PHASE I ENVIRONMENTAL SITE ASSESSMENT
13053A Highway 16E
Vermilion River County No. 24, AB

PREPARED FOR:

George and Joanne Quickstad

PREPARED BY:

Vista Environmental Science Ltd.

PROJECT NO:

V102129

DATE:

September 2026

EXECUTIVE SUMMARY

Vista Environmental Science Ltd. (Vista) was retained on August 29, 2026, through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by a representative of George and Joanne Quickstad (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 13053A Highway 16E, Vermilion River County No. 24, Alberta (hereafter referred to as the Site).

The Site is a rectangular-shaped property zoned as Industrial - Medium (M). At the time of the Site Inspection, the Site consisted of one industrial building (Site Building) in the southwest portion, a single-family residential (SFR) dwelling with a detached garage in the southeast portion, and a Quonset structure north of the Site Building. The current occupants at the Site consisted of The Tent Guys and PCRW Canada.

A concrete apron was situated along the south exterior of the Quonset structure. A concrete driveway was situated along the north exterior of the detached garage. The remainder of the Site consisted of grassed and graveled areas.

Vista was advised by the Client that the purpose of the Phase I ESA was to assess potential areas of environmental liabilities associated with current/historical activities in order to facilitate the sale of the Site. The Phase I ESA is also used to determine if additional assessments (i.e., a Phase II ESA) are required.

As part of the Phase I ESA, Vista reviewed available historical and current information pertaining to the Site, including aerial photographs, regulatory records, well/pipeline records, as well as available spill and complaint records. Interviews and a Site Inspection were conducted to assess the Site for evidence of potential environmental concern.

The Phase I ESA was completed in general accordance with the Canadian Standards Association (CSA) document "Z768-01 Phase I Environmental Site Assessment", dated November 2001 (CSA, 2001) and reaffirmed in 2022, and the Alberta Environment and Protected Areas (EPA) document entitled "Alberta Environmental Site Assessment Standard", dated February 24, 2016 (EPA, 2016).

The Site has historically consisted of residential and industrial land use since its initial development in approximately 1965 and 1986, respectively. Prior to development, the Site appeared to consist of vacant, agricultural/ forested land.

Based on the results of the Phase I ESA completed by Vista, no areas of potential environmental concern were identified that are likely to result in potential subsurface impacts at the Site, as such, no further work (i.e., Phase II ESA) is recommended at this time.

Given the year of construction of the Site Building (approximately 1986), there is a potential for polychlorinated biphenyls (PCB), asbestos-containing materials (ACM), and lead-based paints (LBP) to be present within Site the Building. A hazardous materials assessment was not completed since the scope of a Phase I ESA excludes the detailed sampling of construction building materials.

The potential presence of ACM could result in management issues and future costs if renovation or demolition activities are undertaken at the Site. The extent of such potential hazardous material concerns through detailed sampling was not part of the scope of this Phase I ESA.

This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.

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1.0 INTRODUCTION

1.1 Location and Background

Vista Environmental Science Ltd. (Vista) was retained on August 29, 2026, through an Authorization to Proceed, Limitation of Liability and Terms of Engagement contract form signed by a representative of George and Joanne Quickstad (Client) to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 13053A Highway 16E, Vermilion River County No. 24, Alberta (hereafter referred to as the Site).

Vista was advised by the Client that the purpose of the Phase I ESA was to assess potential and actual areas of environmental concern associated with past/present activities in order to facilitate the sale of the Site.

The Site is within the Alberta Township Survey (ATS) system, located within NW-33-049-01, W4M, specifically at Lot D and Plan 465RS.

Maps of the Site and the adjacent properties are included in *Appendix I - Figures*.

1.2 Scope of Work

Vista prepared this report in general accordance with the Canadian Standards Association (CSA) document "Z768-01 Phase I Environmental Site Assessment" (CSA, 2001) and the Alberta Environment and Protected Areas (EPA) document entitled "Alberta Environmental Site Assessment Standard", dated February 24, 2016 (EPA, 2016). This included a review of readily available historical and regulatory records, a review of historic land uses (using land titles and aerial photographs), a Site Inspection, interviews and an evaluation of information within provided reporting (all subject to the limitations in Section 8.0 of this report).

The objective of the Phase I ESA is to identify areas of potential environmental concern associated with past and present activities that have taken place on the Site or adjacent properties. The results of the Phase I ESA can also be used to determine whether additional assessments (i.e., Phase II ESA) or measures are required.

A Phase I ESA assists in reducing uncertainty about potential environmental liabilities and can be used as a basis for further investigation of a Site. Potential concerns may be related to historical on-Site activity, historical adjacent property activity, infrastructure or disposal areas, chemical storage, use of chemicals at the Site, current/historical oil and gas activity, building materials, pesticides, and fertilizers.

A Phase I ESA involves evaluating and reporting on information collected from public records, interviews and a Site Inspection. A Site Inspection was completed by Vista on September 1, 2026, and was accompanied by a knowledgeable Site Representative (the Site Representative was indicated by the Client).

A Phase I ESA does not include any sampling or testing of air, soil, groundwater, or surface water. These activities are carried out in a Phase II ESA, if required.

2.0 SITE DESCRIPTION

2.1 Site Reconnaissance

On September 1, 2026, Vista conducted a Site Inspection.

The Site Inspection included an interview with personnel familiar with the history of the Site, the Site Building, and the immediate surrounding area. The most knowledgeable person of these conditions is the Site owner since 2001, hereafter referred to as the Site Representative.

The Site Representative and further Site reconnaissance indicated the following regarding the historical occupancy/ operations at the Site:

- The Site Building was constructed in approximately 1986, on land that was previously developed with a single-family residential (SFR) dwelling and a detached garage (1965 - present day).
- The Site Building underwent a renovation in approximately 2004, which consisted of a square-shaped addition to the south portion.
- The SFR dwelling has been vacant since Spring 2026.
- George Anton Quickstad and Joanne Mary Quickstad have been the sole owners of the Site since 2002.
- The current tenants residing at the Site are listed below:
  - The Tent Guys
    - Provides outdoor event tent, table, and chair rental services.
  - PCRW Canada
    - Provides portable winch sales and supply services.
- The previous occupant at the Site in approximately 2002 was Clearview Satellite, which provided TV satellite installation services.
- A Phase I ESA has not historically been conducted at the Site.
- No underground storage tanks (USTs) have historically resided or are currently residing at the Site.
- Aboveground storage tanks (ASTs) are present at the Site. See section *5.3 Aboveground and Underground Storage Tanks* for more information.
- The Site has not hosted a historic dry cleaner, retail fuel outlet (RFO), or any operation which may have included USTs.
- No spills or releases have been reported on-Site since the Site was developed.

The qualifications of the Vista personnel involved in the preparation of this report are presented in *Appendix V – Qualifications of Assessors*.

2.2 Site Location and Physical Description

The Site is a rectangular-shaped property zoned as Industrial - Medium (M). At the time of the Site Inspection, the Site consisted of one industrial building (Site Building) in the southwest portion, an SFR dwelling with a detached garage in the southeast portion, and a Quonset structure north of the Site Building. The current occupants at the Site consisted of The Tent Guys and PCRW Canada.

A concrete apron was situated along the south exterior of the Quonset structure. A concrete driveway was situated along the north exterior of the detached garage. The remainder of the Site consisted of grassed and graveled areas.

The Site Building is a steel and concrete structure which was constructed in approximately 1986.

The Site Building underwent a renovation in approximately 2004, which consisted of a square-shaped addition to the south portion.

A summary of the Site physical description, including the Site Building, is provided below:

Topic	Detailed Description
Site Building	One, located in the southwest portion of the Site.
Approximate Site Area	4.27 acres (1.73 hectares).
Approximate Total Area of Building(s)	300 square meters (m^2) (3,220 square feet [ft^2]).
Number of Floors (including ground level)	The Site Building is predominantly one-storey with a second floor mezzanine in the northeast portion.
Paved/Sealed Surfaces	Paved surfaces were situated in the north and south portions.
Landscaped/grassed areas	Grassed areas were situated throughout the Site.
Bare Ground, gravel, or natural areas	Graveled areas were situated throughout the Site.
Fenced area(s)	Wood and corrugated metal fencing was situated along a portion of the west property line. Barbed wire fencing was situated along a portion of the north property line. Wooden fencing was situated south of the SFR dwelling.

A Site Location Map (Figure 1) and Site and Surrounding Land Use Map (Figure 2) are included in *Appendix I - Figures*. Photographs of the Site and surrounding properties are provided in *Appendix IV - Photographs*.

2.3 Topographic, Geological and Hydrogeological Conditions

The topographic conditions of the Site and surrounding properties were observed and noted during the Site Inspection which took place on September 1, 2026. Topographic conditions and how they relate to geological and hydrogeological conditions and Site drainage patterns are described below:

Topic	Detailed Description
Topography of Site and surrounding area	The Site and surrounding area to all directions are generally flat.
Site grade relative to adjoining properties	The Site is at a similar grade to adjoining properties.
Fill materials	None observed and none reported by the Site Representative.
Inferred depth to groundwater	Unknown based on the information reviewed.

Topic	Detailed Description
Nearest open body of water	A stormwater pond is situated approximately 13 meters (m) west of the Site.
Inferred groundwater flow direction	Unknown based on the information reviewed.
Areas of pooling or standing water	None observed.
Surface Geology	Fluted Moraine: Glacially streamlined sediments, mainly till; terrain varies from alternating furrows and ridges to elongated smoothed hills which parallel the inferred local ice-flow direction; includes flutes, drumlins, and drumlinoids.
Bedrock Geology	Lea Park Formation: Medium to dark grey mudstone; thin stringers of fine-grained, tan siltstone to fine-grained sandstone; thin-bedded, light grey bentonite; sideritic concretions; calcite veining common; intertongues with shallow to marginal-marine sandstone of the lower Belly River Group in east-central Alberta; mudstone tongues in ascending stratigraphic order: Shandro, Vanesti, Grizzly Bear, and Mulga; marine.

2.4 Site Operations and Activities

At the time of the Site Inspection, the Site consisted of one industrial building (Site Building) in the southwest portion, an SFR dwelling and detached garage in the southeast portion, and a Quonset structure north of the Site Building. A concrete apron was situated along the south exterior of the Quonset structure. A concrete driveway was situated along the north exterior of the detached garage. The remainder of the Site consisted of grassed and graveled areas.

Additional details regarding the Site:

- The current tenants residing at the Site are listed below:
  - The Tent Guys
    - Provides outdoor event tent, table, and chair rental services.
    - Located in the Site Building and Quonset structure.
  - PCRW Canada
    - Provides portable winch sales and supply services.
    - Located in the portable office trailer.
- The Site Building consisted of a shop containing several steel shelving units with outdoor event equipment, and a second-floor mezzanine for the storage of additional equipment.
- The Quonset structure contained several steel shelving units with tents.
- A portable office trailer was located at the east exterior of the Site Building.
- Three storage containers were located at the west exterior of the Site Building, utilized for the storage of event tables.
- Eight storage containers were located in the northwest portion of the Site, utilized for the storage of event chairs, tables and tents for The Tent Guys.
- One storage container was located east of the detached garage in the southeast portion of the Site, inferred to contain recycling.
- An SFR dwelling and a detached garage were located in the southeast portion of the Site.
- An empty storage shed was situated south of the SFR dwelling.
- See sections *5.2 Hazardous Materials, Chemicals and Recyclables* and *5.3 Aboveground and Underground Storage Tanks* for a detailed list of the chemicals and empty ASTs observed at the Site.

3.0 HISTORICAL RECORDS REVIEW

3.1 Land Title

A copy of the current land title was obtained by Vista from the Government of Alberta's (GoA's) Spin 2 online registry (GoA, 2026c). Based on information listed within the title document, the Site is listed as Lot D and Plan 465RS. The land title indicated that George Anton Quickstad and Joanne Mary Quickstad was listed as the registered owner of the Site at the time of this assessment.

No liens or other encumbrances indicating potential environmental concern were noted within the current title.

A copy of the land title is presented in *Appendix II – Historical Records.*

3.2 Previous Reports

No previous reports (i.e., Phase I ESAs, geological, or geotechnical reports) were provided for Vista's review and, according to the Site Representative, none are available.

