
AND
ENVIRONMENTAL SERVICES

APPENDIX H: *ESAR SEARCH*

+ Search by Location

- **X**

🏠 Search by ATS

Result

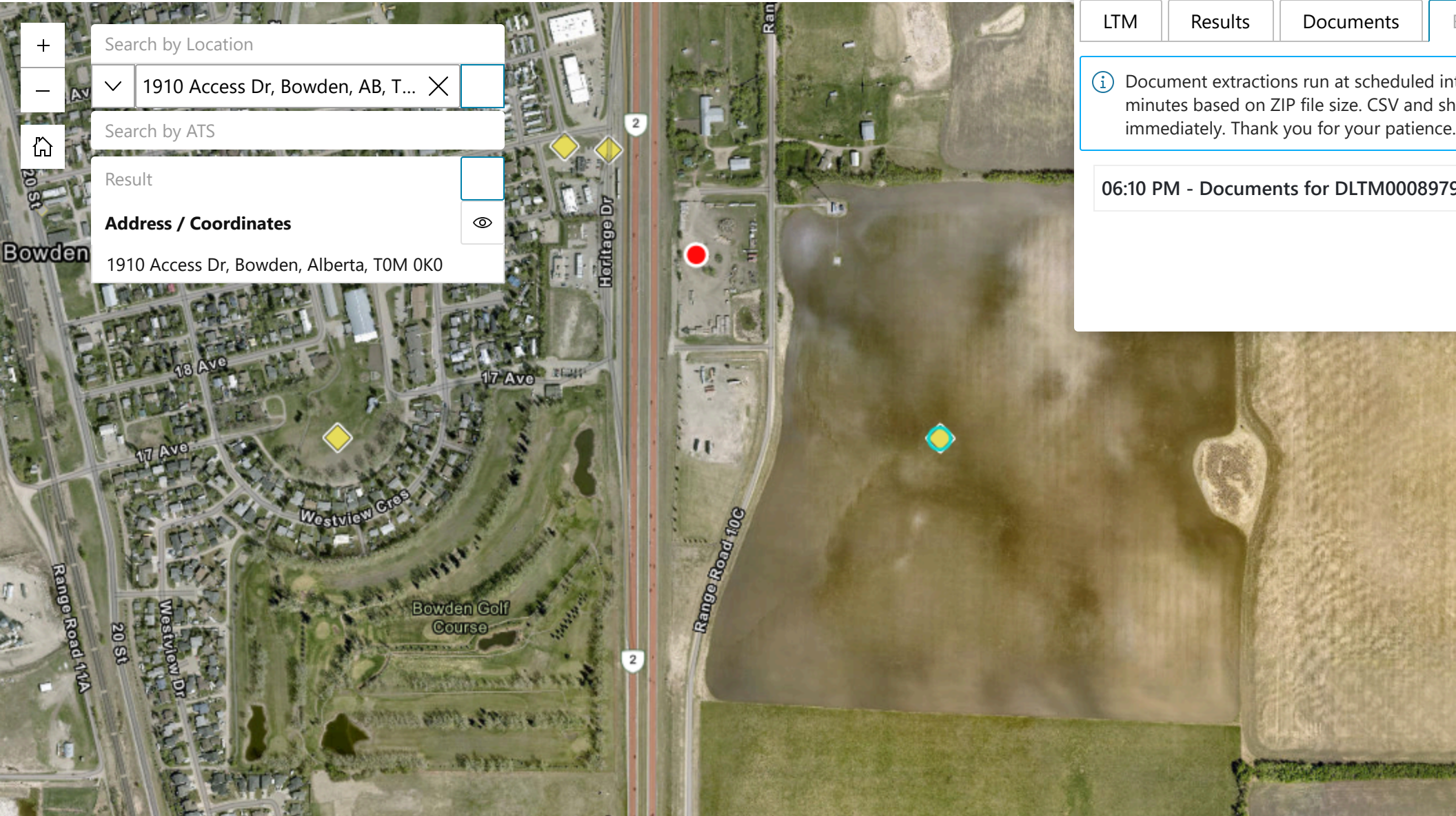
Address / Coordinates

1910 Access Dr, Bowden, Alberta, T0M 0K0

LTM **Results** **Documents**

i Document extractions run at scheduled intervals based on ZIP file size. CSV and shapefiles are generated immediately. Thank you for your patience.

