

APPRAISAL OF REAL PROPERTY

LOCATED AT

3092 Riverview Road
Drumheller, AB T0J 2V0
PLAN 9211120 BLOCK 1 LOT 3

FOR

DRFM Office
702 Premier Way
Drumheller, AB T0J 0Y0

AS OF

March 19, 2022

BY

Robert Irwin
Tru Appraisals Ltd.
P.O. Box 771
Brooks, AB T1R 1B7
(403) 362-6992
irwin@tru-appraisals.com

REFERENCE: 221129

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 221129

CLIENT	CLIENT: DRFM Office ATTENTION: ADDRESS: 702 Premier Way Drumheller, AB T0J 0Y0 E-MAIL: PHONE: FAX:	APPRAISER	AIC MEMBER: Robert Irwin COMPANY: Tru Appraisals Ltd. ADDRESS: P.O. Box 771 Brooks, AB T1R 1B7 E-MAIL: irwin@tru-appraisals.com PHONE: (403) 362-6992 FAX:	
	PROPERTY ADDRESS: 3092 Riverview Road LEGAL DESCRIPTION: PLAN 9211120 BLOCK 1 LOT 3 MUNICIPALITY AND DISTRICT: Drumheller		CITY: Drumheller PROVINCE: AB POSTAL CODE: T0J 2V0 Source: Assessment & Title	

SUBJECT	EXISTING USE: Residential Single Family OCCUPIED BY: Owner
	NAME: [REDACTED] Name Type: Owners PURPOSE: <input checked="" type="checkbox"/> TO estimate market value <input type="checkbox"/> TO estimate market rent INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Acquisition/Expropriation only (all other uses are denied) INTENDED USERS (by name): DRFM Office REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective <input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____ PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/> MAINTENANCE FEE (if applicable) \$: CONDO/STRATA COMPLEX NAME (if applicable): IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)

ASSIGNMENT	APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input checked="" type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) HYPOTHETICAL CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption) JURISDICTIONAL EXCEPTION <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum)				
	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Acreage TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/> TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural CONFORMITY: Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> see comments below Condition: <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input checked="" type="checkbox"/> see comments below Size: <input type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller <input checked="" type="checkbox"/> see comments below COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed	AGE RANGE OF PROPERTIES (years): PRICE RANGE OF PROPERTIES: \$ _____ \$ _____ Ranges do not apply (see comments below)	MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low PRICE TRENDS: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		

NEIGHBOURHOOD	COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed Acreage subdivision located within the municipality of the Town of Drumheller. This subdivision sits next to the Red Deer River, southeast of the main Drumheller townsite, and just northwest of the suburb of Rosedale. Homes in the subdivision are a mix of ages and sizes which is typical of acreage subdivisions in smaller markets. Values have increased in the past two years due to low interest rates and high construction costs.
	SITE DIMENSIONS: Irregular (see Palliser G.I.S. map in addendum) LOT SIZE: 10.03 Unit of Measurement Acre(s) Source: Assessment TOPOGRAPHY: Undulating, slopes down to the river CONFIGURATION: Irregular (see Palliser G.I.S. map in addendum) ZONING: CSD - Countryside District Source: Assessment OTHER LAND USE CONTROLS (see comments) USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments) ASSEMBLAGE: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments) TITLE SEARCHED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments and limiting conditions)

SITE	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Open Ditch WATER SUPPLY: <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank <input type="checkbox"/> <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well <input type="checkbox"/> FEATURES: <input checked="" type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs <input type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision <input type="checkbox"/> ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/> DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/> Surface: Gravel PARKING: <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street LANDSCAPING: <input checked="" type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor CURB APPEAL: <input checked="" type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed Lawn area surrounding the home with numerous mature trees on the lot. Well maintained yard that shows pride of ownership. Property use conforms to the zoning.

Assuming site is similar to what was observed on July 10, 2020 (see extraordinary assumptions addendum)

REFERENCE: 221129

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 221129

YEAR BUILT (estimated): 1969	PROPERTY TYPE: Acreage	ROOFING: Asphalt Shingles
YEAR OF ADDITIONS (estimated):	DESIGN/STYLE: Bungalow	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
EFFECTIVE AGE: 25 years	CONSTRUCTION: Wood	5 years old (source: owner)
REM. ECONOMIC LIFE: 45 years	WINDOWS: Wood Frame / Some Newer PVC	
COMMENTS:	BASEMENT: Partial / Developed	EXTERIOR FINISH: Vinyl, Rock, Stucco
	ESTIMATED BASEMENT AREA: 1,132 <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	ESTIMATED BASEMENT FINISH: 95 %	Newer vinyl and rock siding at front of home
	FOUNDATION WALLS: Concrete	

BEDROOM (#)	BATHROOM (#)	INTERIOR FINISH:	Walls	Ceilings	CLOSET:	INSULATION:	Info Source:
Large	2-Piece	Good	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ceiling	<input checked="" type="checkbox"/> Inspection (Assumed)
3 Average	1 3-Piece	x Average	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Average	<input checked="" type="checkbox"/> Walls	<input type="checkbox"/> Fair
Small	1 4-Piece	Fair	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Basement	<input type="checkbox"/> Poor/None
	5-Piece	Poor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Poor/None	<input type="checkbox"/> Crawlspace	
FLOORING: Carpet & Vinyl							
ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers							
ESTIMATED RATED CAPACITY OF MAIN PANEL: 100 amps							
HEATING SYSTEM: Forced Air Fuel Type Natural Gas							
WATER HEATER: 150 L (estimated size)							
OVERALL INT. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor							

ROOM ALLOCATION															
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY	UTILITY		ROOM TOTAL	AREA	
MAIN	x	1	1			3		2					5	1,220	
SECOND															
THIRD															
ABOVE GRADE TOTALS:	ROOMS: 5	BEDROOMS: 3	BATHROOMS: 2:0											TOTAL AREA	1,220
BASEMENT					1	2		1		1	1		4	1,132	

IMPROVEMENTS

UNIT OF MEASUREMENT: Sq. Ft Sq. M

SOURCE OF MEASUREMENT: **Measured**

BASEMENT FINISH **Fully developed basement with drywall walls, drywall or t-bar ceilings, vinyl or carpet floors. The basement development is newer (2013), is in average condition, and of average utility.**

GARAGES/CARPORT/PARKING FACILITIES: **None**

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): **Covered wood deck with aluminum railings. Approximately 21 x 28'. 24 x 32' quonset built in 1978 (source: assessment), insulated and finished with painted plywood. Heated by ceiling mounted forced air furnace. Newer asphalt shingles. Quonset is in average condition and generally well maintained. Quonset photo in addendum. Two 10 x 10' storage sheds. Landscaping and site works in average condition.**

COMMENTS: Detrimental Conditions Observed Incomplete Construction (see comments)

Well maintained home in average condition of average quality materials and workmanship. Kitchen renovated in 2008. Main bathroom renovated in 2018. Other short-lived items have been updated as necessary. Newer shingles.