3.3 Government of Alberta Environmental Records Viewer

A search was conducted through the GoA's Environmental Records Viewer (ERV) for long-term management (LTM) cases. The ERV LTM contains documents and data related to any unauthorized releases, and ongoing remedial measures required to manage potential contamination for properties located throughout Alberta. (GoA, 2026a)

The database search results indicated that no information was available for the Site and surrounding area within 150 m (GoA, 2026a).

Search results from the GoA are provided in *Appendix II – Historical Records.*

3.4 Aerial Photography Review

Historical aerial photographs were obtained from the EPA Aerial Photograph Record System (EPA, 2026a) to summarize information regarding the historical land use of the Site and surrounding area. In addition to the EPA provided photographs, Vista also reviewed Google Earth™ satellite imagery dated 2004, 2011, 2019, and 2026 (Google, 2026).

Aerial photography prior to 1949 was not reviewed by Vista due to the absence of development at the Site and surrounding area.

A summary of the information regarding the Site is presented in the following table:

Year of Aerial Photograph	Detailed Description of Site
1949	The Site appears to consist of vacant, agricultural/forested land.

Year of Aerial Photograph	Detailed Description of Site
1965	The Site appears to consist of an SFR dwelling in the southeast portion. The remainder of the Site appears to consist of a grassed exterior yard with forested areas visible in the north portion.
1978 - 1985	The Site appears to consist of an SFR dwelling in the southeast portion. The remainder of the Site appears to consist of a grassed exterior yard with forested areas visible in the northwest and central portions. Given the poor resolution of the aerial photographs, it is difficult to discern specific details.
1991	The Site appears similar in configuration to the 1985 aerial photograph, with the addition of an industrial building visible in the southwest portion.
2004	The Site appears similar in configuration to the 1991 aerial photograph, with the addition of an inferred detached garage visible in the southeast portion. A square-shaped addition to the south portion of the Site Building (now appearing similar in size and configuration to the current Site Building) is visible.
2011	The Site appears similar in configuration to the 2004 aerial photograph, with the addition of a structure visible in the northwest portion. The forested areas are no longer visible in the northwest portion.
2019 - 2026	The Site appears similar in configuration to the 2011 aerial photograph, with the addition of a Quonset structure visible in the southwest portion.

No areas of potential environmental concern (APECs) were observed pertaining to the historical aerial photographs of the Site.

A summary of the information regarding the area surrounding the Site is presented in the following table:

Year of Aerial Photograph	North	East	South	West
1949	Highway 16 followed by vacant, agricultural/ forested land.	Vacant, agricultural/ forested land.	Vacant, agricultural land.	Vacant, agricultural/ forested land.
1965	Highway 16 followed by vacant, agricultural/ forested land and residential development.	Residential development followed by vacant, agricultural/forested land.	Similar in configuration to the 1949 aerial photograph.	Similar in configuration to the 1949 aerial photograph.
1978 - 1991	Highway 16 followed by vacant, agricultural/ forested land and residential development (northeast).	Similar in configuration to the 1965 aerial photograph.	Similar in configuration to the 1965 aerial photograph.	Similar in configuration to the 1965 aerial photograph.

Year of Aerial Photograph	North	East	South	West
2004	Highway 16 followed by industrial development. The area to the northeast appeared to consist of King Street followed by residential development and vacant, undeveloped land (northeast).	Residential development followed by industrial development.	Similar in configuration to the 1991 aerial photograph.	Similar in configuration to the 1991 aerial photograph.
2011 - 2026	Similar in configuration to the 2004 aerial photograph.	Similar in configuration to the 2004 aerial photograph.	Spruce Hill Road followed by vacant, agricultural land.	Industrial development.

Aerial photographs indicated that the surrounding area has historically consisted of residential land use since the mid-1960s. Industrial development commenced in the mid 2000s.

No historic RFO, bulk fuel stations, or other operations of potential environmental concern were identified.

Historical aerial photographs are provided in *Appendix II – Historical Records*.

3.5 City Directories

City directories for the municipal district of the County of Vermilion River were unavailable to Vista at the time of the issuance of this report.

3.6 Fire Insurance Plans

Fire insurance plan (FIP) coverage of the Site and surrounding area was not available.

3.7 Summary of Historical Review

Based on the results of the historical information pertaining to the Site and surrounding area reviewed by Vista, no APECs were identified that are likely to result in potential subsurface impacts at the Site.

4.0 REGULATORY INFORMATION AND DATABASE REVIEW

4.1 Alberta Environment and Protected Areas FOIP and Routine Disclosure

The EPA Freedom of Information and Protection (FOIP) and Routine Disclosure (RD) Offices were contacted to search their records for any landfills/dumps/nuisance grounds, release of controlled substances, presence of underground/ aboveground storage tanks, environmental site assessments/other reports conducted at the Site, documented geotechnical information, or bylaw infractions conducted at the Site (EPA, 2026d).

The EPA FOIP and RD offices reported that no information was available pertaining to the Site.

Search results received from the EPA FOIP and RD offices are included in *Appendix III – Regulatory Searches.*

4.2 Alberta Energy Regulator - Approvals

A request for information relating to environmental approvals, licenses, registrations and permits pertaining to the Water Act and Environmental Protection and Enhancement Act (EPEA) was made to the Alberta Energy Regulator through the Approval Document Search website.

The search results indicated there are no records of approval documents available for the Site (AER, 2026).

Search results from the AER are provided in *Appendix III – Regulatory Searches.*

4.3 Alberta Energy Regulator - Pipelines and Spills

An Alberta Energy Regulator (AER) search was conducted through the Abacus Datagraphics website.

The search results indicated the following infrastructure/results were present within 150 m of the Site (AbaData, 2026):

Several low pressure pipelines (within 150 m of the Site)

- Owned and operated by ATCO Natural Gas Distribution Customer Correspondence
- Currently operating
- Transporting natural gas

Spill Incident Number: 20053107 (within 04-04-050-01 W4, the legal subdivision [LSD] located approximately 135 m northwest of the Site)

- License: 0096904 (Well Licence)
- Location: 04-04-050-01 W4
- Incident Notified: October 27, 2005
- Cleanup Date: October 28, 2005
- Incident Complete: December 22, 2005
- Source: Oil Well
- Cause: Operator Error- Accidental

- Substance Spilled: 0.5 m^3 Produced Water (0.5 m^3 recovered)

Given the low pressure nature of the natural gas service lines and the absence of reported spills/leaks relating to the low pressure pipelines within approximately 150 m of the Site, it is Vista's opinion that the above-mentioned infrastructure is unlikely to cause subsurface impacts to the Site.

A spill (Incident Number: 20053107) was issued within the LSD located at SW-04-050-01 W4M (approximately 135 m northwest of the Site) in October 2005. Indicators on the AER map are approximate and do not denote the exact location of the result, rather the LSD in which the result was registered. The spill was associated with produced water resulting from an accidental operator error with an oil and gas well (License Number: 0096904). Given the distance between the Site and the LSD associated with the spill incident (approximately 135 m northwest of the Site), it is Vista's opinion that the afore-mentioned spill incident is unlikely to cause subsurface impacts to the Site.

Search results from the AER are provided in *Appendix III – Regulatory Searches.*

4.4 Alberta Water Wells Database

An Alberta Water Well (AWW) database search was conducted through the Alberta Water Wells website (EPA, 2026b).

The search results indicated that one groundwater well was located on-Site and eight groundwater wells were located within 300 m of the Site (EPA, 2026b).

Given that the on-Site groundwater well was a domestic well utilized for the acquisition of water, which is of low environmental concern, it is Vista's opinion that the on-Site groundwater well is unlikely to cause subsurface impacts to the Site.

Search results, including groundwater well details obtained from the AWW database search, are provided in *Appendix III – Regulatory Searches*.

4.5 Alberta Historical Environmental Enforcement and Canadian Legal Information Institute

The Alberta Historical Environmental Enforcement (AHEE) database includes historical enforcement records taken against a company or individual related to EPA legislation.

The Canadian Legal Information Institute (Canlii), created by the Canadian Federation of Law Societies, is a non-profit organization which provides access to legal cases, legislation, and documents. The database includes multiple legal databases.

Vista conducted a search through the AHEE and the Canlii Alberta databases for information relating to any environmental or hazardous incidents on the Site while owned by: "George Anton Quickstad and Joanne Mary Quickstad"

The AHEE database indicated that there have been no enforcement actions issued as per the EPA legislation (GoA, 2026b).

The Canlii database indicated that there have been no enforcement actions issued as per the Alberta Environmental Code (AEC) and its predecessor legislation (Canlii, 2026).

Results from the AHEE and Canlii database searches are provided in *Appendix III – Regulatory Searches.*

4.6 Federal Contaminated Sites Inventory

A Federal Contaminated Sites Inventory (FCSI) search was conducted through the Government of Canada (GoC) website (GoC, 2026a). The FCSI includes information on all known federal contaminated sites under the custodianship of departments, agencies and consolidated Crown corporations as well as those that are being or have been investigated to determine whether they have contamination arising from past use that could pose a risk to human health or the environment.

The inventory also includes non-federal contaminated sites for which the Government of Canada has accepted some or all financial responsibility. It does not include sites where contamination has been caused by, and which are under the control of, enterprise Crown corporations, private individuals, firms or other levels of government.

The search results indicated there was no information available within 250 m of the Site.

The search result from the FCSI is included in *Appendix III – Regulatory Searches*.

4.7 National Pollutant Release Inventory

A National Pollutant Release Inventory (NPRI) search was conducted through the Government of Canada website (GoC, 2026b). The NPRI is Canada's legislated, publicly accessible inventory of pollutant releases to air, water and land. Furthermore, the database contains information regarding disposals and transfers for recycling.

NPRI search results indicated that no information was available for "George Anton Quickstad and Joanne Mary Quickstad" while they owned the Site between 2002 and 2026.

It should be noted that the NPRI database shows data for infractions committed from 1993 to 2025.

Search results for the NPRI database search are provided in *Appendix III – Regulatory Searches*.

4.8 Regulatory Information Summary

Based on the results of the regulatory and database information pertaining to the Site and surrounding area reviewed by Vista, no APECs were identified that are likely to result in potential subsurface impacts at the Site.

5.0 SITE INSPECTION

5.1 Site Inspection and Observations

Vista personnel (see *Appendix V – Qualifications of Assessors*) conducted a Site Inspection on September 1, 2026, and was accompanied by the Site Representative (see section *2.1 Site Reconnaissance* for more information regarding the interview with the Site Representative).

The Site Inspection consisted of a walkthrough of all accessible interior/exterior Site features. The Site Inspection was documented with notes/checklists as well as photographs.

At the time of the Site Inspection, the ground surface was dry, and the weather was sunny.

Photographs taken during the Site Inspection can be found in *Appendix IV - Photographs*.

5.2 Hazardous Materials, Chemicals and Recyclables

The following is a summary of hazardous materials, chemical storage, and recyclable materials observed at the time of the Site Inspection:

Topic	Detailed Description and Observations
Chemicals	Several plastic and tin-coated steel containers, of varying sizes and unknown contents, were observed above a concrete floor within a metal shelving unit in the Site Building.
Compressed Gases	None observed and none reported by the Site Representative.
Hazardous Waste	None observed and none reported by the Site Representative.
Non-Hazardous Waste	A general refuse dumpster was located in the west-central portion of the Site. General refuse was removed from the Site on a monthly basis by Environmental 360 Solutions (E360s).
Recyclable Materials	Recyclables were stored in a storage container located in the west-central portion of the Site. Recyclables were privately removed from the Site on an as-needed basis.
Waste Steel	None observed and none reported by the Site Representative.

No evidence of staining or leaks was observed at the chemical storage areas mentioned above.

The above table does not represent a comprehensive chemical inventory for the Site. There may be additional chemicals used at the Site that were not observed during the course of the Site Inspection. Vista was not supplied with a formal inventory of chemicals stored at the Site.

No APECs were observed pertaining to the storage of hazardous chemicals at the Site.

