

## EXPRESSION OF INTEREST DRFM #2023-02-16

PROPOSAL: [Flood Mitigation– House Salvage]

DATE: [February 16, 2023]

INITIATOR: [Mark Steffler, P.Eng.,]

### DATE PROPOSAL REQUIRED

YEAR: [2023] MONTH: [ April ] DAY: 11 TIME: 2:00 PM Local Time

#### Document Pickup and Availability:

Online: [Bid Opportunities: Town of Drumheller](#)

OR

Hard Copy: Drumheller Town Office  
224 Centre Street  
Drumheller, Alberta T0J 0Y4

#### Expression Interest Submission via:

Procurement Department  
Town of Drumheller  
224 Centre Street  
Drumheller, Alberta T0J 0Y4

OR

Drumheller Town Office  
224 Centre Street  
Drumheller, Alberta T0J 0Y4

#### Email submission:

[purchasing@drumheller.ca](mailto:purchasing@drumheller.ca)

#### Sealed Envelope Labelled:

DRFM House Salvage EOI DRFM#2023-02-16

A onetime only Prebid Site Inspection will be held on **Tuesday March 14, 2023 at 10:00am starting at 225 4 St W Lehigh** to give Bidders an opportunity to view each property. **Bidders are not allowed to enter onto the properties outside of the Prebid Inspection time.**

This Request for Proposal document is comprised of:

- EOI General Instructions
- Schedule A – House Relocation Submission Form
- Schedule B – Purchase Agreement
- Schedule C – House Inspection Reports
- Schedule D – Site Locations

You are invited to submit a Proposal, pursuant to the general conditions for the scope of work as described. This Proposal shall not be considered authorization to proceed with work herein described. All Procurement processes must comply with Town of Drumheller Purchasing Policy C-09-20.

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## 1. INVITATION

### Project Overview

The Town of Drumheller is a flood community with major floods having occurred in 1902, 1915, 1932, 1954, 1991, 2005, 2013, and 2018. While some areas in Drumheller have existing flood mitigation infrastructure, additional work is needed to improve upon Drumheller's level of flood mitigation and resiliency. The Town of Drumheller has chosen to make significant investment to mitigate flooding throughout the Valley.

In 2019 the Town was approved for \$55M in funding through the Government of Canada's Disaster Mitigation and Adaptation Fund, the Government of Alberta's Community Resiliency Program, and from the Town of Drumheller. The Flood Mitigation program includes purchasing of properties within the floodway and removal of structures to return lands to natural conditions.

Below is a list of properties that the Town is looking for potential parties to purchase the house, out buildings, or other contents

Civic Address/ Community	House/ Modular	Size (ft <sup>2</sup> )			Age
		House	Garage	Auxiliary	
3092 Riverview Road West Rosedale <sup>1</sup>	House	1220	Quonset 768	2 Shed – 10x10	25yrs
225 4 Street West Lehigh	House	1662	250	Shed 640	15yrs 2014 Reno
106 2 <sup>nd</sup> Street West Lehigh <sup>2</sup>	Modular	2166	Detached 792	Shop 2400	15yrs
112 4 <sup>th</sup> Street West Lehigh	Modular	1520	Detached 1296	5 sheds	10yrs
330 2 Avenue West Lehigh <sup>3</sup>	Modular	1317	Detached 768	Sheds not for Sale	15yrs
199 River Drive East Coulee <sup>4</sup>	Wood Frame	389	N/A	Shed not for Sale	50yrs

Note: 1. Kitchen cabinets, cupboards and shelves are to be salvaged by previous owner and are not included in this sale.

2. Smaller garden sheds are not for sale.

3. Two garden sheds, porch cupboard, garage workbench, fridge and garburator are to be salvaged by Owner and are not included in this sale.

4. Garden shed is not for sale and is not included in this sale.

Successful tenders will be required to remove/relocate the existing house, removal of contents, HVAC, plumbing and electrical infrastructure. Removal and demolition of the house foundation and other buildings on the property will be undertaken by Town of Drumheller under separate contract. Bidders are welcome to place bids on mechanical, plumbing, electrical, and structural elements (i.e., flooring, windows etc.) however preference will be given to Bidders wishing to salvage entire structure.

Property inspection reports and photos are attached for information only. The Bidder is required to inspect each property to assess condition of structure, contents, and assess removal requirements. The Town assumes no responsibility for the information contained or omitted from the report

## **2. MANDATORY REQUIREMENTS**

Submissions must comply with the following requirements in order to be considered by the Town. It will be at the Town's sole discretion to determine if a Submission shall be disqualified due to insufficient or incomplete information.

### **Rejection of Submissions**

The Town shall not be obligated to accept Submissions that are unsigned, incomplete, conditional, illegal, or contain irregularities of any kind or if the Proponent fails to meet all of the requirements stated in this Request. The Town also reserves the right to disqualify any Proponent's submission whose credentials or performance have been unsatisfactory in the past.

### **Town's Discretion**

Funding contribution agreements require, insofar as practicable, that public solicitation be made for contracts carried out under this funding arrangement. The Town reserves the right to accept any Proposal, and not necessarily the lowest cost Proposal.

### **Submissions**

Quotations are to be submitted on Submission Form provided in Schedule A. Proponents are to provide separate submission for each property indicating what structures and accessories they are wishing to salvage. Submission forms will be retained by the Town and will not be returned. In case of an incomplete or conditional submission, the Proponent will list the exceptions for a non-conforming proposal bid on a separate document and include in the submissions.

Submissions are to be emailed in pdf format to [purchasing@drumheller.ca](mailto:purchasing@drumheller.ca) or dropped off at Main Reception desk at Drumheller Town Office no later than the identified closing time. Late submissions will not be accepted. Separate email or hard copy submission is required for each submission. The Town assumes no responsibility for emails that are not received prior to closing time.

### **Clarifications/Addenda**

Proponents shall carefully examine the Expression of Interest Documents and report any errors, omissions, discrepancies, or clauses requiring clarification. When deemed necessary, the Town

shall respond to questions and clarifications by way of Addenda to report any changes to the Request for Proposal Documents. Any addenda issued prior to the closing date will form part of the Request for Proposal Documents. Deadline for submission of questions is 2:00pm Tuesday April 4, 2023.

### Question or Inquiries

Questions may be submitted via email and directed to the contact person listed below:

Spencer Robertson, P. Eng.  
Kerr Wood Leidal  
SRoberton@kwl.ca  
Phone (587) 349 8293

### Cancellation

The Town reserves the right to cancel this Expression of Interest for any reason without any liability to any proponent or to waive irregularities and informalities at their own discretion. No payment will be made by the Town for costs incurred in the preparation or submission of this document.

### Insurance

The successful Proponent must name the Town of Drumheller as additional insured and be able to provide proof of the following insurance:

- General Liability Insurance in an amount not less than Two Million Dollars (\$2,000,000) per occurrence for personal injury and/or property damage.
- Automobile Liability Coverage in an amount not less than Two Million Dollars (\$2,000,000) per accident for bodily injury and/or property damage.

### Conflict of Interest

The Proponent shall have no pecuniary interest in the business of any third party that would cause, or seem to cause, a conflict of interest in carrying out any Consulting Services for the Town. Should such an interest be acquired during the Proposal process, the Consultant shall immediately declare it to the Town. The Town will, immediately upon notification, take action as it deems appropriate. This may include rejection of the submitted proposal.

### Proposal Confidentiality

All documents submitted to the Town will be subject to the protection and disclosure of the Alberta Freedom of Information and Protection of Privacy Act (FOIP ACT).

### **3. SCOPE OF SERVICES**

By submitting Expression of Interest the Proponent agrees to:

- Coordination, removal of structures and identified appurtenances by specified date,
- Third party structural evaluations and inspections,
- A Town of Drumheller Building Permit will be required prior to the house being removed and/or relocated within the Town corporate limits,
- Grading, foundation, and utilities at new receiving location,
- Alberta Transportation permits, and approvals,
- Removal, disposal for of all furniture, and goods within the structures including landfill fees
- Disconnection and removal of all mechanical, plumbing, and electrical within the structures,
- Vegetation and tree removal required for removal of structures
- Security fencing around for basement or other excavation greater than 1.0m in depth as well as a ramp or other means of safe egress must be provided prior to Contract Completion
- It is the sole responsibility of the Proponent to determine any conditions affecting their Submission prior to contract award. Any costs incurred by the Proponent before or after execution of the contract are the sole responsibility of the Purchaser.
- The Successful Proponent will be required to execute Purchase Agreement (Schedule B) and pay purchase price within 45 days of award. As condition of the Agreement the Proponent will be required to provide the Town payment in the amount specified on the Submission Form. Upon contract execution, the Purchaser become prime contractor for the building site and will assume full responsibility for the structure (including security, if desired), utilities, and the site until the building is removed, as per the conditions of the Building Permit. The purchaser assumes all responsibility for costs and logistics of house moving as well as assuming all damages before, during or after removal.
- The Town will coordinate disconnection of utilities (power, gas, and telecommunication) to the property

### **4. EVALUATION CRITERIA AND WEIGHTING**

Proposals meeting the mandatory requirements will be evaluated.