Assuming improvements are similar to what was observed on July 10, 2020 (see extraordinary assumptions addendum)

RESIDENTIAL APPRAISAL REPORT

HIGHEST AND BEST USE	LAND VALUE AS IF VACANT: [REDACTED]	SOURCE OF DATA: Assessment, vacant land sales/listings	COMMENT: estimate based on very limited data
	EXISTING USE: Residential Single Family	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Other
	HIGHEST AND BEST USE OF THE LAND AS IF VACANT:	<input checked="" type="checkbox"/> Existing Residential Use	<input type="checkbox"/> Other
	ANALYSES AND COMMENTS: The property is zoned for residential uses and is improved with a residential structure that adds significant value to the property. The existing residential use is the highest and best use.		

DIRECT COMPARISON APPROACH	SUBJECT		
	3092 Riverview Road Drumheller, AB T0J 2V0		
	DATA SOURCE	Inspection	
	DAYS ON MARKET		
	DATE OF SALE		
	SALE PRICE	\$	
	LOCATION	Riverfront	
	SITE DIMENSIONS / LOT SIZE	10.03 Ac.	
	BUILDING TYPE	Acreage	
	DESIGN / STYLE	Bungalow	
	AGE / CONDITION	25 eff. Average	
	LIVABLE FLOOR AREA	1,220 Sq.Ft.	
		Total Rooms : Bdrms	
	ROOM COUNT	5 : 3	
	BATHROOMS	2:0	
	BASEMENT	Partial / Developed	
	PARKING FACILITIES	None	
	EXTRAS	Quonset, Deck, Sheds	
	ADJUSTMENTS (Gross %, Net %, Net \$)		
	ADJUSTED VALUES		
	ANALYSES AND COMMENTS:		
	ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ 545,000		

HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSIS OF SALE TRANSFER HISTORY: (minimum of three years) <u>Current title registered in 1992 when the property was subdivided.</u>
	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SUBJECT CURRENTLY LISTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSIS OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) <u>No known listings or other marketing of the property over the past year.</u>
EXPOSURE TIME	ANALYSIS OF REASONABLE EXPOSURE TIME: <u>Based on limited data the estimated reasonable exposure time is 1 to 365 days (contingent on reasonable pricing and listing on the open market).</u>
RECONCILIATION AND FINAL VALUE	RECONCILIATION AND FINAL ESTIMATE OF VALUE: <u>Direct comparison approach has been taken into consideration for the final estimate of value. The weakness of the cost approach is that it is difficult to determine depreciation, and the cost approach does not take into consideration market forces like supply and demand.</u>
UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT <u>March 19, 2022</u> (Effective Date of the Appraisal) IS ESTIMATED AT \$ XXXXXXXXXX COMPLETED ON <u>03/21/2022</u> (Date of Report) AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.	
DEFINITIONS	<p>DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition, 2010)</p> <p>Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.</p> <p>DEFINITION OF MARKET RENT (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017)</p> <p>DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)</p>
SCOPE	<p>The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures.</p> <p>The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report.</p> <p>The specific tasks and items necessary to complete this assignment include a summary of the following:</p> <ol style="list-style-type: none"> 1. assembly and analyses of relevant information pertaining to the property being appraised, including listings within one year and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analysis of land use controls pertaining to the subject property; 5. an analysis of "Highest and Best Use", or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisal. <p>All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format.</p> <p>Other: <u>No inspection was completed for this appraisal (client request). All details of the subject property were taken from the original appraisal done on July 10, 2020.</u></p>

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

- This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
- Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
- The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
- Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
- This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
- Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
- The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
- The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
- The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
- The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
- The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
- The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
- If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
- This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
- Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

CERTIFICATION

I certify that, to the best of my knowledge and belief that:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- No one has provided professional assistance to the member(s) signing this report; The following individual provided the following professional assistance:
- As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program.
- The undersigned is a member/are all members in good standing of the Appraisal Institute of Canada. Where applicable this report is co-signed in compliance with CUSPAP. Where a report bears two signatures, both the signing appraiser and co-signing appraiser assume full responsibility for this report.

PROPERTY IDENTIFICATION

ADDRESS: 3092 Riverview Road CITY: Drumheller PROVINCE: AB POSTAL CODE: T0J 2V0

LEGAL DESCRIPTION: PLAN 9211120 BLOCK 1 LOT 3

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,

AS AT March 19, 2022 (Effective Date of the Appraisal)

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT. As Is As If Complete

APPRAISER *Robert Irwin* **CO-SIGNING AIC APPRAISER (if applicable)**

SIGNATURE: _____ CO-SIGNATURE: _____

NAME: Robert Irwin NAME: _____

AIC DESIGNATION/STATUS: AIC Candidate Member CRA, P.App A.ACI, P.App Membership # 905160 AIC DESIGNATION/STATUS: CRA, P.App A.ACI, P.App Membership # _____

DATE OF REPORT/DATE SIGNED: 03/21/2022 DATE OF REPORT/DATE SIGNED: _____

PERSONALLY INSPECTED THE SUBJECT PROPERTY: YES NO PERSONALLY INSPECTED THE SUBJECT PROPERTY: YES NO

DATE OF INSPECTION: July 10, 2020 DATE OF INSPECTION: _____

LICENSE INFO (where applicable): 905160 LICENSE INFO (where applicable): _____

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

SOURCE OF DIGITAL SIGNATURE SECURITY: WinTotal

ATTACHMENTS AND ADDENDA: ADDITIONAL SALES EXTRAORDINARY ITEMS NARRATIVE PHOTOGRAPHS BUILDING SKETCH Title _____

MAP COST APPROACH INCOME APPROACH SCOPE OF WORK LIMITED USES/LIMITED DETRIMENTAL CONDITIONS _____

EXTRAORDINARY ITEMS ADDENDUM

CLIENT	CLIENT: DRFM Office	APPRAISER	AIC MEMBER: Robert Irwin	
	ATTENTION:		COMPANY: Tru Appraisals Ltd.	
	ADDRESS: 702 Premier Way Drumheller, AB T0J 0Y0		ADDRESS: P.O. Box 771 Brooks, AB T1R 1B7	
	E-MAIL:		E-MAIL: irwin@tru-appraisals.com	
	PHONE:		PHONE: (403) 362-6992	
	FAX:		FAX:	

EXTRAORDINARY ASSUMPTIONS & EXTRAORDINARY LIMITING CONDITIONS

An extraordinary assumption is a hypothesis, either supposed or unconfirmed, which, if not true, could alter the appraiser's opinions and conclusions (e.g. an absence of contamination where such contamination is possible, the presence of a municipal sanitary sewer where unknown or uncertain). An extraordinary limiting condition is a necessary modification or exclusion of a Standard Rule which must be explained and justified by the appraiser (e.g. exclusion of one or more valuation approaches.) The appraiser must conclude before accepting the assignment which involves invoking an Extraordinary Limiting Condition that the scope of the work applied will result in opinions and conclusions which are credible. Both must accompany statements of each opinion/conclusion so affected.

All comparable properties were, to the best of the appraiser's knowledge, not being considered for expropriation at the time of sale. However, it is not possible for the appraiser to be aware of all circumstances surrounding every comparable sale. This report was therefore developed with the extraordinary assumption that any comparable properties referenced herein were not being considered for expropriation at the time of sale. Any significant deviation from this assumption may invalidate the value conclusions reached in this report. The appraiser reserves the right to amend the appraisal report, at an agreed upon fee (to be negotiated with the client), if any of the comparable sales are subsequently found to have been affected by matters relating to expropriation.