5.3 Aboveground and Underground Storage Tanks

The following storage tanks were observed on-Site:

Orientation	Capacity (L)	Construction Material	Products Stored	Secondary Containment	Location On-Site	Single/ Double Walled
Aboveground	1,000	Plastic	Rainwater	No	Located at the exterior of the SFR dwelling	Single Walled
Aboveground	Unknown	Plastic	Unknown	No	Within the Site Building	Single Walled

No visual evidence of staining/leaks was observed in the vicinity of the above-mentioned ASTs, and as such, it is Vista's opinion that the ASTs are unlikely to cause subsurface impacts to the Site.

No USTs were observed on Site, and none were reported by the Site Representative.

5.4 Wastewater and Sumps

The following information regarding wastewater and water use at the Site is presented below:

Topic	Detailed Description and Observations
Water Supply	An on-Site well was located at the east exterior of the Site Building.
Wastewater Receptor	An on-Site underground septic tank was located in the southeast portion of the Site.
Sumps and Floor Pits	None observed and none reported by the Site Representative.
Lagoons	None observed and none reported by the Site Representative.
Grease Traps	None observed and none reported by the Site Representative.
Groundwater Wells	A private groundwater well was observed at the east exterior of the Site Building.
Ditches and Standing Water	None observed and none reported by the Site Representative.
Stormwater Flow	Storm water flow is inferred to be directed towards surrounding ditches.

No APECs were observed pertaining to the wastewater discharge and sumps at the Site.

5.5 Staining and/or Stressed Vegetation

No evidence of staining or stressed vegetation was observed during the Site Inspection. The Site Representative reported that no known historical chemical spills that may have resulted in stained or stressed vegetation have occurred on-Site.

5.6 Air Discharges

No sources of air emissions suspected to result in residual contamination to the Site were identified during the Site Inspection. In addition, no strong, pungent, or noxious odours were noted. The following is a summary of air emissions at the Site:

Topic	Detailed Description
Washroom/Kitchen vents	Discharged via roof stacks.
Process vents	None observed and none reported by the Site Representative.
Heating/Cooling	Natural gas-fired ceiling radiant heating units within the Site Building and the SFR dwelling.
Emergency back-up generator	None observed and none reported by the Site Representative.
Permits and approvals for air emissions	None observed and none reported by the Site Representative.

No APECs were observed pertaining to the air discharges at the Site.

5.7 Adjacent Property Description and Observations

The Site is located within predominantly agricultural, residential, and industrial land use areas. Adjacent properties to the Site were assessed by Vista during the Site Inspection from publicly accessible areas. The following is a summary of observations:

Topic	North	East	South	West
Operation or Activity	Highway 16.	Residential development.	Spruce Hill Road followed by vacant, agricultural land.	Agriterra Equipment followed by Horizon Ag and Turf Ltd.
Visible Outdoor Chemical Storage	No	No	No	No
Visible ASTs or Evidence of USTs	No	No	No	No
Railway Lines	No	No	No	No

No APECs were noted pertaining to the adjacent properties surrounding the Site.

A map of surrounding properties is included in Figure 2, *Appendix I – Figures.*

6.0 SPECIAL ATTENTION AND HAZARDOUS SUBSTANCES

6.1 Polychlorinated Biphenyls

The use of polychlorinated biphenyls (PCB) as dielectric fluids in electrical equipment such as transformers and hydraulic equipment was common up until about 1980. The Federal PCB Regulations, SOR/2008-273, regulate the manufacture, import, export, sale, use and processing of PCB.

Given the year of construction of the Site Building (approximately 1986), it is unlikely that PCB are present in on-Site electrical equipment.

No electronic transformers or hydraulic equipment were observed at the Site, and none were reported by the Site Representative.

6.2 Asbestos Containing Materials

Asbestos-containing materials (ACM) are commonly found in building construction materials (particularly in buildings constructed prior to 1986). Friable asbestos (friable as defined as a material that can be crumbled, powdered or pulverized by hand pressure) was widely used in spraying fireproofing until 1973, and in decorative or finishing plasters, and thermal systems insulation until the early 1980s. Non-friable or manufactured asbestos products were widely used in building construction including in vinyl floor tiles, sheet flooring, ceiling tiles, pipe gaskets, roofing materials, asbestos cement boards, and numerous other products until the mid-1980s. A very limited number of non-friable asbestos products in limited quantities are still in use currently in building construction.

Given the year of construction of the Site Building (approximately 1986), there is a potential for ACM to be present in Site Building A.

An asbestos survey should be performed in buildings that are known or suspected of containing ACM. If an asbestos survey confirms the presence of ACM, a management plan should be developed and implemented.

The potential presence of ACM could result in management issues and future costs if renovation or demolition activities are undertaken at the Site.

A hazardous materials assessment was not completed since the scope of a Phase I ESA excludes the detailed sampling of construction building materials.

6.3 Lead-Based Paints

Although paints containing lead were banned from uses on exterior or interior surfaces of buildings, furniture or household items produced in the 1970s, various commercial paints (e.g., road paint) are still known to contain lead.

Given the year of construction of the Site Building (approximately 1986), it is unlikely that paints containing lead are present within Site Building interior surfaces.

A lead-based paint (LBP) survey was not conducted as part of this Phase I ESA.

6.4 Ozone Depleting Substances

The bulk storage of ozone depleting substances (ODS) was not observed. The Site Representative reported that the bulk storage of ODS has not been carried out at the Site.

6.5 Radon

Radon is a radioactive gas that comes from the breakdown of uranium in soil and rock. It is invisible, odourless and tasteless. When radon is released from the ground into the outdoor air, it is diluted and is not a concern. However, in enclosed spaces, like homes, it can accumulate to high levels and become a risk to human health. Health Canada has developed guidelines for acceptable levels of radon in dwellings and public buildings however there are currently no regulations governing acceptable levels of radon within non-public buildings, and currently there are no requirements for testing or mitigation (HC, 2012).

It should be noted testing for radon at the Site was beyond the scope of this Phase I ESA.

6.6 Mould and Water Damage

A comprehensive inspection for mould, which would require intrusive testing, was not performed as part of this Phase I ESA. Visible mould or water-damaged areas were not observed at the time of the Site Inspection. It was reported that the basement of the SFR dwelling located in the southeast portion of the Site had flooded in May 2026.

An Environmental Public Health report conducted by Alberta Health Services (AHS) in August 2026 was available for the Site and consisted of the following (AHS, 2026):

- A Site Inspection was completed by an Executive Officer of AHS, who subsequently ordered the following requirements for the SFR dwelling:
  - All occupants are required to vacate the SFR dwelling on or before August 10, 2026.
  - Until the following work has been completed for the SFR dwelling, the premises shall remain closed for tenant accommodation purposes and secured from unauthorized entry:
    - Find the source of water infiltration into the basement and prevent any further flooding.
    - Repair all water-damaged wall surfaces in the basement.
    - Install screens for the basement bedroom window.
    - Ensure the basement area is thoroughly cleaned and all rotting materials removed.
    - Ensure the furnace is in good condition and operational. The furnace should be assessed for water damage and remediated as required by a qualified professional.
    - Repair the main bathroom's exhaust fan.
    - Repair the main bathroom's ceiling.
    - Repair the septic system.
  - The public health nuisance conditions identified within the SFR dwelling were in violation of the Housing Regulation, Alberta Regulation 173/99, and the Minimum Housing and Health Standards, and all the following conditions were noted to have the potential to become injurious or dangerous to public health or which might hinder in any manner the prevention or suppression of disease, in contravention of the Public Health Act:
    - Water infiltration and standing water in the basement.
    - Visible mould growth on surfaces and water damage on the walls in some areas of the basement.
    - The room used as a bedroom in the basement has a window with no screens.
    - Visible mould and fungal growth on floor surfaces and other rotting materials throughout the basement area.

- Water with visible damage to bottom surfaces surrounding the furnace.
- The main bathroom has no window, and the mechanical fan does not function.
- The main bathroom ceiling has visible signs of cracks and peeling of painted surfaces.
- The septic system was backing up to the surface and flooding the land in the southwest portion of the Site.

- It was advised that further work may be required to ensure full compliance with the Public Health Act and regulations, or to prevent a public health nuisance.

A mould assessment was not completed since the scope of a Phase I ESA excludes the detailed sampling of construction building materials.

The presence of mould could result in management issues and future costs if renovation or demolition activities are undertaken at the Site. The extent of such hazardous material concerns through detailed sampling was not part of the scope of this Phase I ESA.

7.0 RECOMMENDATIONS

Based on the results of the Phase I ESA completed by Vista, no areas of potential environmental concern were identified that are likely to result in potential subsurface impacts at the Site, as such, no further work (i.e., Phase II ESA) is recommended at this time.

Given the year of construction of the Site Building (approximately 1986), there is a potential for PCB, ACM, and LBP to be present within the Site Building. A hazardous materials assessment was not completed since the scope of a Phase I ESA excludes the detailed sampling of construction building materials.

The potential presence of ACM could result in management issues and future costs if renovation or demolition activities are undertaken at the Site. The extent of such potential hazardous material concerns through detailed sampling was not part of the scope of this Phase I ESA.

8.0 TERMS AND LIMITATIONS

This Phase I ESA was performed in order to identify potential issues of environmental concern associated with the Site located at 13053A Highway 16E, Vermilion River County No. 24, Alberta, at the time of the Site Inspection. This Phase I ESA was performed in general compliance with currently acceptable practices for environmental site investigations, and specific Client requests, as applicable to this Site.

City directories and fire insurance plans for the Site and surrounding area were unavailable to Vista at the time of the issuance of this report. Vista accepts no responsibility for potential liabilities that were undetected relating to city directories and fire insurance plans.

This report was prepared for the exclusive use of the Client, subject to the terms, conditions and limitations contained within the duly authorized proposal for this project. Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, is the sole responsibility of such third parties. Vista accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted.

If additional parties require reliance on this report, written authorization from Vista will be required. Such reliance will only be provided by Vista following written authorization from Client. Vista disclaims responsibility of consequential financial effects on transactions or property values, or requirements for follow-up actions and costs. No other warranties are implied or expressed. Furthermore, this report should not be construed as legal advice. Vista will not provide results or information to any party unless disclosure by Vista is required by law.

The Client recognizes that property containing contaminants and hazardous wastes creates a high risk of claims brought by third parties arising from the presence of those materials. In consideration of these risks, and in consideration of Vista providing the services requested, the Client agrees that Vista's liability shall be limited with respect to claims brought by third parties arising out of the presence of contaminants or hazardous wastes on the subject site, the Client agrees to indemnify, defend, and hold harmless Vista from and against any and all claim or claims, action or actions, demands, damages, penalties, fines, losses, costs and expenses of every nature and kind whatsoever, including solicitor-client costs, arising or alleged to arise either in whole or part out of services provided by Vista.

The information provided in this report is based upon analysis of available documents, records and drawings, and personal interviews. In evaluating the Site, Vista has relied on the morality and trustworthiness of information provided by other individuals noted in this report. Vista has assumed that the information provided is factual and accurate. In addition, the findings in this report are based, to a large degree, upon information provided by the current owner/occupant. Vista accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted, or contained in reports that were reviewed. The scope of work for this Phase I ESA did not include an intrusive investigation for designated substances (i.e., asbestos, mould, etc.) and, therefore, these materials may be present in concealed areas.

Vista makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and these interpretations may change over time.

The CSA document entitled "Phase I Environmental Site Assessment, CSA Standard Z768-01" dated November 2001 (reaffirmed 2022), does not apply to environmental auditing or environmental management systems. Therefore, with respect to Site operations and conditions, compliance with applicable Federal, Provincial or Municipal acts, regulations, laws and/or statutes was not evaluated as part of the Phase I ESA.

9.0 CLOSURE

We trust that this meets your present requirements. This report was prepared for the exclusive use of the Client, using generally accepted scientific and technical practices and environmental guidelines, regulations, and criteria/standards in effect at the time of report preparation. Should you have any questions please contact the undersigned.

Respectfully submitted,

Vista Environmental Science Ltd.