#### **Evaluation of Proposals**

Each Proposal received will be evaluated on the basis listed below. The Town of Drumheller will have the sole and unfettered discretion to award up to the maximum number of points for each criterion listed below. Proposals will be evaluated based on best value to the Town of Drumheller and its residents. There is potential for a government or non-profit associations that may have interest in relocation of the houses within the Town for affordable housing availability. Any homes held for that purpose will have priority over other Proponents in the award evaluation

By submitting a Proposal, each Proponent acknowledges and agrees to waive any right to contest through legal proceedings. The decision to award points in respect to the criteria noted below will be at the sole discretion of the Town of Drumheller.

CRITERIA	NOTES	MAXIMUM SCORE
ENTITYTYPE	Non-Profit Organization	10
	Town of Drumheller Resident or Company	10
	Neighboring Community Resident	5
	Other	0
BID PRICE		40
LOCATION	Within Town Of Drumheller	10
	Neighbor Community	5
	Other	0

Bid Price score = (Bid Price)/Highest Bid Price x 40

**SCHEDULE A – PROPOSAL SUBMISSION FORM**



# Schedule A Submission Form

## CORPORATE/PERSONAL INFORMATION

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Name of Applicant

---

Submission Date

---

Company

**Nature Business**

- Individual
- Private
- Public
- Non-Profit

---

Company Address

---

Phone

---

Email

## BID FORM

Number of Bids Being Submitted: \_\_\_\_\_

---

Address of Subject Property

**Purchased Buildings**

House  Entire House  
 Portion

Accessory Buildings  Yes  
 No

**Relocation Destination**

- Drumheller
- Starland County
- Kneehill County
- Other

---

Appurtenances (description)

---

Specify Which Buildings

---

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Completion Date: \_\_\_\_\_

**Offer Value (\$ CAD)** \_\_\_\_\_

Applicant Name: \_\_\_\_\_

---

Print

---

Date

---

Signature

Separate Submission required for Each Property

**SCHEDULE B – PURCHASE AGREEMENT**

# PURCHASE AGREEMENT

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This Purchase Agreement (this "Agreement") is entered into as of \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, (the "Effective Date") by:

## **Seller(s)**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Sellers Representative: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

(Herein Referred to as the "Seller") and

## **Buyer(s)**

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Buyers Representative: \_\_\_\_\_

Email: \_\_\_\_\_

Phone Number: \_\_\_\_\_

(Herein Referred to as the "Buyer") and

Each Seller and Buyer may be referred to in this Agreement individually as a "Party" and collectively as the "Parties."

The Parties agree as follows:

**1. Sale of Property.** Seller agrees to sell and Buyer agrees to purchase the personal property described below (the "Property"):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. Purchase Price.** Buyer will pay Seller for the Property and for all obligations specified in this Agreement, if any, as the full and complete purchase price including any applicable sales tax, the sum of \$ \_\_\_\_\_ (the "Purchase Price").

i. Purchase price to include the following Appurtenances:



- a) \_\_\_\_\_
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_
- e) \_\_\_\_\_
- f) \_\_\_\_\_
- g) \_\_\_\_\_

**3. Payment.** Payment of the Purchase Price will be made by Buyer to Seller 45 days from date of Award and prior to taking possession of the Property or any of the Appurtenances. Payment is to be made to the Town of Drumheller 224 Center Street Drumheller T0J 0Y4 by way of cash or cheque.

**4. Delivery.** Buyer will be entitled to take possession of the Property on \_\_\_\_\_, 20\_\_\_\_ and is to be removed by \_\_\_\_\_(Removal Date). The Buyer will assume responsibility for security, maintenance, and cost of utilities (gas, power, telecommunications) upon taking possession of the Buildings and/or Appurtenances. If delivery is to be made at a date after the Effective Date, it is Seller’s duty to ensure the Property is delivered in the same condition as when last inspected by Buyer. The Seller may, at their discretion, extend the Removal Date upon written request from the Buyer. If the Building and Appurtenances are not removed by the Removal Date, the Buyer agrees that the Seller may retain 10% of the Purchase Price and assumes ownership of the Building and Appurtenances.

**5. Seller’s Representations.** Seller represents and warrants that he/she has good and marketable title to the Property and full authority to sell the Property. Seller also represents that the Property is sold free and clear of all liens, indebtedness, or liabilities. Buyer may request a Bill of Sale from the Seller for the Property. Seller makes no other representations or warranties concerning the Property, which is being sold and assigned “as is,” and without any warranty of merchantability or fitness for a particular purpose. Seller expressly disclaims any representations or warranties as to the value, condition, or functionality of the Property or its suitability for any particular purpose and Buyer will have no recourse against Seller for the Property.

**6. Additional Conditions**

- i. Buyer will be responsible for obtaining all necessary permits and permissions to from the Municipality(s), Alberta Transportation and other regulatory bodies necessary to move the Building and Appurtenances from the current site.
- ii. Buyer is responsible to obtain all building permits, development permits, and all other permits required by the Municipality for the new site where the Building and Appurtenances is being relocated to.
- iii. Buyer is responsible for removal of trees and vegetation required to relocate the Building and Appurtenances.
- iv. Buyer is responsible to backfill excavations required to remove Building and Appurtenance back to original ground elevation. Excavations are to be backfilled with material approved by the Seller.
- v. Buyer is responsible for security, protection of vandalism, property maintenance, utility payments (electrical, gas, telecommunications) after the Effective Date.



- vi. The Buyer is to provide insurance with Town of Drumheller named as additional insured and be able to provide proof of the following insurance:
  - General Liability Insurance in an amount not less than Two Million Dollars (\$2,000,000) per occurrence for personal injury and/or property damage.
  - Automobile Liability Coverage in an amount not less than Two Million Dollars (\$2,000,000) per accident for bodily injury and/or property damage.
- vii. The Buyer will be responsible for repairing any damage to the property as a result of the relocation of the Building and Appurtenances.
- viii. The Seller will coordinate disconnection of utilities (power, gas, and telecommunication) to the property

**7. Seller's Representations.** Seller represents and warrants that he/she has good and marketable title to the Property and full authority to sell the Property. Seller also represents that the Property is sold free and clear of all liens, indebtedness, or liabilities. Buyer may request a Bill of Sale from the Seller for the Property. Seller makes no other representations or warranties concerning the Property, which is being sold and assigned "as is," and without any warranty of merchantability or fitness for a particular purpose. Seller expressly disclaims any representations or warranties as to the value, condition, or functionality of the Property or its suitability for any particular purpose and Buyer will have no recourse against Seller for the Property.

**8. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the Province of \_\_\_\_\_, without giving effect to the conflict of laws principles thereof.

**9. Miscellaneous.** This Agreement shall be binding upon the Parties and their respective heirs, successors and assigns. The provisions of this Agreement are severable. If any provision is held to be invalid or unenforceable, it shall not affect the validity or enforceability of any other provision. The section headings are for reference purposes only and shall not otherwise affect the meaning, construction or interpretation of any provision of this Agreement. This Agreement constitutes the entire agreement between the Parties and supersedes any and all prior oral or written agreements or understandings between the Parties concerning the subject matter of this Agreement. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same document.