EXTRAORDINARY ITEMS ADDENDUM

HYPOTHETICAL CONDITIONS

Hypothetical conditions may be used when they are required for legal purpose, for purposes of reasonable analyses or for purposes of comparison. Common hypothetical conditions include proposed improvements, completed repairs, rezoning, or municipal services. For every Hypothetical Condition, an Extraordinary Assumption is required. Following is a description of each hypothetical condition applied to this report, the rationale for its use and its effect on the result of the assignment.

The property has been valued with no consideration given to any matters relating to the expropriation scheme as required by section 45 of the Expropriation Act. The valuation is therefore based on the hypothetical condition that the subject property is not being considered for expropriation.

JURISDICTIONAL EXCEPTION

The Jurisdictional Exception permits the appraiser to disregard a part or parts of the Standards determined to be contrary to law or public policy in a given jurisdiction and only that part shall be void and of no force or effect in that jurisdiction. The following comments identify the part or parts disregarded, if any, and the legal authority justifying these actions.

The property has been valued with no consideration given to any matters relating to the expropriation scheme as required by section 45 of the Expropriation Act. Due to the intended use of the appraisal, the Expropriation Act supersedes the CUSPAP requirement to "analyze the effect on value of anticipated public or private improvements".

CLIENT	CLIENT: <u>DRFM Office</u>	APPRAISER	APPRAISER: <u>Robert Irwin</u>
	ADDRESS: <u>702 Premier Way</u>		ADDRESS: <u>P.O. Box 771</u>
	ADDRESS: <u>Drumheller, AB T0J 0Y0</u>		ADDRESS: <u>Brooks, AB T1R 1B7</u>
PHONE: _____	FAX: _____	PHONE: <u>(403) 362-6992</u>	FAX: _____

3092 Riverview Road, Drumheller, AB T0J 2V0

Subject Front (July 10, 2020)

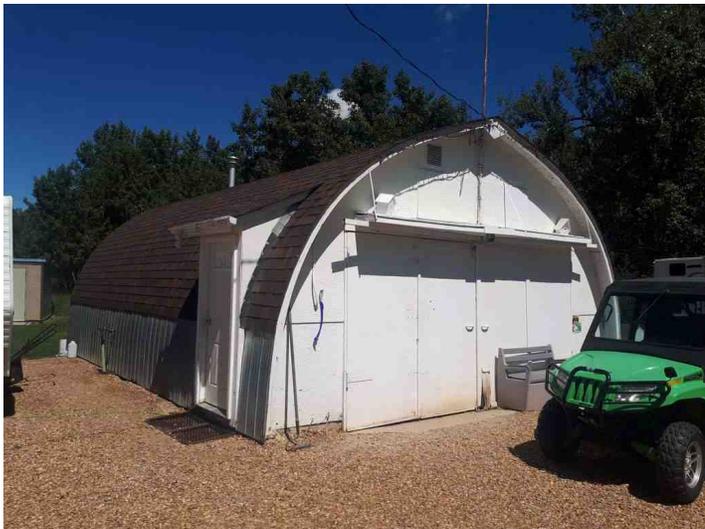
3092 Riverview Road
 Sale Price
 Livable Floor Area 1,220 Sq.Ft.
 Total Rooms 5
 Total Bedrooms 3
 Total Bathrooms 2:0
 Site Size 10.03 Ac.
 Age 25 eff.



Subject Rear (July 10, 2020)



Subject Quonset (July 10, 2020)



CLIENT	CLIENT: DRFM Office	APPRAISER	APPRAISER: Robert Irwin
	ADDRESS: 702 Premier Way		ADDRESS: P.O. Box 771
	Drumheller, AB T0J 0Y0		Brooks, AB T1R 1B7
	PHONE: _____ FAX: _____		PHONE: (403) 362-6992 FAX: _____

3092 Riverview Road, Drumheller, AB T0J 2V0

Kitchen (July 10, 2020)



Kitchen cabinets,
cupboards, shelves
and

Main Bathroom (July 10, 2020)



Bedroom (July 10, 2020)



REFERENCE:

Photograph Addendum

FILE NO.: 221129

CLIENT	CLIENT:	DRFM Office	APPRAISER	APPRAISER:	Robert Irwin	
	ADDRESS:	702 Premier Way		ADDRESS:	P.O. Box 771	
		Drumheller, AB T0J 0Y0			Brooks, AB T1R 1B7	
	PHONE:			FAX:		
			PHONE:	(403) 362-6992	FAX:	

3092 Riverview Road, Drumheller, AB T0J 2V0

Basement Family Room
(July 10, 2020)



Basement Laundry Room
(July 10, 2020)



Basement Utility Room
(July 10, 2020)



CLIENT	CLIENT: DRFM Office	APPRAISER	APPRAISER: Robert Irwin
	ADDRESS: 702 Premier Way		ADDRESS: P.O. Box 771
	Drumheller, AB T0J 0Y0		Brooks, AB T1R 1B7
	PHONE: _____ FAX: _____		PHONE: (403) 362-6992 FAX: _____