Alina Grey
Environmental Technician
Date: 9/22/2026



Ali Hughes-Juneau P.Biol
Project Manager
Date: 9/22/2026



Wes Walkeden RT(Ag)
Director, Site Assessment and Remediation
Date: 9/22/2026

10.0 REFERENCES

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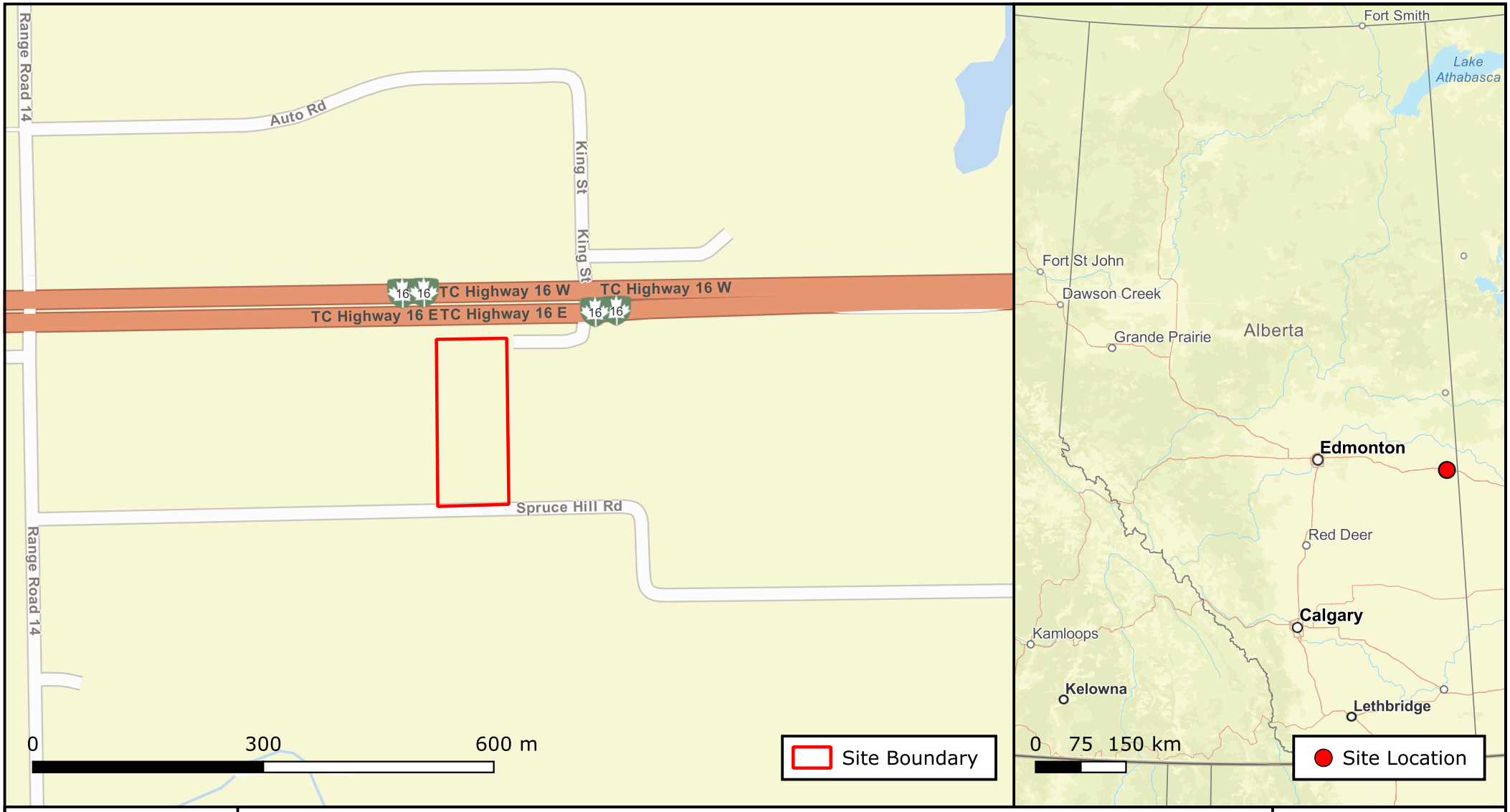
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Appendix I

Figures

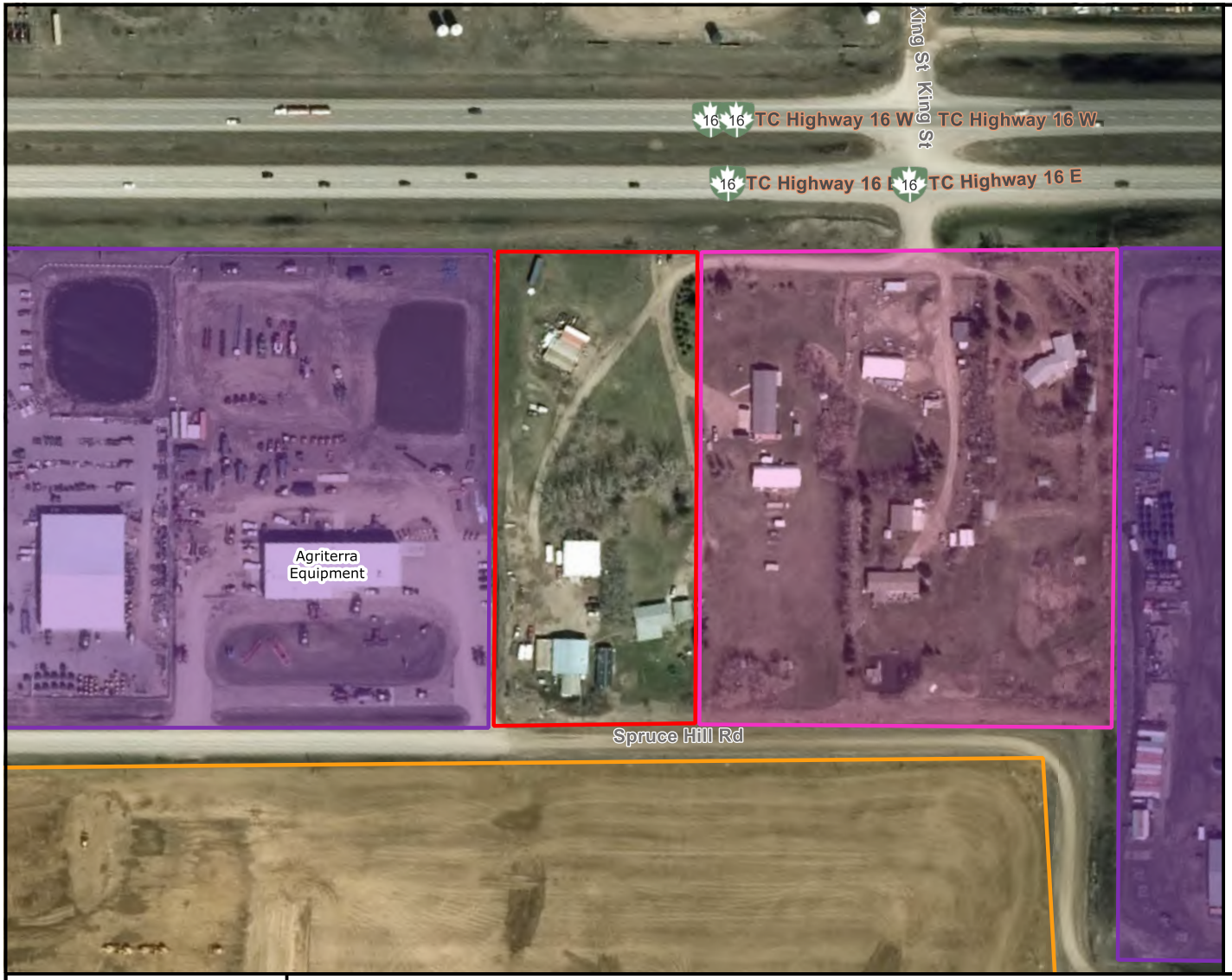


VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Site Location Map

Date: September 2026	Vista Project: V102129	Drawn By: TB	Figure: 1

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Legend

- Site Boundary
- Industrial
- Residential
- Agricultural

0 100 200 m

VISTA ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Site and Surrounding Area Map

Date: September 2026	Vista Project: V102129	Drawn By: TB	Figure: 2

N W E S

Appendix II

Historical Records

LAND TITLE CERTIFICATE

S

LINC	SHORT LEGAL	TITLE NUMBER
0016 872 988	465RS;;D	022 036 136

LEGAL DESCRIPTION

PLAN 465RS
LOT (D)
CONTAINING 1.82 HECTARES (4.48 ACRES) MORE OR LESS
EXCEPTING THEREOUT: 0.083 HECTARES (0.21 ACRES) MORE
OR LESS, AS SHOWN ON ROAD PLAN 8322705
EXCEPTING THEREOUT ALL MINES AND MINERALS

ATS REFERENCE: 4;1;49;33;NW
ESTATE: FEE SIMPLE

MUNICIPALITY: COUNTY OF VERMILION RIVER

REFERENCE NUMBER: 852 172 031

REGISTERED OWNER(S)

REGISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
022 036 136	30/01/2002	TRANSFER OF LAND	$250,000	$250,000

OWNERS

GEORGE ANTON QUICKSTAD

AND
JOANNE MARY QUICKSTAD
BOTH OF:
BOX 24
KITSCOTY
ALBERTA T0B 2P0
AS JOINT TENANTS

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
192 221 886	13/09/2019	MORTGAGE

(CONTINUED)

REGISTRATION NUMBER | DATE (D/M/Y) | PARTICULARS

MORTGAGEE - SYNERGY CREDIT UNION LTD.
PO BOX 798, 4908-42 ST
LLOYDMINSTER
SASKATCHEWAN S9V0E5
ORIGINAL PRINCIPAL AMOUNT: $535,000

TOTAL INSTRUMENTS: 001

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 10 DAY OF AUGUST, 2026 AT 01:12 P.M.

ORDER NUMBER: 58034289

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.

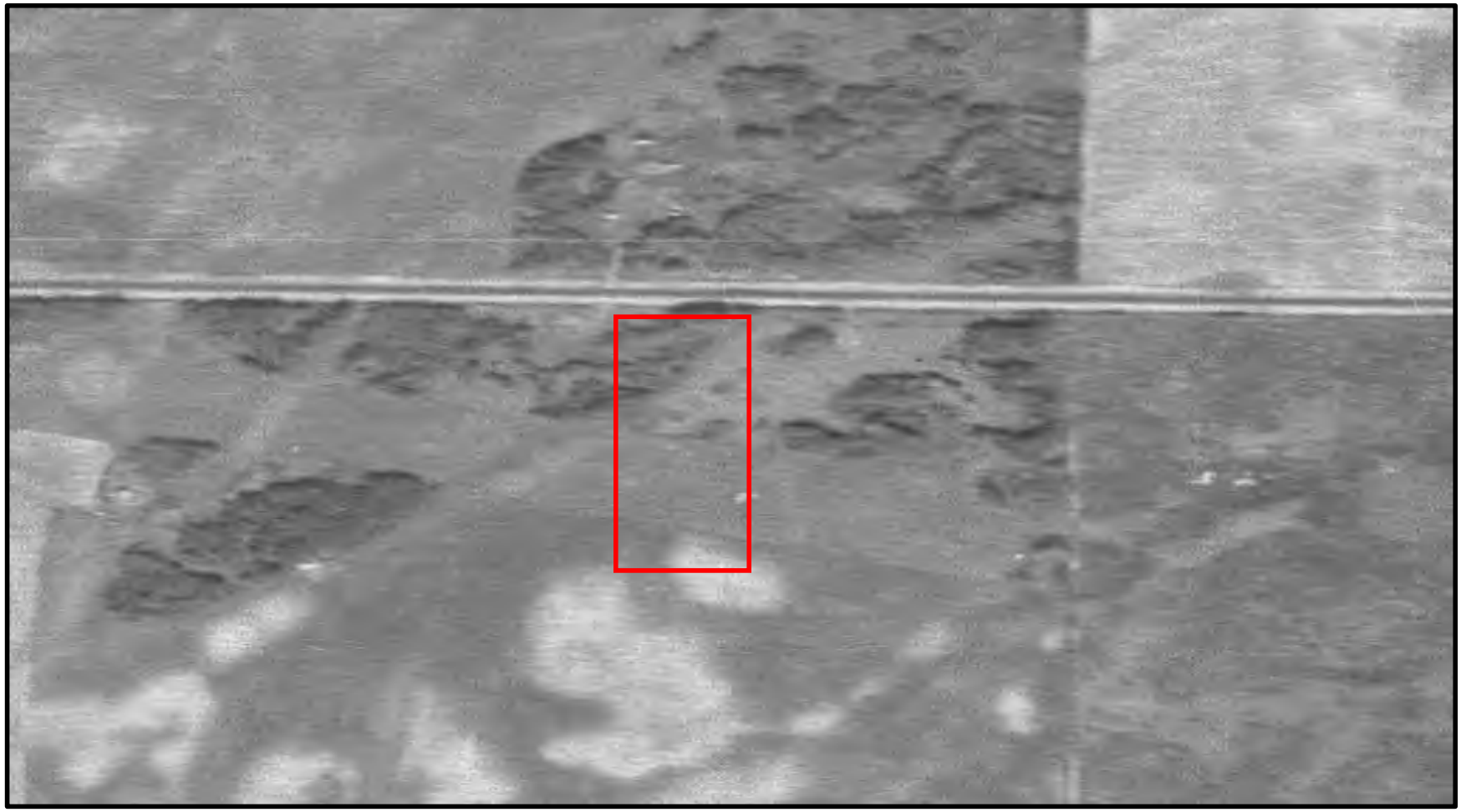
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VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad	
Project Name:	Phase I Environmental Site Assessment	
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta	
Title:	ERV LTM Database Search	
Date: September 2026	Vista Project: V102129	Drawn By: TB