**IN WITNESS WHEREOF**, the Parties have entered into this Agreement as of the Effective Date.

**SIGNATURES**

\_\_\_\_\_  
**Seller** Signature

\_\_\_\_\_  
**Seller** Full Name

\_\_\_\_\_  
**Seller** Email

\_\_\_\_\_  
**Seller** Phone Number

\_\_\_\_\_  
**Buyer** Signature

\_\_\_\_\_  
**Buyer** Full Name

\_\_\_\_\_  
**Buyer** Email

\_\_\_\_\_  
**Buyer** Phone Number



## **SCHEDULE C – HOUSE INSPECTION REPORTS**

### **3092 Riverview Road West Rosedale**

- March 19, 2022 - Property Appraisal Report (Redacted)
- January 23, 2023 - Hazardous Material Assessment Report

### **225 4 St W Lehigh**

- September 9, 2022 - Property Appraisal Report (Redacted)
- January 23, 2023 - Hazardous Material Assessment Report

### **106 2<sup>nd</sup> St W – Lehigh**

- November 21, 2022 - Property Appraisal Report (Redacted)
- February 10, 2023 - Hazardous Material Assessment Report

### **112 4<sup>th</sup> St. W – Lehigh**

- October 5, 2022 - Property Appraisal Report (Redacted)
- No Hazardous Material Report Available

### **330 2<sup>nd</sup> Ave W – Lehigh**

- October 7, 2022 - Property Appraisal Report (Redacted)
- No Hazardous Material Report Available

### **199 River Drive East Coulee**

- November 21, 2022 - Property Appraisal Report (Redacted)
- February 10, 2023 - Hazardous Material Assessment Report

# **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



<b>CLIENT</b>	<b>CLIENT:</b> DRFM Office ATTENTION: ADDRESS: 702 Premier Way Drumheller, AB T0J 0Y0 E-MAIL: PHONE: FAX:	<b>APPRAISER</b>	<b>AIC MEMBER:</b> 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:

<b>SUBJECT</b>	<b>PROPERTY ADDRESS:</b> 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
	EXISTING USE: Residential Single Family OCCUPIED BY: Owner		

<b>ASSIGNMENT</b>	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)	
	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)	

<b>NEIGHBOURHOOD</b>	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	From To 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	
	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.

<b>SITE</b>	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)	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 <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well 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 ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground 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 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
	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)	
	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)**

**RESIDENTIAL APPRAISAL REPORT**

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

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

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

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**

<b>HIGHEST AND BEST USE</b>	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.		

<b>DIRECT COMPARISON APPROACH</b>	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		

RESIDENTIAL APPRAISAL REPORT

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 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>
RECONCILIATION AND FINAL VALUE	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 \$ <u>[REDACTED]</u> 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.
	<p><b>DEFINITION OF MARKET VALUE:</b> 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><b>DEFINITION OF MARKET RENT</b> (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><b>DEFINITION OF HIGHEST AND BEST USE:</b> 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"> <li>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;</li> <li>2. a site visit and observation of the subject property and the surrounding area;</li> <li>3. assembly and analyses of pertinent economic and market data;</li> <li>4. an analysis of land use controls pertaining to the subject property;</li> <li>5. an analysis of "Highest and Best Use", or most probable use;</li> <li>6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value;</li> <li>7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and</li> <li>8. reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisal.</li> </ol>
	<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 legal 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**

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

**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".



<b>CLIENT</b>	CLIENT: DRFM Office	<b>APPRAISER</b>	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**

**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)**





REFERENCE:

### Photograph Addendum

FILE NO.: 221129

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

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)

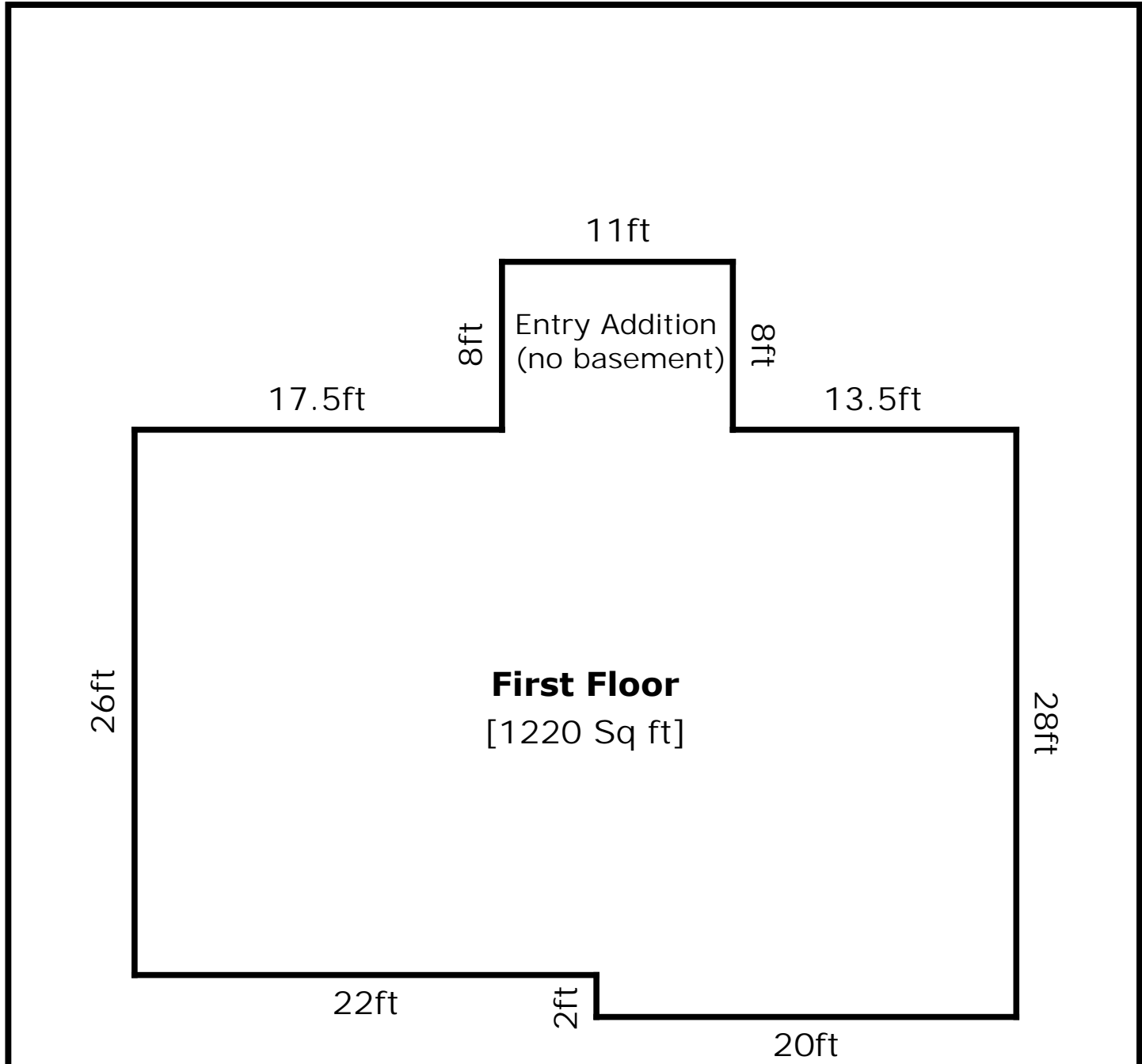


Basement Utility Room  
(July 10, 2020)



<b>CLIENT</b>	CLIENT: DRFM Office	<b>APPRAISER</b>	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



**First Floor**  
[1220 Sq ft]

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
<b>Total Living Area (Rounded):</b>	<b>1220 Sq ft</b>	

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		
	PHONE:	Drumheller, AB T0J 0Y0		PHONE:	Brooks, AB T1R 1B7		
		FAX:		PHONE:	(403) 362-6992	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](mailto: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)<sup>1</sup>.

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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**APPENDIX I**

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## **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)<sup>1</sup> (AAAM) outlines methods used to aid compliance with the Occupational Health and Safety Act, Regulation and Code (December 2021)<sup>2</sup> (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)<sup>2</sup>, 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 Code<sup>2</sup>.

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

<sup>2</sup> 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)<sup>3</sup>, 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)<sup>3</sup> 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.

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<sup>3</sup> 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 AAAM<sup>1</sup> 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 AAAM<sup>1</sup> 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)<sup>4</sup> 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.

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<sup>4</sup> 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)<sup>1</sup>.

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](mailto:info@ecoabate.com).