3092 Riverview Road, Drumheller, AB T0J 2V0

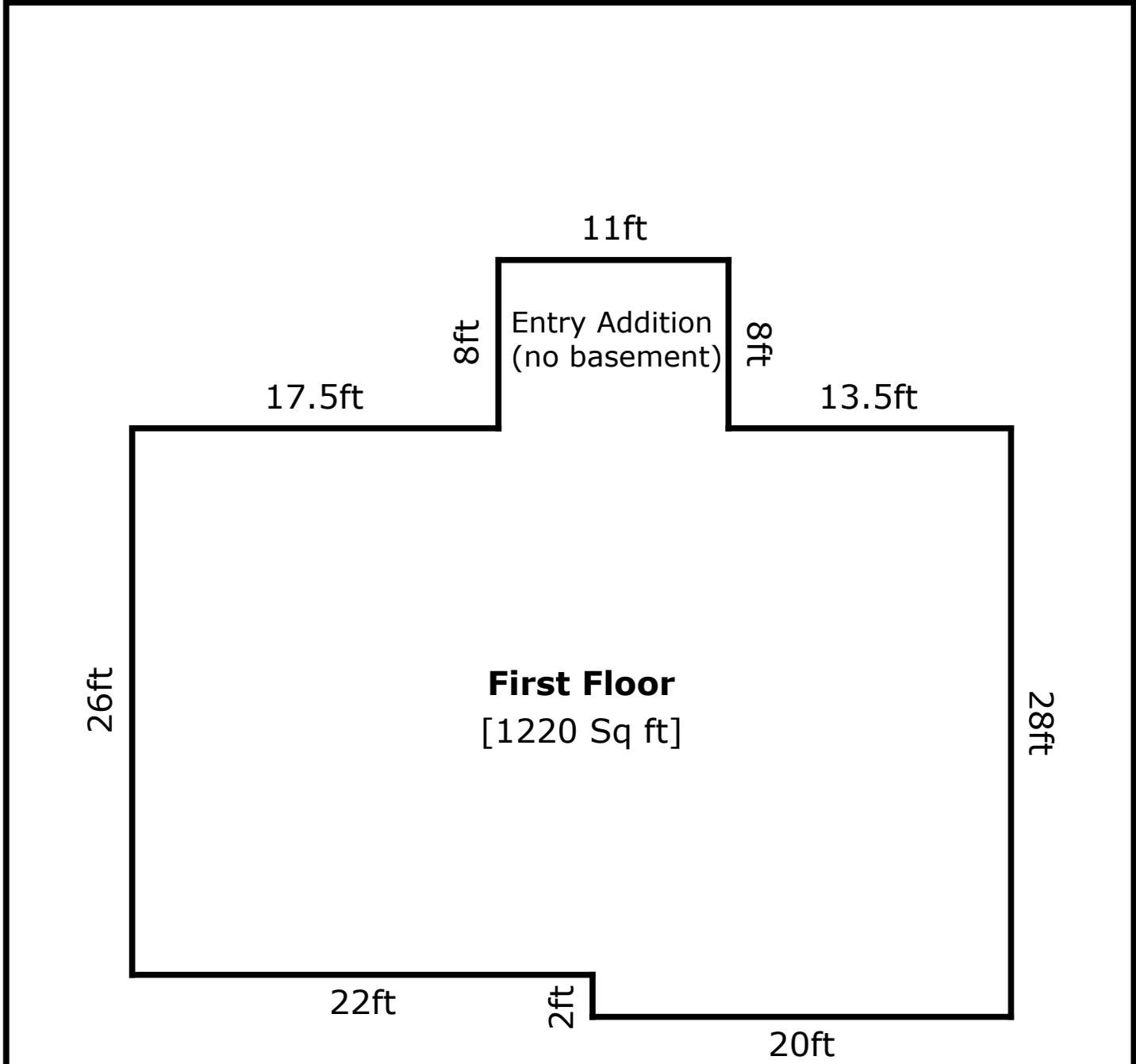


Diagram is for illustrative purposes only.
All measurements approximate, calculations rounded.

TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area	Calculation Details	
First Floor	1220 Sq ft	11 × 8 = 88 26 × 22 = 572 20 × 28 = 560
Total Living Area (Rounded):	1220 Sq ft	

REFERENCE:

Palliser G.I.S. Map

FILE NO.: 221129

CLIENT	CLIENT:	DRFM Office	APPRaiser	APPRaiser:	Robert Irwin
	ADDRESS:	702 Premier Way		ADDRESS:	P.O. Box 771
		Drumheller, AB T0J 0Y0			Brooks, AB T1R 1B7
	PHONE:			PHONE:	(403) 362-6992
	FAX:			FAX:	

3092 Riverview Road, Drumheller, AB T0J 2V0



January 23, 2023

HAZARDOUS MATERIALS ASSESSMENT REPORT

3092 Riverview Road in Rosedale, AB

E3030-B



Prepared For:

Town of Drumheller
702 Premier Way
Drumheller, Alberta
T0J 0Y4

Prepared By:

Eco Abate Inc.
425 Forge Rd SE
Calgary, Alberta
T2H 0S9

SENT: January 23, 2023

Town of Drumheller
Premier Way
Drumheller, Alberta
T0J 0Y4

ATTN: Mark Steffler, *Project Manager*

RE: **Hazardous Material Assessment Report**
3092 Riverview Road in Rosedale, AB
Project #: E3030-B

Dear Mr. Steffler,

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 3092 Riverview Road in Rosedale, Alberta. The purpose of the investigation was to identify hazardous materials on the property to permit development of a remediation scope, identify abatement procedures, and confirm disposal protocols.

During the process, Eco Abate identified the following asbestos-containing materials which will require abatement prior to the planned renovations or demolition of the structure:

1. Exterior Stucco
2. Window Caulking
3. Vermiculite Insulation

Various other hazardous materials were also identified including: lead-containing paints, ozone depleting substances, mercury-containing fixtures and miscellaneous chemicals.

If you have any questions, concerns or require any additional information please contact the undersigned at (403) 998-5079 or info@ecoabate.com.

Authored By:



Reid Andersen, B.Sc.,
Project Coordinator

Reviewed By:



Scott Blake, B.Sc., NCSO, EP®
Principal

EXECUTIVE SUMMARY:

Based on observations and results, Eco Abate makes the following conclusions:

1. The following materials were identified as asbestos-containing and will require abatement prior to demolition of the structure:
 - a. Exterior Stucco (*See Photographs #18 to 20*).
 - b. Window Caulking (*See Photograph #22*).
 - c. Vermiculite Insulation (*See Photograph #27*).

Removal of the materials must be performed by a qualified abatement contractor prior to demolition using procedures found in the Alberta Asbestos Abatement Manual (2019).

2. Lead-containing paints (*See Appendix II*) were identified. Disturbance of lead-containing surface coatings must be performed following exposure prevention controls similar to those found in WorkSafeBC's Lead Containing Paints and Coatings: Preventing Exposure in the Construction Industry (2011) document and described in the Alberta Governments Lead at the Work Site (2013) bulletin.

PLEASE NOTE: All waste which includes the paint must be disposed of as hazardous waste unless toxicity characteristic leachate procedure (TCLP) testing can confirm the levels below the hazardous waste definition in the Government of Alberta's document Alberta User Guide for Waste Managers (1996)¹.

3. Hazardous components were identified on site and will require appropriate disposal prior to demolition, including:
 - a. Radioactive materials in smoke detectors,
 - b. ozone depleting substances in refrigerator,
 - c. mercury thermostats, and
 - d. miscellaneous chemicals .
4. Should any new materials be identified throughout the process, work should stop until the materials can be assessed by a qualified health and safety professional.

PLEASE NOTE: Renovation and demolition activities involving asbestos materials identified must be performed in accordance with all laws found in the Occupational Health and Safety Act Regulation and Code (2021) and follow procedures outlined in the Alberta Asbestos Abatement Manual (2019). Asbestos abatement must be performed by a competent contractor experienced in the procedures described above and include air quality monitoring by a third-party occupational hygiene consultant. All contractors who perform work on the building must be given relevant information pertaining to asbestos-containing materials and must be given access to all records of asbestos testing, including this report.

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PHOTOGRAPHS

APPENDIX II

LABORATORY REPORTS

INTRODUCTION

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 3092 Riverview Road in Rosedale, Alberta. The purpose of the investigation was to identify hazardous materials on the property to permit development of a remediation scope, identify abatement procedures, and confirm disposal protocols.

The site assessment and sampling portions of the investigation were performed on January 17, 2023, by Mr. Reid Andersen, B.Sc., Project Coordinator at Eco Abate Inc.

SCOPE OF WORK

Eco Abate provide the following services:

- Inspection of the building for hazardous materials and conditions, including:
 - Asbestos-containing materials (ACM);
 - Lead-containing materials;
 - PCB-containing fixtures;
 - Mercury-containing fixtures;
 - Ozone depleting substances;
 - Biological hazards; and
 - Miscellaneous chemicals.
- Sampling, assessment, and photography of suspect materials;
- Interpretation of bulk sample laboratory results;
- Analysis of results in accordance with current industry standards;
- Determine mitigation and corrective actions, where needed;
- Identification of potential exposure hazards relating to asbestos, lead, PCBs, mercury, ODS; and
- Drafting of full report detailing results, conclusions, and recommendations.

