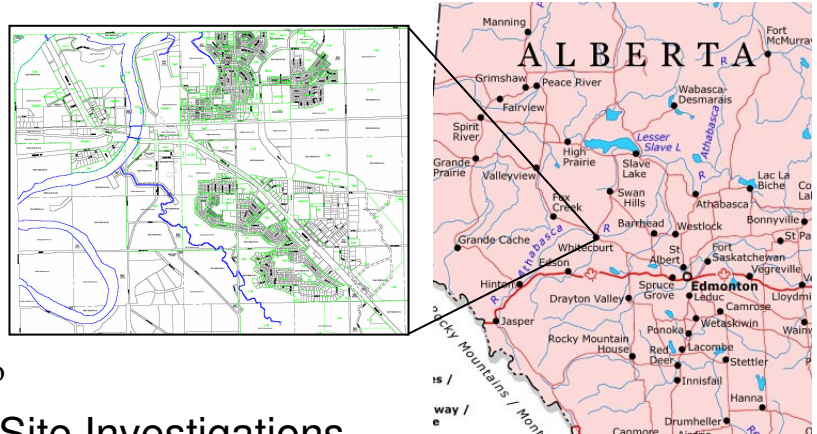


Phase II Environmental Assessment

Whitecourt, Alberta (Great Rates Motel)

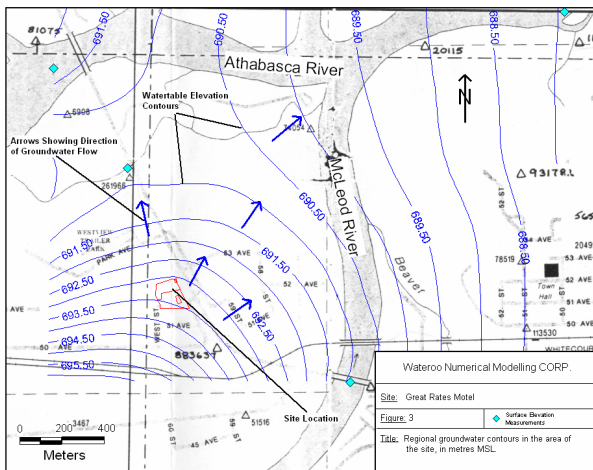
Overview

As part of the requirement of a property sale, a Phase II Environmental Assessment was completed at a property in Whitecourt, Alberta. There was speculation of subsurface hydrocarbon presence related to documented hydrocarbon releases, which occurred at an adjacent property (a gasoline service station). On the property, a motel operated until 1997 at which time the motel was demolished. There are no records of hydrocarbon releases from operations at the motel. Groundwater and soil samples were collected to determine the level of action required to meet provincial environmental protection guidelines.



Site Investigations

A detailed site investigation was conducted on July 22, 1999 involving collection of subsurface materials and the visual inspection of conditions at the site and adjoining property. Nine boreholes were drilled at, and surrounding, the location where the hydrocarbons were reported to have migrated on-site. Groundwater was encountered at approximately 5 feet below ground surface. The subsurface of the site consists of mostly poorly-sorted gravel (commonly known as "pitrun") with particle sizes ranging from clay to cobble. Water level data collected as part of this study was used to determine that groundwater flow directions at the site coincide with regional groundwater flow directions.



Project Results

The site was compared to Level II criteria for coarse-grained soils remediation guidelines under Alberta Environmental Protection Guidelines. At the time of sampling, the site met the Level II criteria requiring no further environmental action at that time. Minor hydrocarbon concentrations in the past were the result of activities at the adjacent property (upgrade with respect to surface grade, and upgradient with respect to groundwater flow). The reported concentrations at the site resulted from fuelling overflows at the adjacent service station and a portion of the overflowed fuel migrated on-site by means of overland flow. Historical records show no on-site activities resulted in or, had the likelihood of resulting in, the release of hydrocarbons.