Authored By:



**Reid Andersen, B.Sc.,**  
*Project Coordinator*

Reviewed By:



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

**APPENDIX I**  
PHOTOGRAPHS



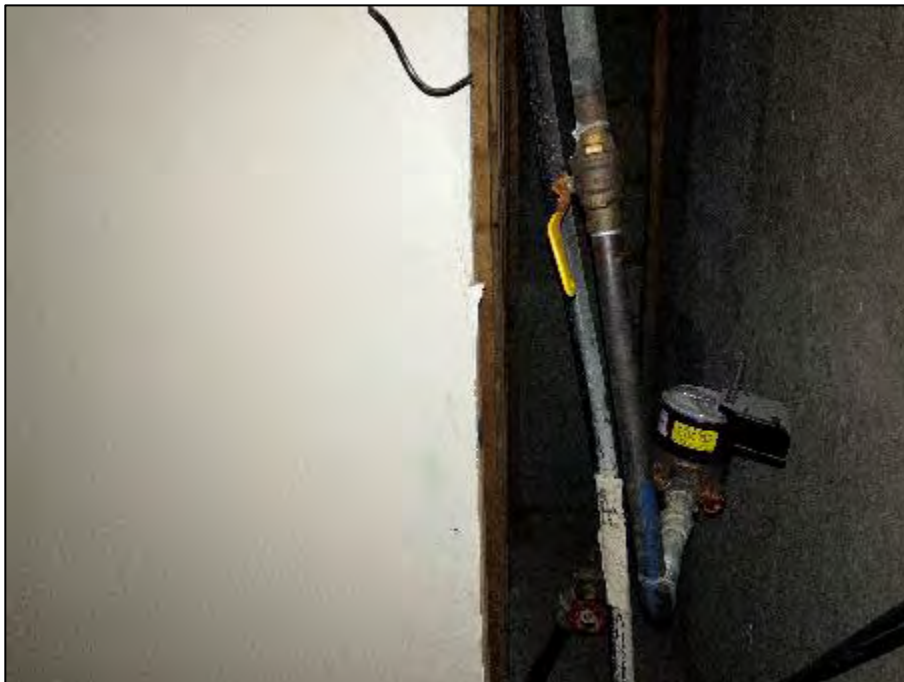
**PHOTOGRAPH #1:** Drywall Joint Compound - Basement Stairs Exterior (None Detected)



**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)



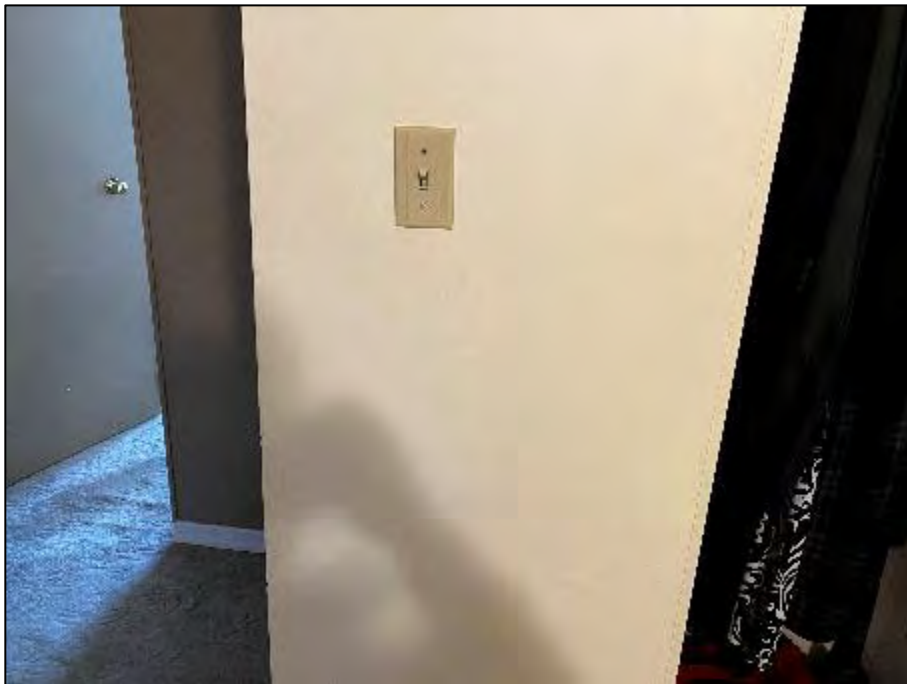
**PHOTOGRAPH #9:** Ceiling Tile - Basement Laundry Room (None Detected)



**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)



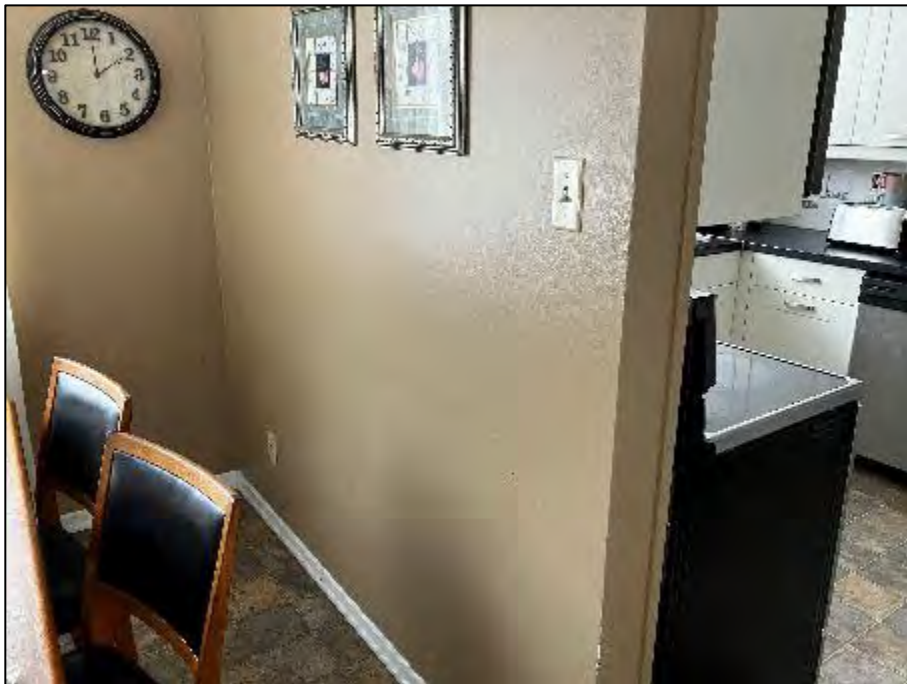
**PHOTOGRAPH #14:** Plaster - Level 1 Hallway Interior (None Detected)



**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)

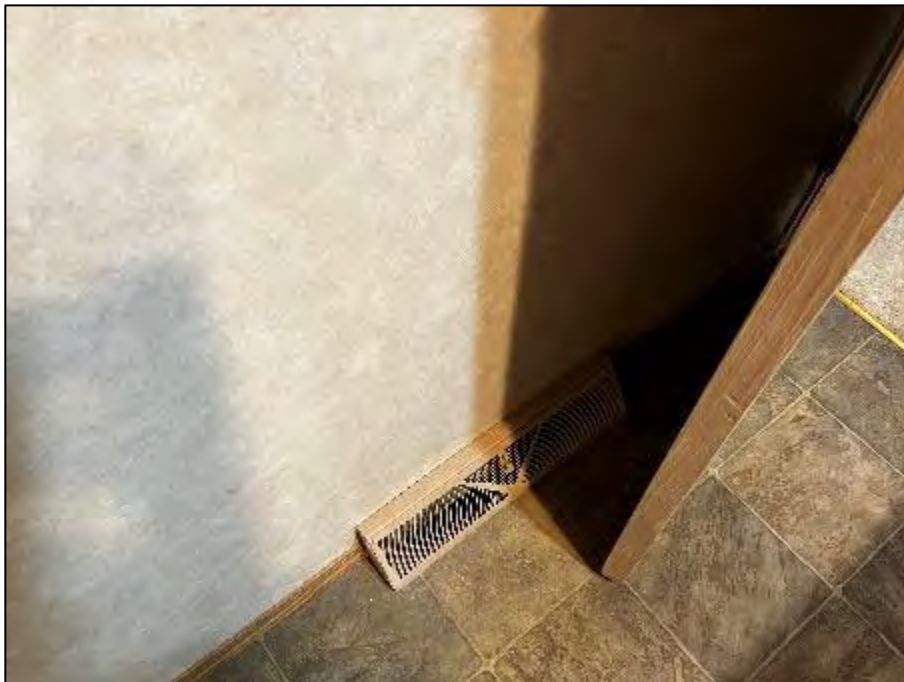


**PHOTOGRAPH #23:** Shed Roof Exterior (None Detected)





**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



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

# Lead Analysis Report

January 19, 2023

**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

January 23, 2023

# HAZARDOUS MATERIALS ASSESSMENT REPORT

225 4 St Lehigh

E3030-A



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**  
225 4 St Lehigh  
**Project #: E3030-A**

Dear Mr. Steffler,

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 225 4 St in Lehigh, 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 did not identify any asbestos-containing materials prior to the planned renovations or demolition of the structure.

Hazardous materials were identified including: Ozone depleting substances, biological hazards 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](mailto: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. 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 air conditioning unit, and
  - c. miscellaneous chemicals.
2. Various biological hazards were observed on site including mould growth.
3. 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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**APPENDIX I**

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## INTRODUCTION

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 225 4 St in Lehigh, 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<sup>th</sup>, 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)<sup>1</sup> (AAAM) outlines methods used to aid compliance with the Occupational Health and Safety Act, Regulation and Code (December 2021)<sup>2</sup> (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)<sup>2</sup>, 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 Code<sup>2</sup>.

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

<sup>2</sup> 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)<sup>3</sup>, 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)<sup>3</sup> 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.

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<sup>3</sup> 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 AAAM<sup>1</sup> 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 AAAM<sup>1</sup> 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)<sup>4</sup> 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.