REGULATIONS AND GUIDELINES

Occupational Health and Safety Code

The Alberta Asbestos Abatement Manual (2019)¹ (AAAM) outlines methods used to aid compliance with the Occupational Health and Safety Act, Regulation and Code (December 2021)² (OH&S Code) in the province of Alberta. The manual covers general information on asbestos, related health hazards, requirements for worker protection, safe work practices and basic principles to follow for the safe abatement of asbestos-containing materials.

Part 4 of the Alberta OH&S Code (December 1, 2021)², outlines requirements related to asbestos in buildings. These requirements are:

- Section 31 (1)** If it is determined that asbestos fibres may be released in a building, the building is in an unsafe condition.
- (2)** The employer must take all necessary steps to correct the unsafe condition.
- Section 32 (1)** A person must not use materials containing crocidolite asbestos in an existing or a new building.
- (2)** A person must not apply materials containing asbestos by spraying them.
- Section 33** A person must not use asbestos in an air distribution system or equipment in a form in which, or in a location where, asbestos fibres could enter the air supply or return air systems.
- Section 34** If a building is to be demolished, the employer must ensure that materials with the potential to release asbestos fibres are removed first.
- Section 35** If a building is being altered or renovated, the employer must ensure that materials in the area of the alterations or renovations that could release asbestos fibres are encapsulated, enclosed or removed.
- Section 36 (1)** An employer who is responsible for removing or abating asbestos or for demolishing or renovating a building or equipment containing asbestos must notify a Director of Inspection of the activity at least 72 hours before beginning the activities that may release asbestos fibres.
- (2)** A person must not remove or abate asbestos or demolish or renovate a building or equipment containing asbestos if a Director of Inspection has not been notified in accordance with subsection (1).

All services provided by Eco Abate strictly adhere to Alberta's current occupational health and safety laws, which includes the Occupational Health and Safety Act, Regulation and Code².

¹ Alberta Queens Printer, *Alberta Asbestos Abatement Manual (2019)*, Retrieved from <https://www.alberta.ca/alberta-asbestos-abatement-manual.aspx>

² Alberta Queens Printer, *Occupational Health and Safety Act, Regulation and Code (December 2021)*, Retrieved from <http://work.alberta.ca/occupational-health-safety/ohs-act-regulation-and-code.html>

Asbestos Products Regulations

Section 1 of the Asbestos Products Regulation (December 12, 2018)³, defines asbestos product as the following:

- A product that contains any type of asbestos, including actinolite, amosite, anthophyllite, chrysotile, crocidolite, cummingtonite, fibrous erionite and tremolite.

Section 2.2 of the Asbestos Products Regulation (December 12, 2018)³ permits the use of non-crocidolite asbestos products if certain conditions are met. The following products and conditions are:

- 1) A textile fibre product that is worn on the person; if:
 - a) The product provides protection from fire or heat hazards; and
 - b) A person who uses the product in a reasonably foreseeable manner cannot come into contact with airborne asbestos from the product.
- 2) A product that is used by a child in learning or play; if:
 - a) Asbestos cannot become separated from the product.
- 3) Drywall joint cement or compound, or spackling or patching compound, that is used in construction, repair or renovation; if:
 - a) Asbestos cannot become separated from the product during its post-manufacture preparation, application or removal.
- 4) A product that is applied by spraying; if:
 - a) The asbestos is encapsulated with a binder during spraying; and
 - b) The materials that result from the spraying are not friable after drying.

³ Minister of Justice (December 12, 2018), *Asbestos Products Regulations (SOR/2016-164)*, Retrieved from <https://laws-lois.justice.gc.ca/PDF/SOR-2016-164.pdf>

METHODOLOGY

Asbestos Bulk Sampling

Asbestos bulk sampling and assessment was conducted following AAAM¹ guidelines by qualified and competent personnel with experience in sampling and laboratory analysis techniques. Asbestos samples were forwarded to EMSL Canada Inc. in Calgary, Alberta, for analysis. The samples were analyzed by polarized-light microscopy (PLM) using the EPA 600/R-93/116 analysis method. This method uses various techniques to determine the asbestos concentrations in building materials.

Material Condition Assessment

Assessment of the material was performed following the exposure assessment algorithm in Section 1.6 of the AAAM¹ as a guideline. This assessment method takes into account eight (8) factors that ultimately determine the corrective actions that must be taken to ensure the safety of an asbestos-containing installation. The factors which must be evaluated are:

- (1) Condition of Material – An assessment of the quality of the installation, adhesion of the material to substrate, and instances of deterioration or damage. Condition rated as follows:
 - i. Good Condition – no significant signs of damage, deterioration or delamination;
 - ii. Fair Condition – mild to moderate damage, deterioration or delamination; and
 - iii. Poor Condition – severely damaged, deteriorated or delaminated.
- (2) Water Damage;
- (3) Exposed Surface Area;
- (4) Accessibility;
- (5) Activity and Movement;
- (6) Air Distribution System;
- (7) Friability; and
- (8) Asbestos Content.

Lead Sampling

Lead containing material and paint samples were collected and recommendations provided in accordance with the Alberta Government's Lead at the Work Site (2013)⁴ document. This is a bulletin combining regulations and standards from various sources in the occupational health and safety industry. Lead samples were forwarded to EMSL Canada Inc. in Calgary, Alberta, for analysis. The samples were analyzed for lead content using EPA Method SW 846 3050B*/700B. EMSL's laboratory is also accredited by the AIHA Environmental Lead Laboratory Approval Program (ELLAP)

Criteria for evaluating the condition of LCPs is based on the United States Housing and Urban Development (HUD) 2012 *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*. The assessment evaluates the condition of the LCPs to determine if deterioration is due to moisture or another building deficiency.

- (1) Condition of Material – An assessment of the quality of the installation, adhesion of the material to substrate, and instances of deterioration or damage. Condition rated as follows:
 - i. Good Condition – surfaced should be monitored to ensure they remain non-hazardous;
 - ii. Fair Condition – surfaced need to be repaired but are not yet hazardous; and
 - iii. Poor Condition – surfaces are considered to be hazardous and need to be corrected.
- (2) Building Component; and
- (3) Surface Area.

Polychlorinated Biphenyls

Light ballasts were visually assessed for polychlorinated biphenyls (PCBs) containing ballasts during the inspection. Identification of PCBs was possible by the serial numbers and branding on the ballasts. Most PCBs produced in the 1980s or later have markings indicating the ballasts are "Non-PCB". Other ballasts can be identified as hazardous based on the product date and serial numbers indicating they were produced in the time period in which the manufacturer utilized PCB components.

Electrical conduits and heavy-duty sealants may contain PCBs and sampling may be required if large scale industrial processes may have required specialized PCB-containing products.

Mercury

Thermostats can utilize mercury switches and were visually inspected for the presence of these switches. All observable switches were counted and relayed in the results section.

Mercury is known to be a component of fluorescent light tubes. Visual estimation of the number of light tubes was provided in the results section.