06:10 PM - Documents for DLTM0008979



Memorandum

April 29, 2024

File No. 00081072

Subject: Note to File Regarding No Current Action Required
Former Bowden Service Station (8882527)
Bowden, Alberta

Imperial Oil Ltd. retained Morrow Environmental Consultants Inc. to undertake the Confirmatory Soil and Groundwater Sampling outlined in the report titled Confirmatory Soil and Groundwater Sampling, Former Imperial Oil Limited, Service Station, Highway 2 Northbound, Bowden, AB (Location 882527), dated 1997-09-17. Based on the results of the report, the consultant concluded that the soil and ground water samples contained hydrocarbon constituents which were less than the AEP Level II RMS for course grained soils and that no further actions were warranted at the time.

Alberta Environment and Protected Areas (EPA) reviewed the file in April 2024. Based on EPA's review, it was concluded that exceedances of TVH, Benzene and Xylene in soil and/or groundwater of the current 2022 Alberta Tier 1 Soil and Groundwater Remediation Guidelines were present on-site. However, EPA determined that the residual contamination would have likely naturally attenuated and the risk to any relevant receptors was low. As a result, no further assessment or follow-up associated with the reported release is required at the site at this time. This acceptance is subject to the further conditions noted below.

EPA's acceptance of the site condition is based on the information provided in the submitted document(s) and relates only to the matters within the scope of the document(s). EPA relies on the information provided to be accurate and truthful. This evaluation may be changed if new information becomes available or concerns arise regarding contaminants on or off-site. No additional site monitoring was performed by EPA.

The review presented in this letter is based on the remediation process and objectives presented in the 2022 Alberta Tier 1 Soil and Groundwater Remediation Guidelines and the 2022 Alberta Tier 2 Soil and Groundwater Remediation Guidelines, as adopted by the Remediation Regulation. This letter is not intended to absolve any party from the potential for future liability for remediating this site in situations where either the land use may change, or additional concerns arise from the contaminants remaining on or off-site.

This memo does not provide regulatory liability closure, and in the event that any new or residual impacts related to this reported release of substances result in an adverse effect in the future, remedial measures will be required.

This evaluation will not be accepted for the purposes of, and is not a substitute for, a Remediation Certificate (either limited or site-based), or a Tier 2 Compliance Letter. To receive regulatory liability closure and be protected against required further action or future guideline changes, a current Phase II ESA would be required to determine if the site meets the current 2022 Alberta Tier 1 or 2 Soil and Groundwater Remediation Guidelines, prior to applying for a Remediation Certificate.

Mark Pickering
Contaminated Sites Coordinator

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AND
ENVIRONMENTAL SERVICES

APPENDIX I: *LAND TITLE SURVEY*



LAND TITLE CERTIFICATE

S
LINC SHORT LEGAL TITLE NUMBER
0028 851 061 0111417;C 081 094 683

LEGAL DESCRIPTION
PLAN 0111417
BLOCK C
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.1 HECTARES (5.19 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;34;24;SW

MUNICIPALITY: TOWN OF BOWDEN

REFERENCE NUMBER: 061 239 879

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
081 094 683	12/03/2008	TRANSFER OF LAND	\$398,050	\$125,069

OWNERS
TRACKER SALES LTD.
OF 101, 4706-48 AVE
RED DEER
ALBERTA T4N 6J4

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
8164HC .	04/01/1957	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7901HC
121 180 400	19/07/2012	MORTGAGE MORTGAGEE - ALBERTA TREASURY BRANCHES. 6794-50 AVE RED DEER

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

ALBERTA T4N4E1
ORIGINAL PRINCIPAL AMOUNT: \$750,000

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MAY,
2026 AT 05:32 P.M.

ORDER NUMBER: 57176138

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

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

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



HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON MARCH 12, 2008

S
LINC SHORT LEGAL TITLE NUMBER
0028 851 061 0111417;C 061 239 879

LEGAL DESCRIPTION
PLAN 0111417
BLOCK C
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.1 HECTARES (5.19 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;34;24;SW

MUNICIPALITY: TOWN OF BOWDEN

REFERENCE NUMBER: 011 143 019

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
061 239 879	15/06/2006	TRANSFER OF LAND	\$500,000	\$500,000

OWNERS

721433 ALBERTA LTD.
OF BOX 403
SEDGWICK
ALBERTA T0B 4C0

ENCUMBRANCES, LIENS & INTERESTS		
REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
8164HC	04/01/1957	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7901HC
921 008 488	14/01/1992	CAVEAT RE : ASSIGNMENT OF LEASE CAVEATOR - ROGERS CANTEL INC. ATTN: JOHN STEIN