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<sup>4</sup> 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. Only one layer of drywall was identified in the areas with investigation holes.
2. No vermiculite was identified in attic space of the building investigated.
3. Sheet flooring was covered in the kitchen and may suggest other areas with covered sheet flooring. Only the kitchen had covered sheet flooring.
4. Detached garage was newly built and had no observable materials to test.
5. No Stucco was observed on the exterior of the home.
6. No duct wrap was identified at the time of the inspection.
7. No mercury containing thermostats were confirmed.
8. A refrigerator appeared to be removed prior to inspection.
9. Miscellaneous chemicals were confirmed in the basement furnace room.

## 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
<i>No Asbestos Detected</i>					

**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	Level 1 Dining Room	Yellow	< 80	Non-Lead
B	Level 1 SE Bedroom	Green	< 80	Non-Lead
C	Basement Floor	Grey	< 80	Non-Lead
D	Parging	Black	< 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)	-
Fluorescent Light Tubes (Mercury)	-
PCB Light Ballasts	-
Ozone Depleting Substances (Air Conditioning Unit)	1
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

Organic growth was identified in the laundry room during inspection.

## Miscellaneous Chemicals

Various chemicals were identified in the basement furnace room.

## CONCLUSIONS

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

1. Hazardous components were identified on site and will require appropriate disposal prior to demolition, including: radioactive materials in smoke detectors, ozone depleting substances in air conditioning unit, biological growth and miscellaneous chemicals .
2. 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](mailto: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 - Level 1 Dining Room Exterior (None Detected)



**PHOTOGRAPH #2:** Drywall Joint Compound - Level 1 Dining Room Interior (None Detected)



**PHOTOGRAPH #3:** Drywall Joint Compound - Level 1 Kitchen Interior (None Detected)



**PHOTOGRAPH #4:** Drywall Joint Compound - Level 1 Laundry Room Exterior (None Detected)



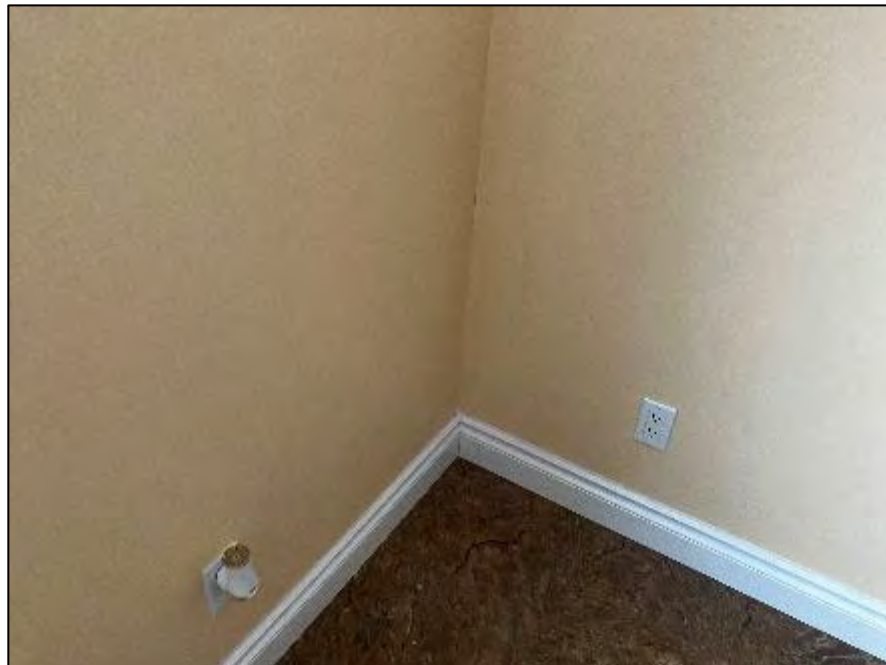
**PHOTOGRAPH #5:** Drywall Joint Compound - Level 1 Foyer Exterior (None Detected)



**PHOTOGRAPH #6:** Drywall Joint Compound - Level 1 Hallway Interior (None Detected)



**PHOTOGRAPH #7:** Drywall Joint Compound - Level 1 SE Bedroom Exterior (None Detected)



**PHOTOGRAPH #8:** Drywall Joint Compound - Level 1 SW Bedroom Exterior (None Detected)





**PHOTOGRAPH #9:** Drywall Joint Compound - Level 1 N Bedroom Exterior (None Detected)



**PHOTOGRAPH #10:** Drywall Joint Compound - Level 1 Bathroom Interior (None Detected)



**PHOTOGRAPH #11:** Ceiling Texture - Level 1 Foyer Popcorn (None Detected)



**PHOTOGRAPH #12:** Ceiling Texture - Level 1 Dining Room Popcorn (None Detected)



**PHOTOGRAPH #13:** Ceiling Texture - Level 1 Hallway Popcorn (None Detected)



**PHOTOGRAPH #14:** Sheet Flooring - Level 1 Kitchen (None Detected)



**PHOTOGRAPH #15:** Wall Paper - Level 1 Kitchen (None Detected)



**PHOTOGRAPH #16:** Attic Insulation (None Detected)



**PHOTOGRAPH #17:** Siding Paper (None Detected)



**PHOTOGRAPH #18:** Flooring - Level 1 Foyer (None Detected)



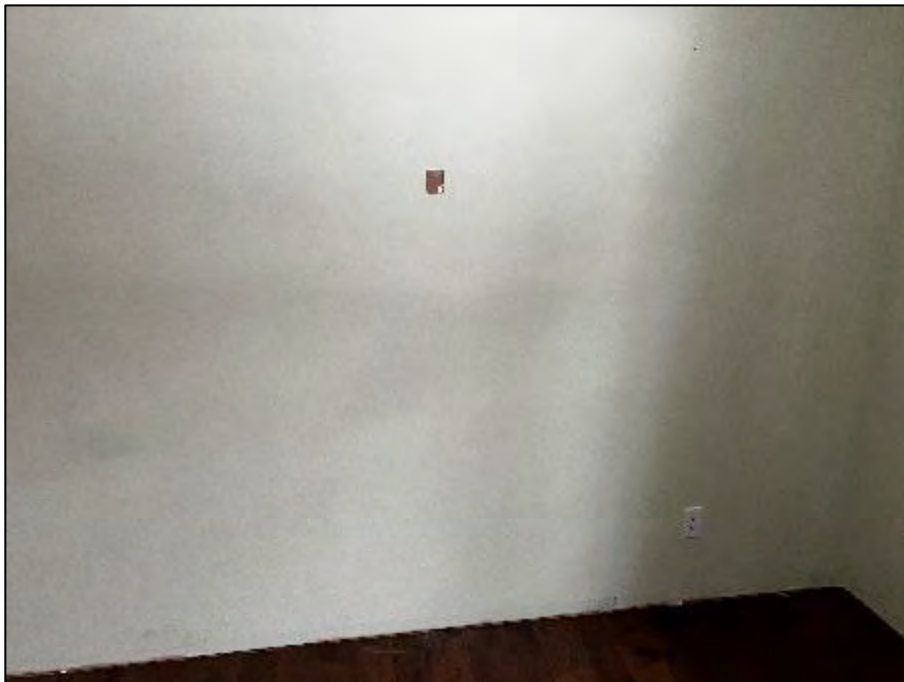
**PHOTOGRAPH #19:** Parging - Back Exterior (None Detected)



**PHOTOGRAPH #20:** Parging - Front Exterior (None Detected)



**PHOTOGRAPH #21:** Paint - Level 1 Dining Room Yellow (<80 ppm Lead)



**PHOTOGRAPH #22:** Paint - Level 1 SE Bedroom Pale Green (<80 ppm Lead)



**PHOTOGRAPH #23:** Paint - Basement Floor Grey (<80 ppm Lead)



**PHOTOGRAPH #24:** Paint - Parging Exterior (<80 ppm Lead)





**PHOTOGRAPH #25:** Drywall Surface Equalizer



**PHOTOGRAPH #26:** Basement Sump Pump



**PHOTOGRAPH #27:** Smoke Detector in Hallway



**PHOTOGRAPH #28:** Organic Growth Observed in Laundry Room

## APPENDIX II

### LABORATORY REPORTS



**Project Number:** E3030-A

**Date of Analysis** Thursday, January 19, 2023

**Author** Reid Andersen

## Results

ID	Sample Description / Location	Results
1	Drywall Joint Compound - Level 1 Dining Room (EXT)	None Detected
2	Drywall Joint Compound - Level 1 Dining Room (INT)	None Detected
3	Drywall Joint Compound - Level 1 Kitchen (INT)	None Detected
4	Drywall Joint Compound - Level 1 Laundry Room (EXT)	None Detected
5	Drywall Joint Compound - Level 1 Foyer (EXT)	None Detected
6	Drywall Joint Compound - Level 1 Hallway (INT)	None Detected
7	Drywall Joint Compound - Level 1 SE Bedroom (EXT)	None Detected
8	Drywall Joint Compound - Level 1 SW Bedroom (EXT)	None Detected
9	Drywall Joint Compound - Level 1 N Bedroom (EXT)	None Detected
10	Drywall Joint Compound - Level 1 Bathroom (INT)	None Detected
11	Ceiling Texture - Level 1 Foyer (Popcorn)	None Detected
12	Ceiling Texture - Level 1 Dining Room (Popcorn)	None Detected
13	Ceiling Texture - Level 1 Hallway (Popcorn)	None Detected
14	Sheet Flooring - Level 1 Kitchen	None Detected
15	Wall Paper - Level 1 Kitchen	None Detected
16	Attic Insulation	None Detected
17	Siding Paper	None Detected
18	Flooring - Level 1 Foyer	None Detected
19	Parging - Back (EXT)	None Detected
20	Parging - Front (EXT)	None Detected