Ozone Depleting Substances

Assessment for equipment or systems likely to contain ODSs was completed visually. Information on the type of equipment, manufacturer, type, and quantity of refrigerants was recorded, where available. The most common products include refrigeration equipment and air conditioning units.

⁴ Alberta Queens Printer (2013). *Lead at the Work Site*, Retrieved from <https://work.alberta.ca/documents/OHS-Bulletin-CH071.pdf>

Radioactive Materials

Visual assessment of smoke detectors was performed to confirm the presence of radioactive materials where possible. Any smoke detectors which were inaccessible were assumed to contain radioactive materials and were included in the reported amounts in the results section.

Biological Hazards

Identification of hazardous organic waste or biological contaminants was conducted visually and included assessment of all site conditions at the time of the inspection. The identification of material which could result in illness or disease were documented, where possible.

Biological hazards include conditions such as animal droppings or carcasses, mould contamination, standing water, etc.

Miscellaneous Chemicals

Any household or commercial chemicals which would require special disposal were documented and quantified where possible. Visual identification of the chemicals is sufficient in most cases to determine appropriate handling and disposal procedures.

LIMITATIONS

The amount of material reported, if reported, is an estimate and materials may exist in locations inaccessible at the time the survey was performed.

Materials with a homogenous appearance cannot be differentiated based on appearance and accurate identification of renovated or replaced areas is not possible. As a result, all areas of materials such as drywall, ceiling texture, stucco, etc., must be treated as asbestos-containing if one (1) or more samples are identified as positive.

Asbestos materials may exist in areas of the property inaccessible for inspection including wall cavities and ceiling cavities.

Attic inspection included the visual assessment of insulation within arms length of the entrance. Full entry into the attic space was not performed and the insulation was assumed to be consistent throughout the home.

OBSERVATIONS

The following observations were made at the time of the assessment:

1. Plaster was identified on the main floor and drywall in the basement.
2. Vermiculite was identified in attic space of the home.
3. Permanent big shed was insulated with wood paneling and insulation.
4. The two smaller sheds were made of metal and will be taken when tenant moves.
5. Stucco was used on the exterior of the main home.
6. No duct wrap was identified at the time of the inspection.
7. Mercury containing thermostat was confirmed.
8. Three fridge units were identified on the property, one in the kitchen and the other two in the bigger shed.
9. Air conditioning unit on the property.
10. Miscellaneous chemicals were confirmed in the bigger shed.

RESULTS

Asbestos Materials

Table 1 below summarizes the positive results of the asbestos bulk sampling. For details, please refer to the attached laboratory reports (See Appendix II).

Table #1: Summary of Positive Asbestos Sampling Results

#	DESCRIPTION / LOCATION	ASB TYPE	ASB%	CONDITION	PHOTO
18	Stucco* Exterior – Back	Chrysotile	2%	Fair	18
19	Stucco* Exterior – Right Side	Chrysotile	2%	Fair	19
20	Stucco* Exterior – Left Side	Chrysotile	2%	Fair	20
22	Window Caulking Exterior	Chrysotile	3%	Fair	22
27	Vermiculite Insulation Attic	Actinolite	<1%	Fair	27

Notes:

- a. N/A = Not applicable due to asbestos not being detected in the provided sample.
- b. None Detected = no asbestos was detected within the material sampled.
- c. Reporting limit is <1% for the method used.

Sampling was performed by Eco Abate Inc. following sampling procedures outlined in the [Alberta Asbestos Abatement Manual \(2019\)](#). Analysis was conducted in Calgary, Alberta, following the [EPA 600/R-93/116 Method](#), which is the approved polarized light microscopy (PLM) analysis method used in Canada for identification of asbestos within bulk materials.

Lead Materials

Results of lead paint sampling indicate lead-based paint was used on the property. *Table 2* below summarizes the results of the lead paint sampling. Please refer to the attached *Laboratory Report* for further details (*See Appendix II*).

Table #2: Lead Paint Sampling Results

ID#	LOCATION	COLOR	CONC. (ppm)	INTERPRETATION
A	Interior Hallway	Brown	160	Lead Based
B	Exterior House	Brown	670	Lead Based
C	Shed	White	< 80	Non-Lead
D	Shed Floor	Gray	< 80	Non-Lead

Notes:

- a. Non-Lead = Lead levels reported are below the limit of lead required to classify a paint as lead-based.
- b. Reporting limit is <80 ppm for the method used.

Sampling was performed by Eco Abate Inc. following sampling procedures outlined in the Flame AAS SW 846 3050B/7000B Method. Analysis was conducted in Calgary, Alberta, by EMSL Canada Inc. following the Flame AAS SW 846 3050B/7000B Method, which is a flame atomic absorption spectrometry (AAS) analysis method used for identification of lead within surface coating samples.

Hazardous Components

Results of visual inspection for hazardous materials in building components identified multiple items which will require disposal prior to demolition. *Table 3* below summarizes the results of the assessment including confirmed counts of various items.

Table #3: Hazmat Item Count

ITEM	TOTAL
Smoke Detectors (Radioactive)	1
Thermostat (Mercury)	1
Fluorescent Light Tubes (Mercury)	-
PCB Light Ballasts	-
Ozone Depleting Substances (Freezer)	4
Fire Extinguishers	-

Notes:

- ~ = Estimated amount of material based on visual observation and extrapolation through unexplored areas.
- All fluorescent light tubes were assumed to contain mercury.
- Only smoke detectors confirmed to contain radioactive materials were included.
- Refrigeration equipment included air conditioning units, refrigerators, freezers, and water coolers.
- Item counts are based on visual observation while on site and does not include items which were inaccessible.

Biological Hazards

No biological hazards were identified.

Miscellaneous Chemicals

Various chemicals were identified in the bigger permanent shed.

CONCLUSIONS

Based on observations and results, Eco Abate makes the following conclusions:

1. The stucco on the property was identified as asbestos-containing. Any renovation, demolition, or removal of the material must be performed by a qualified abatement contractor using moderate-risk asbestos abatement procedures found in Section 5.3 of the Alberta Asbestos Abatement Manual (2019) (See *Photographs #18-20*).

PLEASE NOTE: Due to the homogenous appearance of stucco, all sections of the material throughout the property must be treated as asbestos-containing as required by Section 7.1.1 of the Alberta Asbestos Abatement Manual (2019).

2. The window caulking on the property was identified as asbestos-containing. Any renovation, demolition, or removal of the material must be performed by a qualified abatement contractor using low asbestos abatement procedures found in Section 5.2 of the Alberta Asbestos Abatement Manual (2019) (See *Photograph #22*).
3. The attic insulation on the property was identified as asbestos-containing. Any renovation, demolition, or removal of the material must be performed by a qualified abatement contractor using high-risk asbestos abatement procedures found in Section 5.4 of the Alberta Asbestos Abatement Manual (2019) (See *Photograph #27*).
4. Lead-containing paints (See *Appendix II*) were identified on the property. Disturbance of lead-containing surface coatings should be performed following using exposure prevention controls found in WorkSafeBC's Lead Containing Paints and Coatings: Preventing Exposure in the Construction Industry (2011) document and described in the Alberta Governments Lead at the Work Site (2013) bulletin.