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W
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S



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Aerial Photograph - 1949

Date: September 2026 Vista Project: V102129 Drawn By: GO



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Aerial Photograph - 1965

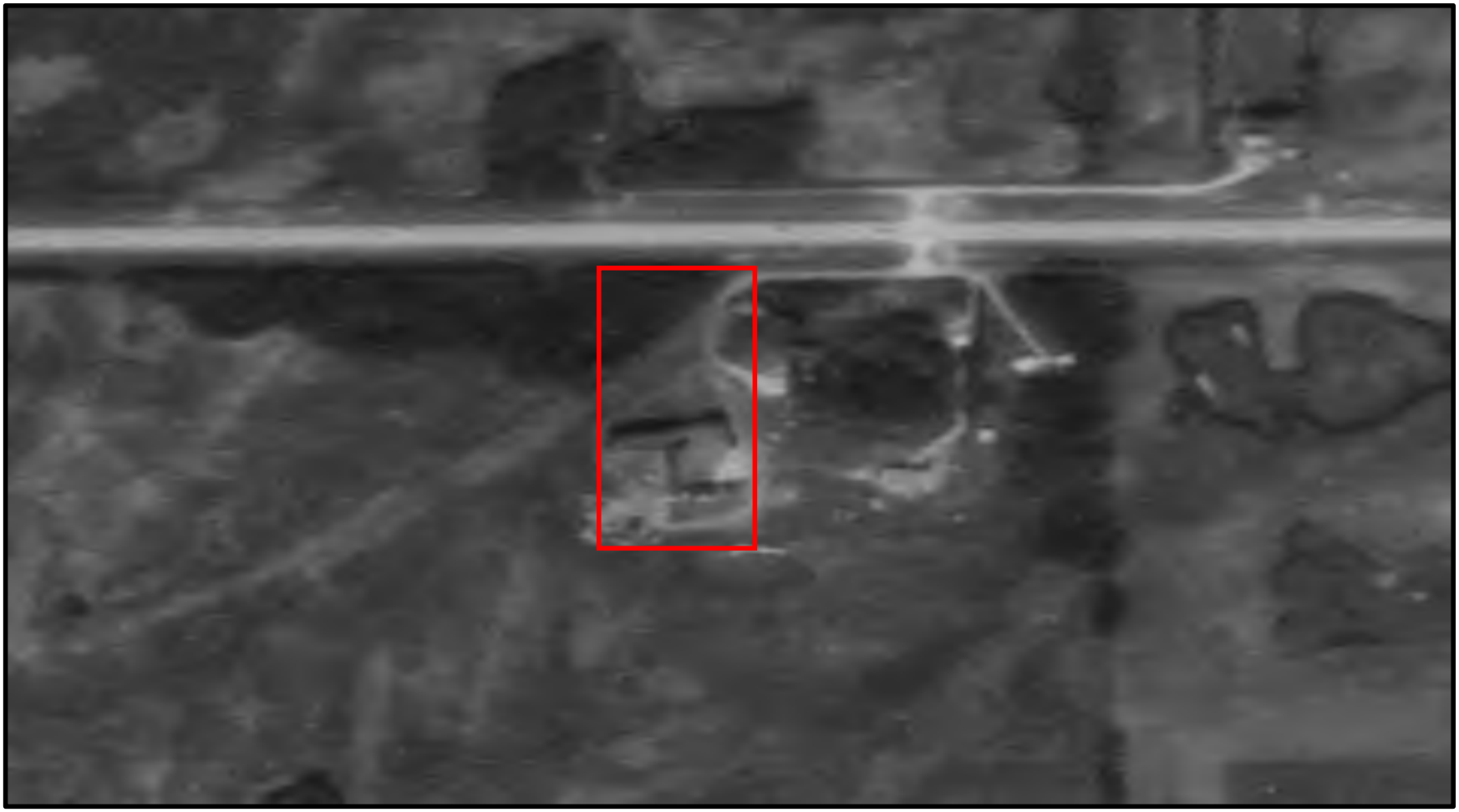
Date: September 2026 Vista Project: V102129 Drawn By: GO



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Aerial Photograph - 1978

Date: September 2026 Vista Project: V102129 Drawn By: GO



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Aerial Photograph - 1985

Date: September 2026 Vista Project: V102129 Drawn By: GO



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Aerial Photograph - 1991

Date: September 2026 | Vista Project: V102129 | Drawn By: GO



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Aerial Photograph - 2004

Date: September 2026 Vista Project: V102129 Drawn By: GO



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Aerial Photograph - 2011

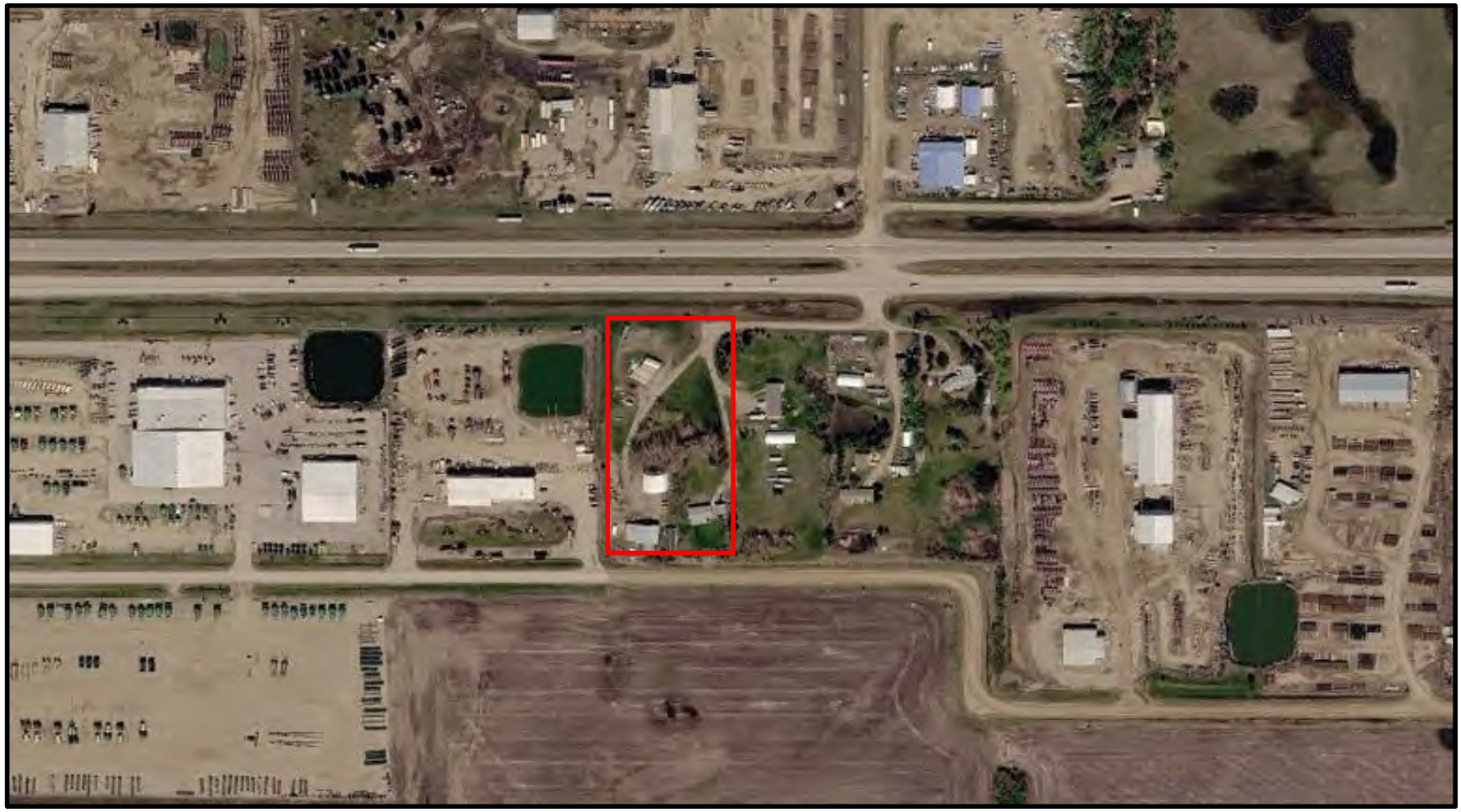
Date: September 2026 Vista Project: V102129 Drawn By: GO



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Aerial Photograph - 2019

Date: September 2026 Vista Project: V102129 Drawn By: GO



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Aerial Photograph - 2026

Date: September 2026 Vista Project: V102129 Drawn By: GO

Appendix III

Regulatory Searches

Financial and Administrative Shared Services
ATI Office
Suite 402, Standard Life
10405 Jasper Avenue NW
Edmonton, Alberta T5J 4R7
Telephone: (780) 643-6713
Email: sartr.ati-centralintake@gov.ab.ca

September 9, 2026

Garn Orillosa
Research Assistant
Vista Environmental Science
PO BOX 20022
Fort Saskatchewan, AB T8L 4C8
Email: garn@vistaenvsci.com

Dear Garn Orillosa:

Access to Information Request #: EA000-2026-S-1604
Request for records pertaining to the property located at 13053A - Highway 16E, Vermilion River County No. 24

The following is in response to your request for access under the *Access to Information Act* (the Act) to the following records:

Location: 13053A - Highway 16E, Vermilion River County No. 24

Name(s): Not provided

Timeframe: January 02, 1950 to September 2, 2026

Scope: Presence of landfills/dumps/nuisance grounds; Release of controlled substances (pesticides, wastes, etc.); Presence of underground/aboveground storage tanks (Fire Department); Environmental site assessments/other reports conducted at the property (not available on ERV LTM); Documented geotechnical information; Bylaw infractions; and Spills and unauthorized releases, with respect to soil and groundwater contamination.

A search of Environment and Protected Areas record holdings has not identified any records relating to the subject of your request, based on the search parameters you provided to this office, except the public records that you have already obtained off the Digital Regulatory Assurance System (DRAS).

You may ask for a review under Part 3 of the Act by the Office of the Information and Privacy Commissioner (OIPC) of the decision. To request a review, you must submit a completed Request for Review form within 60 business days from the date of this letter to both the public body and the OIPC.

The public body can receive your request for review by email at sartr.ati-centralintake@gov.ab.ca and the OIPC by email at generalinfo@oipc.ab.ca or by mail at Suite 410, 9925 – 109 Street, Edmonton, Alberta, T5K 2J8. The form is available under 'Resources' on the OIPC's website, www.oipc.ab.ca, or you can call 1-888-878-4044 to request a copy.