- 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



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

# Lead Analysis Report

January 19, 2023

**Project Number:** E3030-A

**Date of Analysis:** Thursday, January 19, 2023

**Author:** Reid Andersen

**Results:**

ID	Sample Description / Location	Results
A	Paint - Level 1 Dining Room (Yellow)	<80 ppm
B	Paint - Level 1 SE Bedroom (Pale Green)	<80 ppm
C	Paint - Basement Floor (Grey)	<80 ppm
D	Paint - Parging (Black)	<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

# **APPRAISAL OF REAL PROPERTY**

## **LOCATED AT**

106 2nd Street W  
Lehigh, AB T0J 1B0  
PLAN 8810626 BLOCK 1 LOT 3

## **FOR**

DRFM Office  
702 Premier Way  
Drumheller, AB T0J 0Y0

## **AS OF**

November 21, 2022


## **BY**

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

**RESIDENTIAL APPRAISAL REPORT**

REFERENCE: 224711

FILE NO.: 224711

<b>CLIENT</b>	<b>CLIENT:</b> DRFM Office ATTENTION: ADDRESS: 702 Premier Way Drumheller, AB T0J 0Y0 E-MAIL: PHONE: FAX:	<b>APPRAISER</b>	<b>AIC MEMBER:</b> 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:	
	<b>PROPERTY ADDRESS:</b> 106 2nd Street W LEGAL DESCRIPTION: PLAN 8810626 BLOCK 1 LOT 3 MUNICIPALITY AND DISTRICT: Drumheller EXISTING USE: Residential Single Family		CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0 Source: Assessment / Title Search OCCUPIED BY: Owner	

<b>SUBJECT</b>	NAME: [REDACTED] Name Type: Owner PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/> 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)	<b>ASSIGNMENT</b>
	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)	

<b>NEIGHBOURHOOD</b>	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input 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	From To AGE RANGE OF PROPERTIES (years): PRICE RANGE OF PROPERTIES: \$ \$ <b>Ranges do not apply (see comments below)</b> 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 checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining
	COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed Residential area located in the suburb of Lehigh and within the municipality of the Town of Drumheller. Homes in the area are a mix of ages and sizes which is typical of smaller markets. Values increased from 2020 to 2022 due to low interest rates and high construction costs. Higher interest rates may be stabilizing values at this time.	

<b>SITE</b>	SITE DIMENSIONS: Irregular LOT SIZE: 14.36 Unit of Measurement Acre(s) Source: Assessment & G.I.S. Map TOPOGRAPHY: Level or gently undulating CONFIGURATION: Irregular (see plot map addendum) ZONING: CSD - Countryside District Source: Assessment & G.I.S. Map 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)	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 <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well 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 checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground 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 Surface: Gravel PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor CURB APPEAL: <input 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. Numerous young and mature trees. Property use conforms to the zoning.	

**RESIDENTIAL APPRAISAL REPORT**

YEAR BUILT (estimated): <u>1998</u>	PROPERTY TYPE: <u>Acreage</u>	ROOFING: <u>Metal</u>	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
YEAR OF ADDITIONS (estimated):	DESIGN/STYLE: <u>Modular</u>	Newer roof	
EFFECTIVE AGE: <u>15</u> years	CONSTRUCTION: <u>Wood</u>	EXTERIOR FINISH: <u>Vinyl</u>	
REM. ECONOMIC LIFE: <u>35</u> years	WINDOWS: <u>PVC</u>	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
COMMENTS:	BASEMENT: <u>None</u>		
	ESTIMATED BASEMENT AREA: <input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.		
	ESTIMATED BASEMENT FINISH: %		
	FOUNDATION WALLS: <u>N/A</u>		

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"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None	<input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace	<u>Inspection (Assumed)</u>
<u>4</u> Average	<u>3</u> -Piece	<u>X</u> Average	<input type="checkbox"/>	<input type="checkbox"/>			
Small	2 4-Piece	Fair	<input type="checkbox"/>	<input type="checkbox"/>			
	5-Piece	Poor	<input type="checkbox"/>	<input type="checkbox"/>			
FLOORING: <u>Laminate &amp; Vinyl</u>		PLUMBING LINES: <u>Pex &amp; ABS Plastic</u> Info Source: <u>limited inspection</u>					
ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers		FLOORPLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor					
ESTIMATED RATED CAPACITY OF MAIN PANEL: <u>100</u> amps		BUILT-IN/EXTRA: <input type="checkbox"/> Stove <input type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator					
HEATING SYSTEM: <u>Forced Air</u> Fuel Type <u>Natural Gas</u>		<input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input checked="" type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium					
WATER HEATER: <u>40-Gallon (Assumed)</u>		<input type="checkbox"/> HR Ventilator <input type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted tub					
		<input checked="" type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool					
		OVERALL INT. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor					

ROOM ALLOCATION													ROOM TOTAL	AREA		
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY						
MAIN	x	1	area	1		4		2		& util.					6	2,166
SECOND																
THIRD																
ABOVE GRADE TOTALS:	ROOMS: <u>6</u>	BEDROOMS: <u>4</u>	BATHROOMS: <u>2</u>											TOTAL AREA	<u>2,166</u>	
BASEMENT																

IMPROVEMENTS

UNIT OF MEASUREMENT:  Sq. Ft  Sq. M  
SOURCE OF MEASUREMENT: Measured

BASEMENT FINISH: No basement.

GARAGES/CARPORT/PARKING FACILITIES: Double detached garage, 22 x 36', finished, heated, 10' ceiling.

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): Several storage sheds, cabin, chicken coop, greenhouse, landscaping and site works.

New 40 x 60' shop, 2 x 8" wood framed, metal clad, dirt/gravel floor, insulated and partially lined, 16' high walls, 14' high overhead door.

COMMENTS:  Detrimental Conditions Observed  Incomplete Construction (see comments)

Modular home with addition, in average condition of average quality materials and workmanship. Well maintained and updated over the years. New metal roof.

**This is a desktop update of an appraisal completed on November 29, 2021. The property is assumed to be in similar condition to what was observed at the time of the original appraisal. Any significant deviation from this assumption would invalidate the value conclusions reached in this report.**



**RESIDENTIAL APPRAISAL REPORT**

HIGHEST AND BEST USE	EXISTING USE: <b>Residential Single Family</b>	SOURCE OF DATA: <u>Assessment, vacant land sales/listings</u>	COMMENT: <u>estimate based on very limited data</u>
	HIGHEST AND BEST USE OF THE LAND AS IF VACANT:	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Other
	HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED:	<input checked="" type="checkbox"/> Existing Residential Use	<input type="checkbox"/> Other
	ANALYSES AND COMMENTS: <u>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.</u>		

DIRECT COMPARISON APPROACH	SUBJECT			
	106 2nd Street W Lehigh, AB T0J 1B0			
	DATA SOURCE	Inspection		
	DAYS ON MARKET			
	DATE OF SALE			
	SALE PRICE	\$		
	LOCATION	Average		
	SITE DIMENSIONS / LOT SIZE	14.36 Ac.		
	BUILDING TYPE	Acreage		
	DESIGN / STYLE	Modular		
	AGE / CONDITION	15 eff. : Average		
	LIVABLE FLOOR AREA	2,166 Sq.Ft.		
	ROOM COUNT	Total Rooms : Bdrms 6 : 4		
	BATHROOMS	2		
	BASEMENT	None		
PARKING FACILITIES	Large Double Det.			
EXTRAS	decks, sheds, chicken coop, greenhouse, etc			
SHOP	see comments			
ADJUSTMENTS (Gross %, Net %, Net \$)				
ADJUSTED VALUES				

ANALYSES AND COMMENTS:

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rd [redacted])

HISTORY

SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE:  YES  NO

[REDACTED]

SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE:  YES  NO      SUBJECT CURRENTLY LISTED:  YES  NO

ANALYSIS OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year)      No known marketing of the property over the past year.