PLEASE NOTE: All waste which includes the paint must be disposed of as hazardous waste unless toxicity characteristic leachate procedure (TCLP) testing can confirm the levels below the hazardous waste definition in the Government of Alberta's document Alberta User Guide for Waste Managers (1996)¹.

5. Hazardous components were identified on site and will require appropriate disposal prior to demolition, including: radioactive materials in smoke detectors, ozone depleting substances in refrigerator, mercury thermostats, and miscellaneous chemicals.
6. Should any new materials be identified throughout the process, work should stop until the materials can be assessed by a qualified health and safety professional.

PLEASE NOTE: Renovation and demolition activities involving asbestos materials identified must be performed in accordance with all laws found in the Occupational Health and Safety Act Regulation and Code (2019) and follow procedures outlined in the Alberta Asbestos Abatement Manual (2019). Asbestos abatement must be performed by a competent contractor experienced in the procedures described above and include air quality monitoring by a third-party occupational hygiene consultant. All contractors who perform work on the building must be given relevant information pertaining to asbestos-containing materials and must be given access to all records of asbestos testing, including this report.

WARRANTY:

Eco Abate Inc. warrants to the company, organization, or individual to whom this report is addressed that the assessment described has been conducted with a reasonable level of care and skill, in accordance with standards currently prevailing in the health, safety, and environmental consulting profession.

The warranty stated above is subject to the following: (i) the assessment conducted by Eco Abate has been limited to the scope of work described, (ii) this report has been prepared taking into account current government regulations, and does not reflect regulations which may be enacted in the future, (iii) where indicated or implied in this report, conclusions are based on visual observation of the site at the time of this assessment, and (iv) the conclusions of this report do not apply to any areas of the site not available for testing or inspection.

This report is intended for the exclusive use of the company, organization, or individual to whom it is addressed.

If you have any questions, concerns or require any additional information please contact the undersigned at (403) 998-5079 or info@ecoabate.com.

Authored By:



Reid Andersen, B.Sc.,
Project Coordinator

Reviewed By:



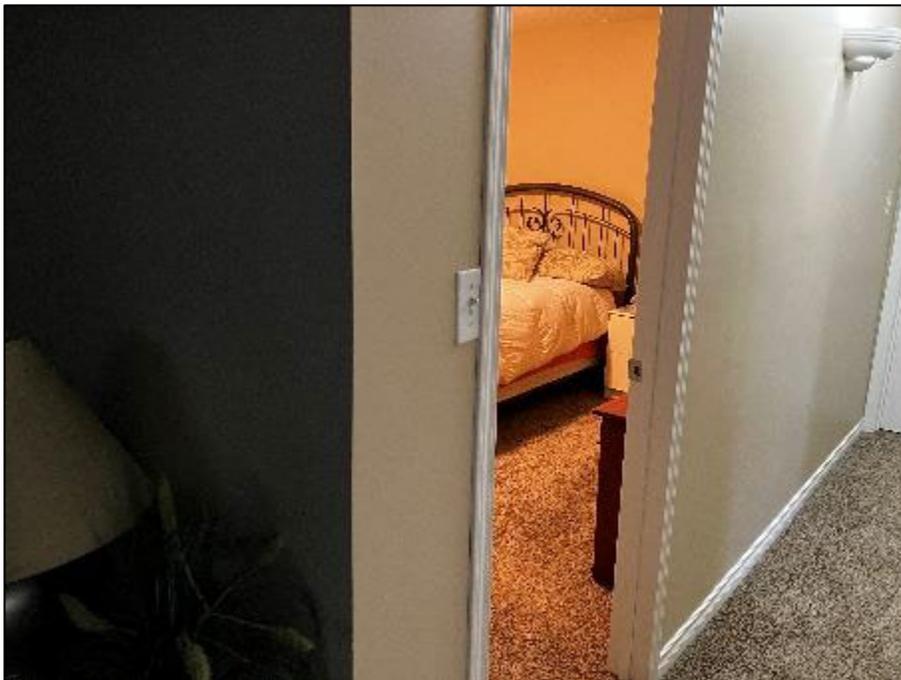
Scott Blake, B.Sc., NCSO, EP®
Principal

APPENDIX I

PHOTOGRAPHS



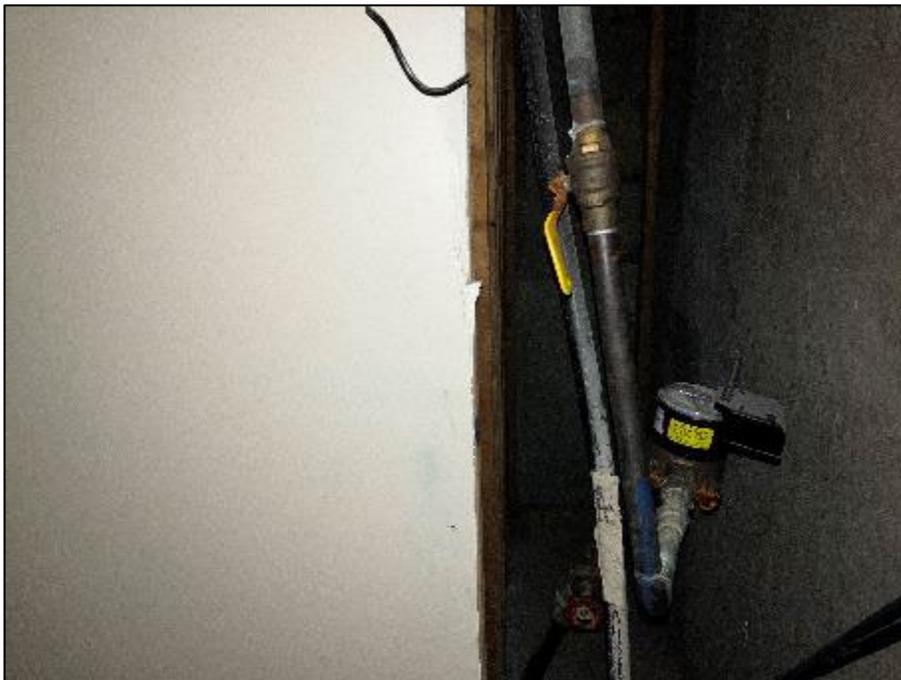
PHOTOGRAPH #1: Drywall Joint Compound - Basement Stairs Exterior (None Detected)



PHOTOGRAPH #2: Drywall Joint Compound - Basement Hallway Interior (None Detected)



PHOTOGRAPH #3: Drywall Joint Compound - Basement Living Room Exterior (None Detected)



PHOTOGRAPH #4: Drywall Joint Compound - Basement Sump Pump Area Exterior (None Detected)



PHOTOGRAPH #5: Ceiling Texture - Level 1 Living Room Lace (None Detected)



PHOTOGRAPH #6: Ceiling Texture - Basement Stairs (None Detected)



PHOTOGRAPH #7: Ceiling Texture - Basement Bedroom (None Detected)



PHOTOGRAPH #8: Wall Texture - Level 1 Back Door (None Detected)



PHOTOGRAPH #9: Ceiling Tile - Basement Laundry Room (None Detected)



PHOTOGRAPH #10: Sheet Flooring - Level 1 Dining Room (None Detected)