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
061 239 879

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O PARLEE MCLAWS
3400, 707-8 AVE SW
CALGARY
ALBERTA T2P1H5
AGENT - JOHN STEIN

061 239 880 15/06/2006 MORTGAGE
MORTGAGEE - ALBERTA TREASURY BRANCHES.
13703 97 STREET NW
EDMONTON
ALBERTA T5E4C1
ORIGINAL PRINCIPAL AMOUNT: \$350,000

061 239 881 15/06/2006 CAVEAT
RE : ASSIGNMENT OF RENTS AND LEASES
CAVEATOR - ALBERTA TREASURY BRANCHES.
12703-97 ST
EDMONTON
ALBERTA T5E4C1
AGENT - DARREN L RICHARDS

081 088 776 07/03/2008 DISCHARGE OF MORTGAGE 061239880

081 088 777 07/03/2008 DISCHARGE OF CAVEAT 061239881

081 094 683 12/03/2008 TRANSFER OF LAND
OWNERS - TRACKER SALES LTD.
101, 4706-48 AVE
RED DEER
ALBERTA T4N6J4
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 007

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MAY,
2026 AT 05:32 P.M.

ORDER NUMBER: 57176138

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

(CONTINUED)

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

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



HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON JUNE 15, 2006

S
LINC SHORT LEGAL TITLE NUMBER
0028 851 061 0111417;C 011 143 019

LEGAL DESCRIPTION
PLAN 0111417
BLOCK C
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 2.1 HECTARES (5.19 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE
ATS REFERENCE: 5;1;34;24;SW

MUNICIPALITY: TOWN OF BOWDEN

REFERENCE NUMBER: 011 143 017
001 127 175

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
011 143 019	25/05/2001	SUBDIVISION PLAN		

OWNERS
TRACKER SALES LTD.
OF 181 GRAND AVENUE
NORGLIWOLD
ALBERTA T4S 1S5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
8164HC .	04/01/1957	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7901HC
921 008 488	14/01/1992	CAVEAT RE : ASSIGNMENT OF LEASE CAVEATOR - ROGERS CANTEL INC. ATTN: JOHN STEIN

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
011 143 019

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

C/O PARLEE MCLAWS
3400, 707-8 AVE SW
CALGARY
ALBERTA T2P1H5
AGENT - JOHN STEIN

001 127 176 12/05/2000 MORTGAGE
MORTGAGEE - ROYAL BANK OF CANADA.
2 FL, 4943 ROSS ST
RED DEER
ALBERTA T4N1Y1
ORIGINAL PRINCIPAL AMOUNT: \$197,370

061 237 617 14/06/2006 DISCHARGE OF MORTGAGE 001127176

061 239 879 15/06/2006 TRANSFER OF LAND
OWNERS - 721433 ALBERTA LTD.
BOX 403
SEDGWICK
ALBERTA T0B4C0
NEW TITLE ISSUED

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MAY,
2026 AT 05:32 P.M.

ORDER NUMBER: 57176138

CUSTOMER FILE NUMBER:



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HISTORICAL LAND TITLE CERTIFICATE
TITLE CANCELLED ON MAY 25,2001

S
LINC SHORT LEGAL TITLE NUMBER
0028 851 046 5;1;34;24;SW 011 143 017

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 34
SECTION 24
THAT PORTION OF THE SOUTH WEST QUARTER
LYING WITHIN BLOCK C ON PLAN 011----
WHICH LIES WITHOUT BLOCK B ON PLAN 8111118
CONTAINING 0.730 HECTARES (1.80 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REFERENCE NUMBER: 171F143 .

REGISTERED OWNER(S)					
REGISTRATION	DATE (DMY)	DOCUMENT	TYPE	VALUE	CONSIDERATION
011 143 017	25/05/2001	TRANSFER OF PART	OF LAND	\$20,000	\$20,000

OWNERS

TRACKER SALES LTD.
OF 181 GRAND AVENUE
NORGLENWOLD
ALBERTA T4S 1S5

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
8164HC .	04/01/1957	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7901HC

921 008 488 14/01/1992 CAVEAT

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

RE : ASSIGNMENT OF LEASE
CAVEATOR - ROGERS CANTEL INC.
ATTN: JOHN STEIN
C/O PARLEE MCLAWS
3400, 707-8 AVE SW
CALGARY
ALBERTA T2P1H5
AGENT - JOHN STEIN