If you have any questions, please contact me at Okechukwu.Igweamaka@gov.ab.ca.

Sincerely,

Okey Igweamaka

Okechukwu Igweamaka
ATI Advisor
Serving Environment and Protected Areas
Government of Alberta

Financial and Administrative Shared Services
ATI Office
Suite 402, Standard Life
10405 Jasper Avenue NW
Edmonton, Alberta T5J 4R7
Telephone: (780) 643-6713
Email: sartr.ati-centralintake@gov.ab.ca

September 9, 2026

Garn Orillosa
Research Assistant
Vista Environmental Science
PO BOX 20022
Fort Saskatchewan, AB T8L 4C8
Email: garn@vistaenvsci.com

Dear Garn Orillosa:

Routine Disclosure (RD) Request #: EA000-2026-R-1620
Request for records pertaining to the property located at 13053A - Highway 16E, Vermilion River County No. 24

The following is in response to your request for routinely available information for the following subject records:

Location: 13053A - Highway 16E, Vermilion River County No. 24

Name(s): Not provided

Timeframe: January 02, 1950 to September 2, 2026

Scope: Presence of landfills/dumps/nuisance grounds; Release of controlled substances (pesticides, wastes, etc.); Presence of underground/aboveground storage tanks (Fire Department); Environmental site assessments/other reports conducted at the property (not available on ERV LTM); Documented geotechnical information; Bylaw infractions; and Spills and unauthorized releases, with respect to soil and groundwater contamination.

A search of Environment and Protected Areas (EPA) publicly available records has not identified any records relating to the subject of your request, based on the search parameters you provided to this office. Public records on the Digital Regulatory Assurance System (DRAS) were not included in this search, as you have already obtained them.

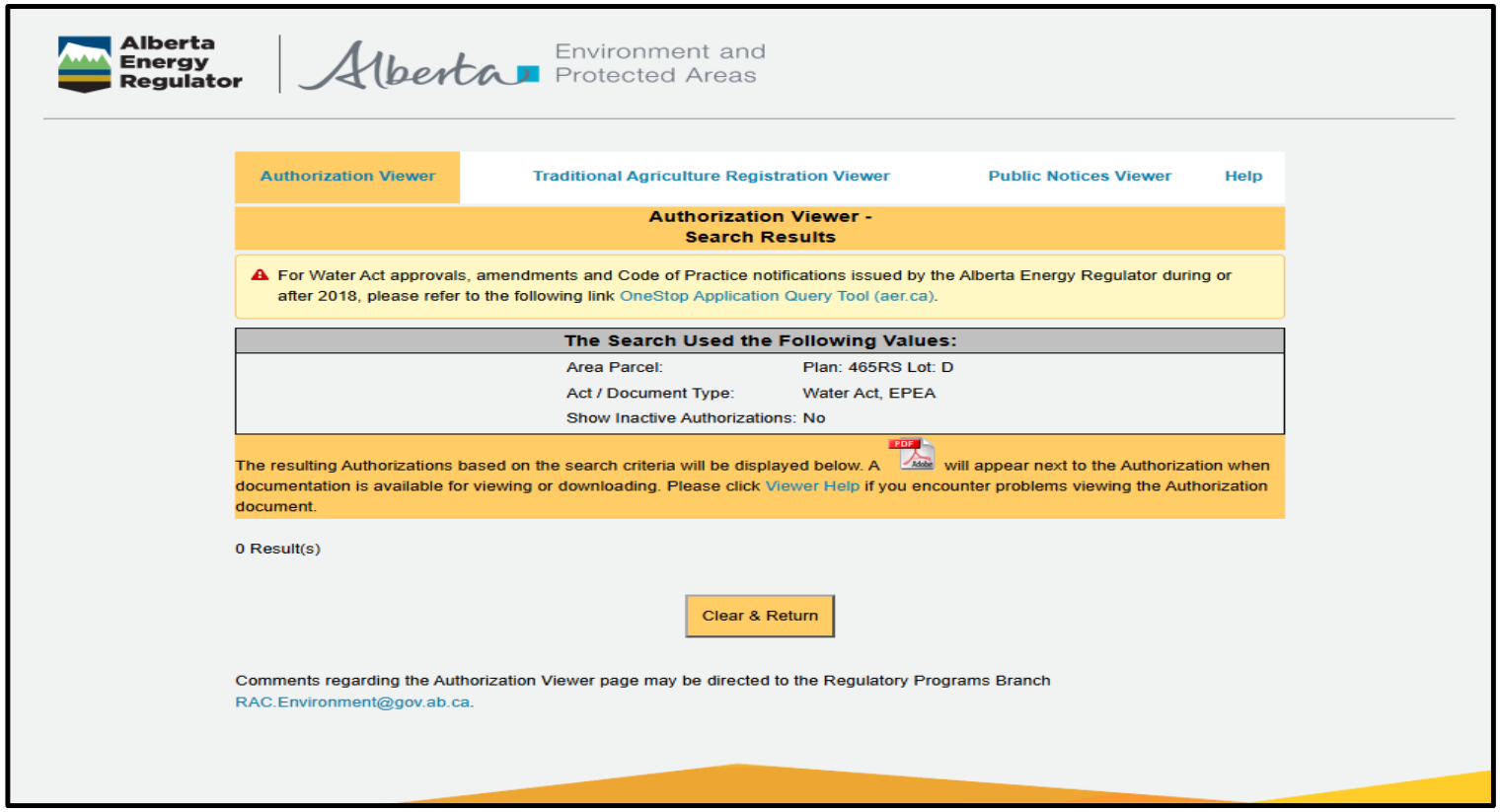
Your RD Request is now closed.

If you have any questions, please contact me at Okechukwu.Igweamaka@gov.ab.ca.

Sincerely,

Okey Igweamaka

Okechukwu Igweamaka
ATI Analyst
Serving Environment and Protected Areas
Government of Alberta



Alberta Energy Regulator | Alberta Environment and Protected Areas

Authorization Viewer | Traditional Agriculture Registration Viewer | Public Notices Viewer | Help

Authorization Viewer - Search Results

For Water Act approvals, amendments and Code of Practice notifications issued by the Alberta Energy Regulator during or after 2018, please refer to the following link OneStop Application Query Tool (aer.ca).

The Search Used the Following Values:

Area Parcel:	Plan: 465RS Lot: D
Act / Document Type:	Water Act, EPEA
Show Inactive Authorizations:	No

The resulting Authorizations based on the search criteria will be displayed below. A will appear next to the Authorization when documentation is available for viewing or downloading. Please click Viewer Help if you encounter problems viewing the Authorization document.

0 Result(s)

Clear & Return

Comments regarding the Authorization Viewer page may be directed to the Regulatory Programs Branch RAC.Environment@gov.ab.ca.

VISTA ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad	
Project Name:	Phase I Environmental Site Assessment	
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta	
Title:	Alberta Energy Regulator Database Search - Approvals	
Date: September 2026	Vista Project: V102129	Drawn By: TB

AER - Pipelines and Spills



N

Wellheads

- Abandoned Wellhead
- Suspended Gas Wellhead
- Suspended Oil Wellhead
- Flowing Gas Wellhead
- Location Wellhead
- Flowing Oil Wellhead
- Miscellaneous Wellhead
- Water Wellhead
- Well Downhole Location
- Newly Licenced Well
- Newly Spudded Well

High Pressure Pipelines

- Gas Pipeline
- Oil Pipeline
- Water Pipeline
- LVP/HVP Pipeline
- Foreign Pipeline (Only when a company is specified.)

Low Pressure Pipelines

- Gas Co-op Pipeline

1:5,000

0 60 120 240 m

VISTA
ENVIRONMENTAL SCIENCE

Tuesday, September 22, 2026

AbaData

Spill/Complaint Information

SPILL | 04-04-050-01 W4

OCTOBER 27, 2005 - INCIDENT #: 20053107

Incident Notified:	October 27, 2005	**Incident Complete:**	December 22, 2005
License #:	0096904 (Well Licence)		
Licensee (at time of Incident):	CANADIAN NATURAL RESOURCES LIMITED		
Current Licensee:	CANADIAN NATURAL RESOURCES LIMITED		
Source:	Oil Well		
Cause:	Operator Error - Accidental		
Failure Type:	Vehicle Accident		
Jurisdiction:	Freehold Private Lan		
Strike Area:	LLOYD	**Field Centre:**	Wainwright
# of Injuries:	0	**# of Deaths:**	0
Spill Offsite?	YES	**Sensitive Area?**	NO
Public Affected:	No affect/Normal Notification		
Wildlife Affected:	No affect		
Area Affected:	100 square meters or less		
Environment Affected:	Air/Land		
# Evacuated:	0	**Cleanup Date:**	October 28, 2005
Substances Spilled:	0.5 m^3 Produced Water (0.5 m^3 recovered) 0.0 (0.0 recovered) 0.0 (0.0 recovered) 0.0 (0.0 recovered)		

Total Spills: 1

Total Complaints: 0

AbaData Low Pressure Pipeline Information

NATURAL GAS CO-OPERATIVE CONTACT INFORMATION

Data Current To July 28, 2026

Name:	ATCO Natural Gas Distribution Customer Correspondence		
Address:	PO Box 1240 Stn Main Edmonton, T5J 2M4		
Phone #:	1-844-687-2826	**Alternate Phone #:**	1-800-511-3447
Website:	www.atcoenergy.com/about-us/contact-us		



VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Alberta Water Wells Database Search

Date: September 2026 | Vista Project: V102129 | Drawn By: TB

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)
221428	NW	33	49	1	4	BYRT, STAN & SONS LTD.	1975-09-19	275.00	New Well	Domestic		9	16	SPRINKLE, SANDY	131.00	9.00	5.50
221429	14	33	49	1	4	MCALLISTER DRILLING LTD.	1966-12-20	160.00	New Well	Domestic	1	7		DESCHOVER, E.	124.00		4.60
221430	NW	33	49	1	4	TINDALL, W. WATER WELLS	1986-06-21	51.00	New Well	Domestic		8		BEACH, DON	21.00		0.00
222885	NW	33	49	1	4	UNKNOWN DRILLER		0.00	Chemistry	Domestic	1			BENOIT, CHRIS			0.00
285610	NW	33	49	1	4	MCALLISTER HOLDINGS LTD.	1996-03-08	242.00	New Well	Domestic		12	17	CHARTERS, LES	114.00	7.00	5.00
1501098	NW	33	49	1	4	MCALLISTER DRILLING INC.	2006-10-27	258.00	New Well	Other		8	18	AGRENT	135.01	12.00	5.00
1501137	NW	33	49	1	4	MCALLISTER DRILLING INC.	2006-05-10	237.00	New Well	Domestic		15	17	AG RENT	131.00	10.00	5.00
1501137	NW	33	49	1	4	MCALLISTER DRILLING INC.			Existing Well-Decommissioned	Unknown				AG RENT			
1501552	14	33	49	1	4	MCALLISTER DRILLING INC.	2007-10-16	258.00	New Well	Other		7	15	SWAYNE, TANIS & SCOTT	130.00	15.00	5.00
1502827	13	33	49	1	4	MCALLISTER DRILLING INC.	2023-07-29	260.00	New Well	Commercial		14	16	BEXSON CONSTRUCTION	130.00	10.00	

Water Well Drilling Report

View in Metric | Export to Excel

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.

GIC Well ID 221429
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

GOWN ID

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
DESCHOVER, E.	LLOYDMINSTER				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	14	33	49	1	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.276142 Longitude -110.093915
How Location Obtained
Map

Elevation ft
How Elevation Obtained
Not Obtained

Drilling Information

Method of Drilling
Rotary

Proposed Well Use
Domestic

Type of Work
New Well

Formation Log

Measurement in Imperial

Depth from ground level (ft)	Water Bearing	Lithology Description
1.00		Topsoil
38.00		Gray Sandy Till
138.00		Gray Till
143.00		Brown Sand
152.00		Gray Shale
154.00		Gray Rocks
160.00		Brown Sand & Sandstone

Yield Test Summary

Measurement in Imperial

Recommended Pump Rate 0.00 igpm

Test Date	Water Removal Rate (igpm)	Static Water Level (ft)
1966/12/20		124.00

Well Completion

Measurement in Imperial

Total Depth Drilled	Finished Well Depth	Start Date	End Date
160.00 ft			1966/12/20

Borehole

Diameter (in)	From (ft)	To (ft)
0.00	0.00	160.00

Surface Casing (if applicable)
Steel
Size OD : 4.60 in
Wall Thickness : 0.218 in
Bottom at : 153.00 ft

Well Casing/Liner
Size OD : 0.00 in
Wall Thickness : 0.000 in
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
MCALLISTER DRILLING LTD.