PHOTOGRAPH #12: Plaster - Level 1 Primary Bedroom Interior (None Detected)



PHOTOGRAPH #13: Plaster - Level 1 S Bedroom Interior (None Detected)



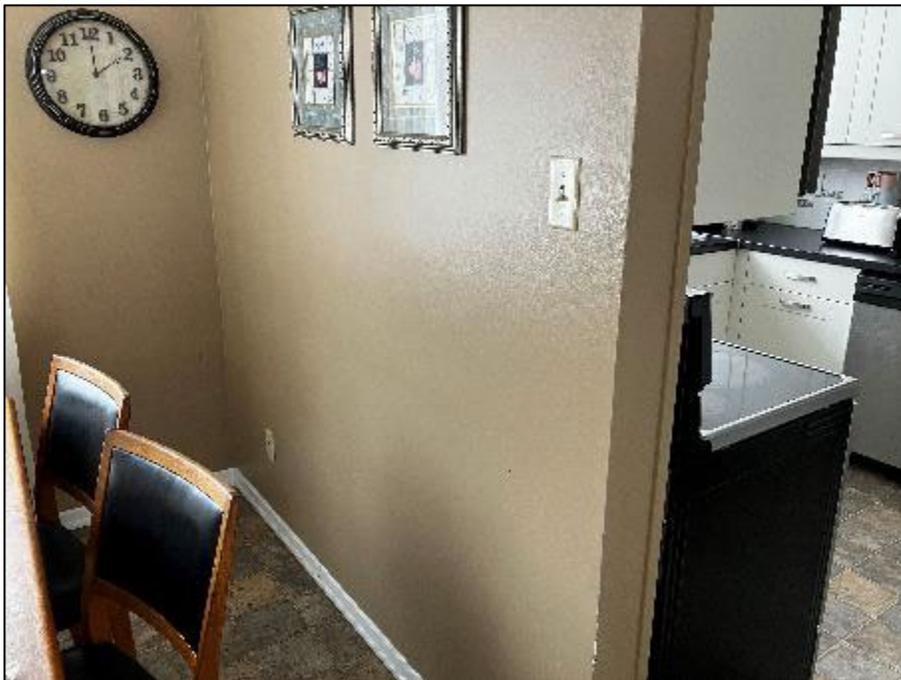
PHOTOGRAPH #14: Plaster - Level 1 Hallway Interior (None Detected)



PHOTOGRAPH #15: Plaster - Level 1 Living Room Exterior (None Detected)



PHOTOGRAPH #16: Plaster - Level 1 Back Door Interior (None Detected)



PHOTOGRAPH #17: Plaster - Level 1 Dining Room Interior (None Detected)



PHOTOGRAPH #18: Stucco - Back Exterior (2% Chrysotile)



PHOTOGRAPH #19: Stucco - South Exterior (2% Chrysotile)



PHOTOGRAPH #20: Stucco - North Exterior (2% Chrysotile)



PHOTOGRAPH #21: Parging - Back Exterior (None Detected)



PHOTOGRAPH #22: Window Caulking Exterior (3% Chrysotile)



PHOTOGRAPH #23: Shed Roof Exterior (None Detected)



PHOTOGRAPH #24: Roof Shingle - House Exterior (None Detected)



PHOTOGRAPH #25: Sheet Flooring and Adhesive - Level 1 Ensuite (None Detected)



PHOTOGRAPH #26: Thinset and Adhesive - Level 1 Kitchen (None Detected)



PHOTOGRAPH #27: Vermiculite - Attic (<1% Actinolite)



PHOTOGRAPH #28: Paint - Level 1 Hallway Brown (160 ppm Lead)



PHOTOGRAPH #29: Paint - Exterior House Brown (670 ppm Lead)



PHOTOGRAPH #30: Paint - Shed White (<80 ppm Lead)



PHOTOGRAPH #31: Paint - Shed Floor Grey (<80 ppm Lead)



PHOTOGRAPH #32: Miscellaneous Chemicals



PHOTOGRAPH #33: Fridges



PHOTOGRAPH #34: Fridge in Kitchen



PHOTOGRAPH #35: Air Conditioning Unit on Property



PHOTOGRAPH #36: Thermostat (Mercury)

APPENDIX II
LABORATORY REPORTS

Project Number: E3030-B

Date of Analysis Thursday, January 19, 2023

Author Reid Andersen

Results

ID	Sample Description / Location	Results
1	Drywall Joint Compound - Basement Stairs (EXT)	None Detected
2	Drywall Joint Compound - Basement Hallway (INT)	None Detected
3	Drywall Joint Compound - Basement Living Room (EXT)	None Detected
4	Drywall Joint Compound - Basement Sump Pump Area (EXT)	None Detected
5	Ceiling Texture - Level 1 Living Room (Popcorn)	None Detected
6	Ceiling Texture - Basement Stairs (Popcorn)	None Detected
7	Ceiling Texture - Basement Bedroom (Popcorn)	None Detected
8	Wall Texture - Level 1 Back Door	None Detected
9	Ceiling Tile - Basement Laundry Room	None Detected
10	Sheet Flooring - Level 1 Dining Room	None Detected
11	Insulation - Attic	None Detected
12	Plaster - Level 1 Primary Bedroom (INT)	None Detected
13	Plaster - Level 1 S Bedroom (INT)	None Detected
14	Plaster - Level 1 Hallway (INT)	None Detected
15	Plaster - Level 1 Living Room (EXT)	None Detected
16	Plaster - Level 1 Back Door (INT)	None Detected
17	Plaster - Level 1 Dining Room (INT)	None Detected
18	Stucco - Back (EXT)	2% Chrysotile
19	Stucco - Right Side (EXT)	2% Chrysotile
20	Stucco - Left Side (EXT)	2% Chrysotile
21	Parging - Back (EXT)	None Detected
22	Window Caulking (EXT)	3% Chrysotile
23	Shed Roof (EXT)	None Detected
24	Roof Shingle - House (EXT)	None Detected
25	Sheet Flooring and Adhesive - Level 1 Ensuite	None Detected

ID	Sample Description / Location	Results
26	Thinset and Adhesive - Level 1 Kitchen	None Detected
27	Vermiculite - Attic	<1% Actinolite

- Samples analysis of bulk materials via EPA 600/R-93/116 Method using Polarized Light Microscopy
- This report relates only to the samples reported above, and may not be reproduced
- Analysis and results subject to limitations of sample collection and methodology used
- Eco Abate maintains liability limited to cost of analysis

Project Number: E3030-B

Date of Analysis: Thursday, January 19, 2023

Author: Reid Andersen

Results:

ID	Sample Description / Location	Results
A	Paint - Level 1 Hallway (Brown)	160 ppm
B	Paint - Exterior House (Brown)	670 ppm
C	Paint - Shed (White)	<80 ppm
D	Paint - Shed Floor (Grey)	<80 ppm

- Samples analysis of paint chips via Flame AAS (SW 846 3050B/7000B)*
- Reporting limit is 0.008% wt based on the minimum sample weight.
- This report relates only to the samples reported above, and may not be reproduced
- Analysis and results subject to limitations of sample collection and methodology used
- Eco Abate maintains liability limited to cost of analysis