EXPOSURE TIME

ANALYSIS OF REASONABLE EXPOSURE TIME:      Based on limited data the estimated reasonable exposure time is 1 to 365 days (contingent on reasonable pricing and listing on the open market). One comparable took significantly longer to sell however this has been taken into consideration in the final value estimate.

RECONCILIATION AND FINAL VALUE

RECONCILIATION AND FINAL ESTIMATE OF VALUE:      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.

[REDACTED]

DEFINITIONS

**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)

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.

**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)

**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)

SCOPE

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.

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.

The specific tasks and items necessary to complete this assignment include a summary of the following:

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.

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.

[REDACTED]

**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 property 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: 106 2nd Street W CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0

LEGAL DESCRIPTION: PLAN 8810626 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 November 21, 2022 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 630,000

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  AAI, P.App Membership # 905160 AIC DESIGNATION/STATUS:  CRA, P.App  AAI, P.App Membership # \_\_\_\_\_

DATE OF REPORT/DATE SIGNED: 11/21/2022 DATE OF REPORT/DATE SIGNED: \_\_\_\_\_

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

DATE OF INSPECTION: November 29, 2021 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. 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  \_\_\_\_\_

<b>CLIENT</b>	CLIENT:	DRFM Office	<b>APPRAISER</b>	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

106 2nd Street W, Lehigh, AB T0J 1B0

**Subject Front (Nov. 29, 2021)**

106 2nd Street W  
 Sale Price  
 Livable Floor Area 2,166 Sq.Ft.  
 Total Rooms 6  
 Total Bedrooms 4  
 Total Bathrooms 2  
 Site Size 14.36 Ac.  
 Age 15 eff.



**Subject Rear (Nov. 29, 2021)**



**Subject Garage (Nov. 29, 2021)**



REFERENCE:

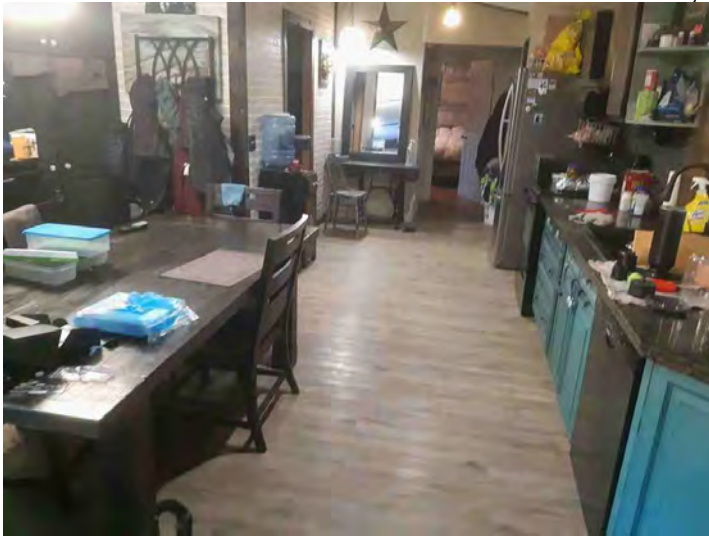
# Photograph Addendum

FILE NO.: 224711

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:	

106 2nd Street W, Lehigh, AB T0J 1B0

(Nov. 29, 2021)



(Nov. 29, 2021)



(Nov. 29, 2021)



REFERENCE:

### Photograph Addendum

FILE NO.: 224711

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

106 2nd Street W, Lehigh, AB T0J 1B0

Shop (Nov. 29, 2021)



Shop Interior (Nov. 29, 2021)



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

106 2nd Street W, Lehigh, AB T0J 1B0

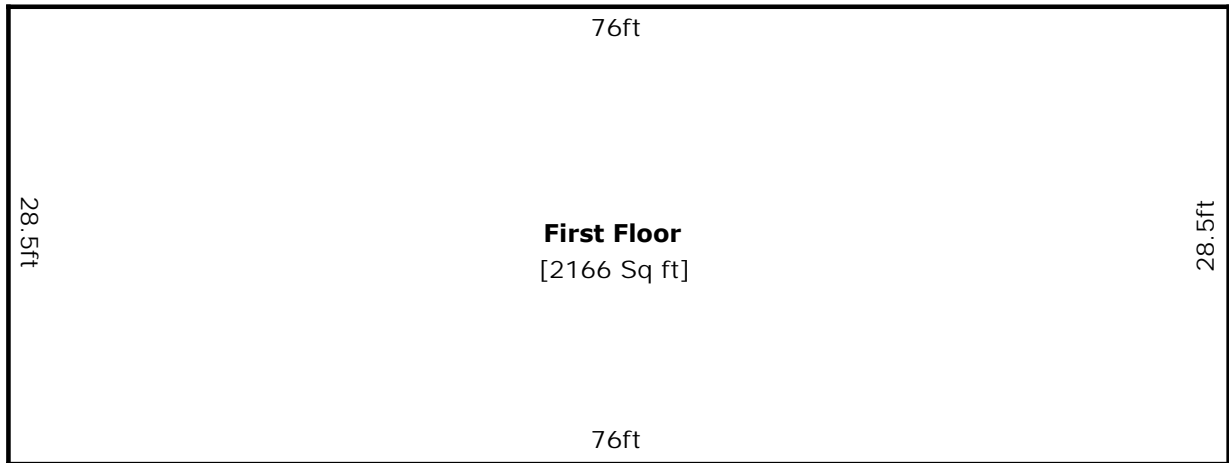


Diagram is for illustrative purposes only.  
All measurements approximate, calculations rounded.

**Area Calculations Summary**

Living Area	Calculation Details	
First Floor	2166 Sq ft	28.5 × 76 = 2166
<b>Total Living Area (Rounded):</b>	<b>2166 Sq ft</b>	

REFERENCE:

### Palliser G.I.S. Map

FILE NO.: 224711

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

106 2nd Street W, Lehigh, AB T0J 1B0





<b>CLIENT</b>	CLIENT: DRFM Office	<b>APPRAISER</b>	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: _____

106 2nd Street W, Lehigh, AB T0J 1B0

12/5/21, 3:58 PM

Spin2 Map Index



SENT: February 10, 2023

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

**ATTN:** Mark Steffler, *Project Manager*

**RE:** **Hazardous Material Assessment Report**  
106 2 St Lehigh  
**Project #: E3030-C**

Dear Mr. Steffler,

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 106 2 St in Lehigh, 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, asbestos testing was limited due to the report age of the building being outside the use of asbestos. Eco Abate did not identify any asbestos-containing materials prior to the planned renovations or demolition of the structure.

Hazardous materials were identified including: Radioactive smoke detector, ozone depleting substances, 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](mailto: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. Limited asbestos testing was done within the house due to the reported age of the building being outside the use of asbestos.
2. 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 units, and
  - c. miscellaneous chemicals.
3. 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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## INTRODUCTION

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 106 2 St in Lehigh, 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 February 7, 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)<sup>1</sup> (AAAM) outlines methods used to aid compliance with the Occupational Health and Safety Act, Regulation and Code (December 2021)<sup>2</sup> (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)<sup>2</sup>, 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 Code<sup>2</sup>.

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

<sup>2</sup> 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)<sup>3</sup>, 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)<sup>3</sup> 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.

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<sup>3</sup> 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 AAAM<sup>1</sup> 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 AAAM<sup>1</sup> 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)<sup>4</sup> 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.

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<sup>4</sup> 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. Dusbestos testing was limited due to the report age of the building being outside the use of asbestos.

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.

Attic inspection included the visual assessment of insulation within arms length of the kitchen ceiling penetration. Full entry into the attic space was not performed and the insulation was assumed to be consistent throughout the home. No Attic hatch was present during the inspection.

## OBSERVATIONS

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

1. No attic hatch was identified in the home and attic only inspected within the ceiling penetration in the kitchen.
2. Flooring was removed in various areas throughout the home.
3. Refrigerator unit was identified in the kitchen and garage.
4. Smoke detector identified in the kitchen detached from the ceiling.
5. Miscellaneous chemicals were confirmed garage.
6. Detached garage was newly built and had no observable materials to test.
7. No mercury containing thermostats were confirmed.
8. Various vehicles, rubber tires and metal debris on the property.
9. Various enclosures on the property, with some being locked during investigation.