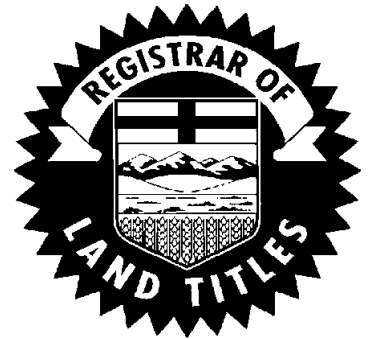
011 143 019 25/05/2001 SUBDIVISION PLAN 0111417
TITLE CANCELLED IN FULL

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN
ACCURATE REPRODUCTION OF THE CERTIFICATE OF
TITLE REPRESENTED HEREIN THIS 15 DAY OF MAY,
2026 AT 05:32 P.M.

ORDER NUMBER: 57176138

CUSTOMER FILE NUMBER:



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OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



HISTORICAL LAND TITLE CERTIFICATE

TITLE CANCELLED ON MAY 25,2001

S
LINC SHORT LEGAL TITLE NUMBER
0021 159 876 5;1;34;24;SW 171F143

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 1 TOWNSHIP 34
SECTION 24
QUARTER SOUTH WEST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING:

PLAN	NUMBER	HECTARES	ACRES
HIGHWAY	1051IX	1.80	(4.45)
SUBDIVISION	3029JK	1.21	(3.01)
ROAD WIDENING	6745JK	0.845	(2.09)
SUBDIVISION	8111118	0.809	(2.00)
ROAD	9111104	4.04	(9.98)

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: RED DEER COUNTY

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
171F143	23/05/1972		\$24,865	REF. 7998LF

OWNERS

ARTHUR MARSHALL (FARMER)
OF BOWDEN
ALBERTA T0M 0K0

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION	DATE (D/M/Y)	PARTICULARS
8164HC	04/01/1957	UTILITY RIGHT OF WAY GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY LIMITED. AS TO PORTION OR PLAN:7901HC

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
171F143 .

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
9026HC .	08/02/1957	MORTGAGE MORTGAGEE - MONTREAL TRUST COMPANY. "MORTGAGE OF UTRW NO. 8164HC"
7999LF .	23/05/1972	MORTGAGE MORTGAGEE - FARM CREDIT CORPORATION. ORIGINAL PRINCIPAL AMOUNT: \$39,000
751 018 328	04/03/1975	UTILITY RIGHT OF WAY GRANTEE - UTILICORP NETWORKS CANADA (ALBERTA) LTD. "30 FT BY 30 FT" (DATA UPDATED BY: TRANSFER OF UTILITY RIGHT OF WAY 001293587)
751 032 340	15/04/1975	POSTPONEMENT OF MORT 7999LF. TO UTRW 751018328
921 008 488	14/01/1992	CAVEAT RE : ASSIGNMENT OF LEASE CAVEATOR - ROGERS CANTEL INC. ATTN: JOHN STEIN C/O PARLEE MCLAWS 3400, 707-8 AVE SW CALGARY ALBERTA T2P1H5 AGENT - JOHN STEIN
941 107 612	30/04/1994	DISCHARGE OF MORTGAGE 9026HC.
991 325 760	04/11/1999	DISCHARGE OF MORTGAGE 7999LF. AND POSTPONEMENT 751032340
001 293 587	16/10/2000	TRANSFER OF UTILITY RIGHT OF WAY 751018328 TRANSFEREES - UTILICORP NETWORKS CANADA (ALBERTA) LTD.
011 143 017	25/05/2001	TRANSFER OF PART OF LAND OWNERS - TRACKER SALES LTD. 181 GRAND AVENUE NORGLLENWOLD ALBERTA T4S1S5 NEW TITLE ISSUED

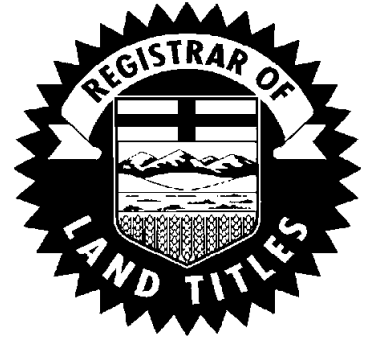
TOTAL INSTRUMENTS: 010

(CONTINUED)

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ORDER NUMBER: 57176138

CUSTOMER FILE NUMBER:



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