Copy of Well report provided to owner

Date approval holder signed

Water Well Drilling Report

View in Metric | Export to Excel

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.

GIC Well ID 221429
GoA Well Tag No.
Drilling Company Well ID
Date Report Received

GOWN ID

Well Identification and Location

Measurement in Imperial

Owner Name	Address	Town	Province	Country	Postal Code
DESCHOVER, E.	LLOYDMINSTER				

Location	1/4 or LSD	SEC	TWP	RGE	W of MER	Lot	Block	Plan	Additional Description
	14	33	49	1	4				

Measured from Boundary of
ft from
ft from

GPS Coordinates in Decimal Degrees (NAD 83)
Latitude 53.276142 Longitude -110.093915

How Location Obtained
Map

Elevation ft

How Elevation Obtained
Not Obtained

Additional Information

Measurement in Imperial

Distance From Top of Casing to Ground Level in
Is Artesian Flow
Rate igpm
Is Flow Control Installed
Describe

Recommended Pump Rate 0.00 igpm
Recommended Pump Intake Depth (From TOC) 135.00 ft
Pump Installed
Type
Depth ft
Make
H.P.
Model (Output Rating)

Did you Encounter Saline Water (>4000 ppm TDS)
Depth ft
Gas
Depth ft
Well Disinfected Upon Completion
Geophysical Log Taken
Remedial Action Taken
Submitted to ESRD

Sample Collected for Potability
Submitted to ESRD Yes

Additional Comments on Well

Yield Test

Taken From Ground Level
Measurement in Imperial

Test Date	Start Time	Static Water Level
1966/12/20	12:00 AM	124.00 ft

Depth to water level

Pumping (ft)	Elapsed Time Minutes:Sec	Recovery (ft)

Method of Water Removal

Type Not Applicable
Removal Rate igpm
Depth Withdrawn From 0.00 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
MCALLISTER DRILLING LTD.

Copy of Well report provided to owner

Date approval holder signed

Search enforcements

All search fields are optional.

Accountable Party George Anton Quickstad

Action All

From Date dd/mm/yyyy

To Date dd/mm/yyyy

Search enforcements Clear filter

Search Results

We found 0 matches using the following search criteria:
Accountable Party: "George Anton Quickstad"
Action: All
Date range: Not specified

Search completed on 9/8/2026

VISTA ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad	
Project Name:	Phase I Environmental Site Assessment	
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta	
Title:	Alberta Historical Environmental Enforcement Database Search	
Date: September 2026	Vista Project: V102129	Drawn By: TB

Search enforcements

All search fields are optional.

Accountable Party: Joanne Mary Quickstad

Action: All

From Date: dd/mm/yyyy

To Date: dd/mm/yyyy

Search enforcements | Clear filter

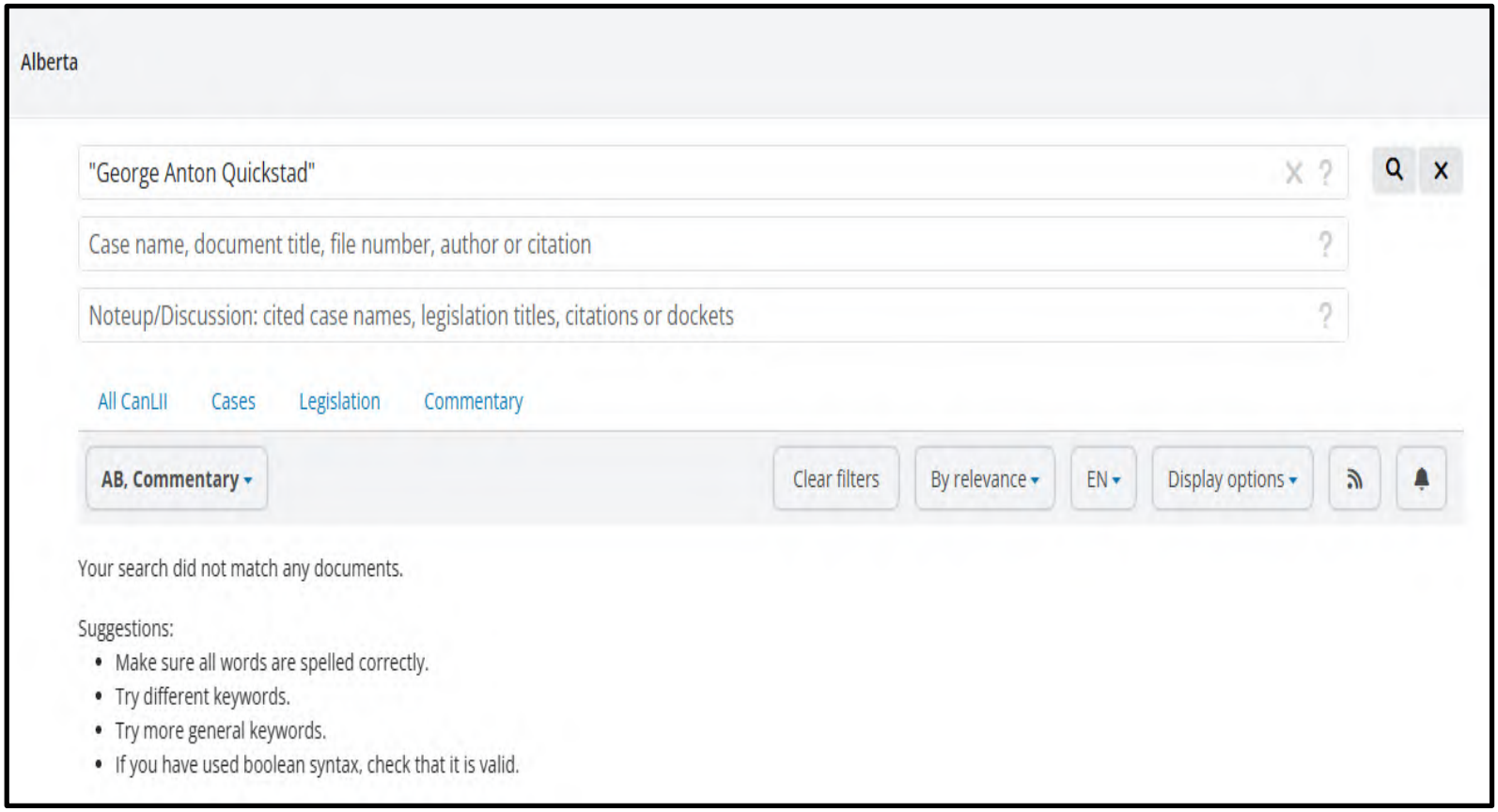
Search Results

We found 0 matches using the following search criteria:
Accountable Party: "Joanne Mary Quickstad"
Action: All
Date range: Not specified

Search completed on 9/8/2026

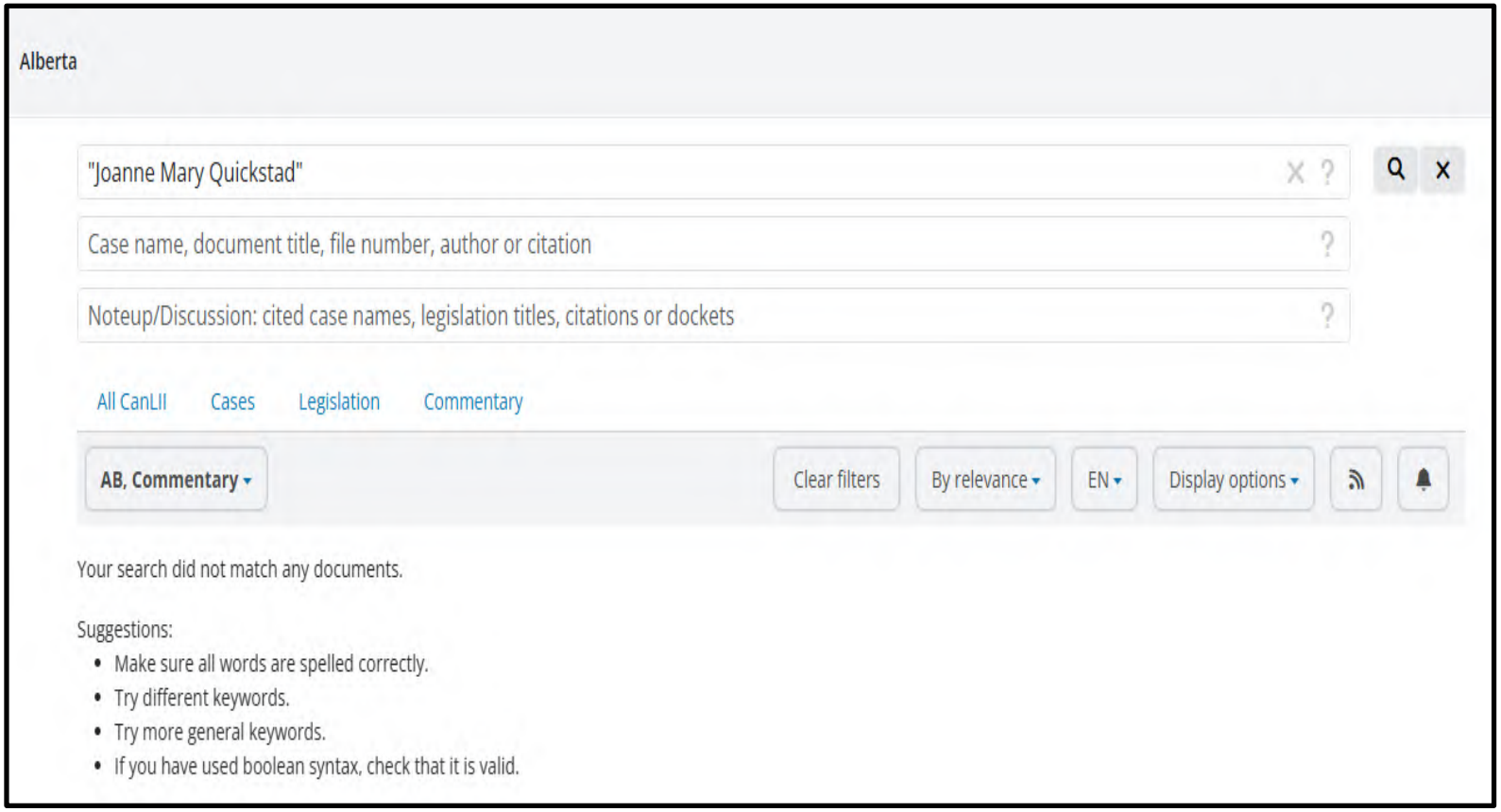
VISTA ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Alberta Historical Environmental Enforcement Database Search
Date: September 2026	Vista Project: V102129 Drawn By: TB



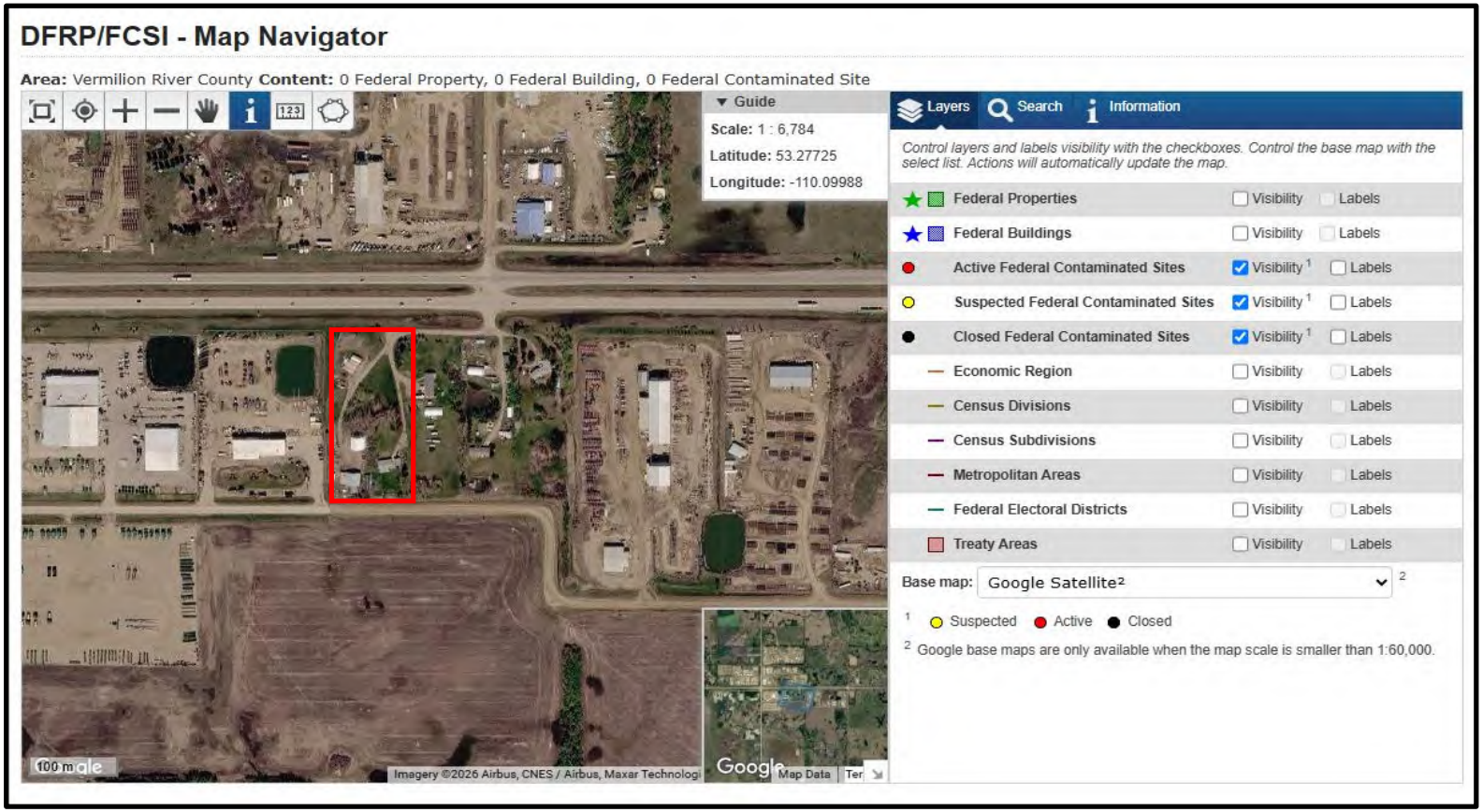
VISTA
ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad	
Project Name:	Phase I Environmental Site Assessment	
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta	
Title:	Canadian Legal Information Institute Database Search	
Date: September 2026	Vista Project: V102129	Drawn By: TB



VISTA ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad	
Project Name:	Phase I Environmental Site Assessment	
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta	
Title:	Canadian Legal Information Institute Database Search	
Date: September 2026	Vista Project: V102129	Drawn By: TB



VISTA ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad
Project Name:	Phase I Environmental Site Assessment
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta
Title:	Federal Contaminated Sites Inventory Database Search

Date: September 2026 Vista Project: V102129 Drawn By: TB

Search criteria

Reporting year **from** 1993 **to** 2025

Company or facility name or NPRI ID George Anton Quickstad

▶ Other search criteria

Search Reset

Results

Total number of reports: 0

Download as CSV Copy Search as URL

Filter items **Show** 10 **reports per page**

NPRI ID	GHGRP ID	Year	Company	Facility	City	Province	NAICS	Report type
Nothing found - Sorry								

No Records Available

VISTA ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad	
Project Name:	Phase I Environmental Site Assessment	
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta	
Title:	National Pollutant Release Inventory Database Search	
Date: September 2026	Vista Project: V102129	Drawn By: TB

Search criteria

Reporting year **from** 1993 **to** 2025

Company or facility name or NPRI ID Joanne Mary Quickstad

▶ Other search criteria

Search Reset

Results

Total number of reports: 0

Download as CSV Copy Search as URL

Filter items **Show** 10 **reports per page**

NPRI ID	GHGRP ID	Year	Company	Facility	City	Province	NAICS	Report type
Nothing found - Sorry								

No Records Available

VISTA ENVIRONMENTAL SCIENCE

Client Name:	George and Joanne Quickstad	
Project Name:	Phase I Environmental Site Assessment	
Site Address:	13053A Highway 16E, Vermilion River County No. 24, Alberta	
Title:	National Pollutant Release Inventory Database Search	
Date: September 2026	Vista Project: V102129	Drawn By: TB

Appendix IV

Photographs



Picture 1 – Site Building.



Picture 2 – Interior of the Site Building.

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Picture 3 – Additional view of interior, Site Building.



Picture 4 – View of the Quonset structure.

© 2026 Vista Environmental Science Ltd.



Picture 5 – Interior of the Quonset structure.



Picture 6 – Additional view of interior, Quonset structure.

© 2026 Vista Environmental Science Ltd.



Picture 7 – Office trailer, east exterior of the Site Building.



Picture 8 – SFR, southeast portion of Site.

© 2026 Vista Environmental Science Ltd.



Picture 9 – Southwest portion of Site, facing north.



Picture 10 – South-central portion of Site, facing east.

© 2026 Vista Environmental Science Ltd.



Picture 11 – Interior of storage sea cans, west exterior of the Site Building.



Picture 12 – North and central portions of Site, facing south.

© 2026 Vista Environmental Science Ltd.



Picture 13 – East portion of Site, facing south.



Picture 14 – View north of the Site.

© 2026 Vista Environmental Science Ltd.



Picture 15 – View east of the Site.



Picture 16 – View south of the Site.

© 2026 Vista Environmental Science Ltd.



Picture 17 – View west of the Site.

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Appendix V

Qualifications of Assessors

VISTA
ENVIRONMENTAL SCIENCE

ALINA GREY
Environmental Technician
SITE ASSESSMENT AND REMEDIATION

HIGHLIGHTS

EDUCATION

- Diploma, Environmental Monitoring and Assessment Program, NAIT, 2025

VOLUNTEER

- 2024 – 2026 Edmonton & Area Land Trust (EALT)
  - Conservation Land Steward
- 2023 – WILDNorth
  - Wildlife Rehabilitation Intern

E : alina@vistaenvsci.com

W : www.vistaenvsci.com

QUALIFICATIONS OF ASSESSOR

Alina Grey is a recent graduate of the Environmental Monitoring and Assessment program at the Northern Alberta Institute of Technology (NAIT). She specializes in completing Phase I Environmental Site Assessments (ESAs) for residential, commercial and industrial properties.

Alina is proficient in soil and groundwater sampling and assists with Phase II ESA's.

While at NAIT she completed a summer Wildlife Rehabilitation Internship with WILDNorth and is currently volunteering with Edmonton & Area Land Trust (EALT) as a Conservation Land Steward.

VISTA
ENVIRONMENTAL SCIENCE

ALI HUGHES-JUNEAU
B.SC., P.BIOL.
PROJECT MANAGER

QUALIFICATIONS OF ASSESSOR

Ali Hughes-Juneau graduated from the University of Alberta with a Bachelor of Science in Biology and Psychology in 2015.

She is a Professional Biologist (P.Biol) in good standing with the Alberta Society of Professional Biologists.

After graduating, she went on to work for the University of Alberta Ecosystem Management Emulating Natural Disturbance (EMEND) Project as a field research assistant, collecting data on vegetation to determine the best forest management practices for preserving ecosystem integrity in comparison to natural disturbances. She then moved on to work for the University of Alberta Biogeochemical Analytical Service Laboratory (BASL) as a chemical analyst and safety officer. In this role, she was responsible for conducting trace-level organic analysis of EPA 16 priority Polycyclic Aromatic Hydrocarbons (PAHs) in various matrices, including water, sediment, soil, and biological tissues.

In 2020, she left BASL to pursue a Bachelor of Education in Biology and Physics at the University of Alberta. Upon graduating she began working as a math and science teacher for the Edmonton Public School Board (EPSB).

In 2023, she left EPSB to pursue a career as an Environmental Scientist at Nor-Alta Environmental Services Ltd. where she carried out fieldwork and prepared comprehensive environmental reports including groundwater monitoring, Phase I and II environmental site assessments (ESAs), facility liability assessments, detailed site assessments (DSAs), and remediation reports within the oil and gas industry.

After gaining experience within the industry, Ali joined Vista Environmental Science Ltd. as a Project Manager in 2025. Her main tasks involve preparing proposals, project setup, and overseeing the successful completion of Phase I ESAs.

HIGHLIGHTS

EMPLOYMENT HISTORY

- 2025 – Current

  Vista Environmental Science Ltd.

  - Project Manager
- 2023 – 2025

  Nor-Alta Environmental Services Ltd.

  - Environmental Scientist
- 2017-2020

  University of Alberta - BASL

  - Chemical Analyst/Safety Officer
- 2017

  University of Alberta – EMEND Project

  - Research Assistant

EDUCATION

- B.Sc., Biology and Psychology, University of Alberta, 2015
- B.Ed., Biology and Physics, University of Alberta, 2021

AFFILIATIONS

- Alberta Society of Professional Biologists – Professional Biologist (P.Biol.)

E : Ali@vistaenvsci.com

W : www.vistaenvsci.com

VISTA
ENVIRONMENTAL SCIENCE

WES WALKEDEN
RT(Ag), TechAg
DIRECTOR, SITE ASSESSMENT AND REMEDIATION

HIGHLIGHTS

EMPLOYMENT HISTORY

- 2020 – Current Vista Environmental Science Ltd.
  - Co-Founder, Director
- 2015 – 2020 Basin Environmental Ltd.
  - Environmental Team Lead
- 2011 – 2015 Pinchin Ltd. (Formerly PHH ARC Environmental Ltd. and Pinchin West Ltd.)
  - Environmental Technologist

EDUCATION

- Diploma, Environmental Sciences, NAIT, 2011

AFFILIATIONS

- Alberta Institute of Agrologists – Registered Technologist in Agrology RT(Ag)
- Saskatchewan Institute of Agrologists – Technical Agrologist (TechAg)

T : 587-416-3977

E : wes@vistaenvsci.com

W : www.vistaenvsci.com

QUALIFICATIONS OF ASSESSOR

Wes Walkeden graduated from NAIT's Environmental Sciences Technology program in 2011. Wes currently has over 10 years of experience in the field of Environmental Consulting and Remediation/Reclamation services.

He is a Registered Technologist in Agrology [RT(Ag)] in good standing with the Alberta Institute of Agrologists, and a Technical Agrologist (TechAg) with the Saskatchewan Institute of Agrologists.

Shortly after graduation, he joined Pinchin Ltd. (formerly PHH ARC Environmental, and Pinchin West Ltd.) and was trained to exclusively conduct Phase I/II Environmental Site Assessments and remediation projects.

In early 2015, Wes left Pinchin Ltd. to join Basin Environmental Ltd. to build and grow their small environmental group. While Wes was with Basin, he grew the environmental assessment and remediation group from 35 projects in all of 2015, to nearly quadruple that in 2018.

Basin's environmental group expanded in 2018 to include Renee Burns, a colleague from PHH ARC Environmental Ltd. and Pinchin West Ltd. and former 2011 classmate and graduate from NAIT.

Vista Environmental Science was created in 2020 by Wes and Renee with the sole focus on providing Phase I/II ESA and remediation options to Clients with budget and long-term view in mind.

Since his career began in 2011, Wes has conducted over 600 Phase I/II ESA and remediation programs throughout Western Canada and looks to continue building Vista's environmental group while providing creative environmental solutions to his Clients.

While Wes' consulting roots started with Phase I ESA, he has transitioned into a field expert over the past several years conducting a wide range of Phase II ESA, large groundwater monitoring programs, and a variety of other excavation and bioremediation projects.