## 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
<i>No Asbestos Detected</i>					

**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	Level 1 N Bedroom	Pale Blue	< 80	Non-Lead
B	Level 1 Kitchen	Green	< 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)	-
Fluorescent Light Tubes (Mercury)	-
PCB Light Ballasts	-
Ozone Depleting Substances (Fridge)	2
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 identified on site.

## Miscellaneous Chemicals and Materials

Various chemicals were identified in the basement furnace room.

Many vehicles were on the property during inspection.

## CONCLUSIONS

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

1. 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 units, and miscellaneous chemicals .
2. 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](mailto: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 - Level 1 SW Bedroom Exterior (None Detected)



**PHOTOGRAPH #2:** Drywall Joint Compound - Level 1 S Bedroom Exterior (None Detected)



**PHOTOGRAPH #3:** Drywall Joint Compound - Level 1 Kitchen Exterior (None Detected)



**PHOTOGRAPH #4:** Drywall Joint Compound - Level 1 N Bedroom Interior (None Detected)



**PHOTOGRAPH #5:** Ceiling Texture - Level 1 Kitchen (None Detected)



**PHOTOGRAPH #6:** Paint - N Bedroom Pale Blue (<80 ppm Lead)



**PHOTOGRAPH #7:** Paint - Kitchen Green (<80 ppm Lead)



**PHOTOGRAPH #8:** Non-Mercury Containing Thermostat



**PHOTOGRAPH #9:** Smoke Detector in Kitchen



**PHOTOGRAPH #10:** Ozone Depleting Substances in Fridge



PHOTOGRAPH #11: Ozone Depleting Substances in Fridge



PHOTOGRAPH #12: Miscellaneous Chemicals in Garage



**PHOTOGRAPH #13:** Miscellaneous Chemicals in Garage



**PHOTOGRAPH #14:** Cargo Contained and Vehicle on Property





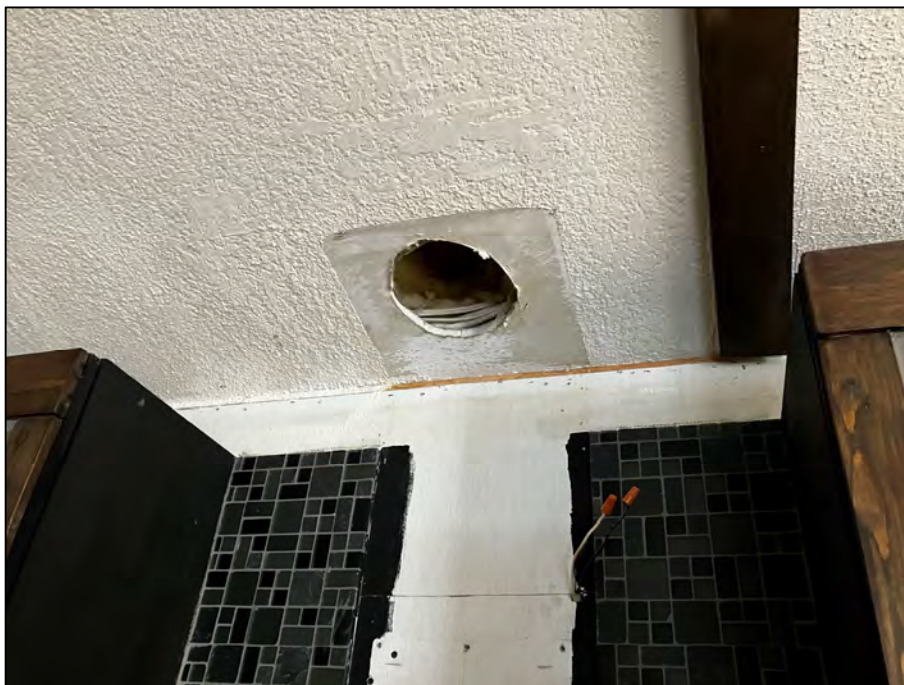
**PHOTOGRAPH #15:** Vehicles on Property



**PHOTOGRAPH #16:** Vehicles on Property



**PHOTOGRAPH #17:** Miscellaneous Chemicals and Debris



**PHOTOGRAPH #17:** Kitchen Ceiling Penetration into Attic Space

**APPENDIX II**  
LABORATORY REPORTS



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

# PLM Analysis Report

February 10, 2023

**Project Number:** E3030 - C

**Date of Analysis** Friday, February 10, 2023

**Author** Reid Andersen

## Results

ID	Sample Description / Location	Results
1	Drywall Joint Compound - Level 1 SW Bedroom (EXT)	None Detected
2	Drywall Joint Compound - Level 1 S Bedroom (EXT)	None Detected
3	Drywall Joint Compound - Level 1 Kitchen (EXT)	None Detected
4	Drywall Joint Compound - Level 1 N Bedroom (INT)	None Detected
5	Ceiling Texture - Level 1 Kitchen	None Detected

- 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



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

# Lead Analysis Report

February 10, 2023

**Project Number:** E3030 - C

**Date of Analysis:** Friday, February 10, 2023

**Author:** Reid Andersen

**Results:**

ID	Sample Description / Location	Results
A	Paint - N Bedroom (Pale Blue)	<80 ppm
B	Paint - Kitchen (Green)	<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

# **APPRAISAL OF REAL PROPERTY**

## **LOCATED AT**

112 4th Street  
Lehigh, AB T0J 0Y0  
PLAN 8168FS BLOCK 2 LOTS 9 TO 13

## **FOR**

DRFM Office  
702 Premier Way  
Drumheller, AB T0J 0Y0

## **AS OF**

October 5, 2022

## **BY**

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

**RESIDENTIAL APPRAISAL REPORT**

REFERENCE: 224166

FILE NO.: 224166



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

**PROPERTY ADDRESS:** 112 4th Street      **CITY:** Lehigh      **PROVINCE:** AB      **POSTAL CODE:** T0J 0Y0

**LEGAL DESCRIPTION:** PLAN 8168FS BLOCK 2 LOTS 9 TO 13

**MUNICIPALITY AND DISTRICT:** Drumheller

**EXISTING USE:** Residential Single Family      **OCCUPIED BY:** Owner

Source: Assessment & Title Search

**NAME:** [REDACTED]      **Name Type:** Owners

**PURPOSE:**  To estimate market value     To estimate market rent   

**INTENDED USE:**  First mortgage financing only     Second mortgage financing only     Conventional     Acquisition/Expropriation only (all other uses are denied)

**INTENDED USERS (by name):** DRFM Office

**REQUESTED BY:**  Client above     Other

**VALUE:**  Current     Retrospective     Prospective

Update of original report completed on \_\_\_\_\_ with an effective date of \_\_\_\_\_ File No. \_\_\_\_\_

**PROPERTY RIGHTS APPRAISED:**  Fee Simple     Leasehold     Condominium/Strata   

**MAINTENANCE FEE (if applicable):** \$ \_\_\_\_\_

**CONDO/STRATA COMPLEX NAME (if applicable):** \_\_\_\_\_

**IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING?**  No     Yes (if yes, see comments)

**APPROACHES USED:**  DIRECT COMPARISON APPROACH     COST APPROACH     INCOME APPROACH

**EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS**  NO     YES (see attached addendum)

**HYPOTHETICAL CONDITIONS**  NO     YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)

**JURISDICTIONAL EXCEPTION**  NO     YES (see attached addendum)

<b>NEIGHBOURHOOD</b>	<b>NATURE OF DISTRICT:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/>	<b>From</b>	<b>To</b>
	<b>TYPE OF DISTRICT:</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>	<b>AGE RANGE OF PROPERTIES (years):</b>	
	<b>TREND OF DISTRICT:</b> <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>	<b>PRICE RANGE OF PROPERTIES:</b> \$ _____ \$ _____	
	<b>BUILT-UP:</b> <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural	<b>Ranges do not apply, see comments below.</b>	
	<b>CONFORMITY:</b> Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> See comments below	<b>MARKET OVERVIEW:</b> Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low	
	Condition: <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input checked="" type="checkbox"/> See comments below	Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low	
Size: <input type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller <input checked="" type="checkbox"/> See comments below	<b>PRICE TRENDS:</b> <input checked="" type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		
<b>COMMENTS:</b> <input type="checkbox"/> Detrimental Conditions Observed			
Residential area located in the suburb of Lehigh and within the municipality of the Town of Drumheller. Homes in the area are a mix of ages and sizes which is typical of smaller markets. Values have increased over the past two years due to low interest rates and high construction costs. Higher interest rates may be stabilizing values at this time.			

<b>SITE</b>	<b>SITE DIMENSIONS:</b> 28,102 Sq.Ft.	<b>UTILITIES:</b> <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
	<b>LOT SIZE:</b> 28,102      Unit of Measurement    Sq.Ft.	<input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank <input type="checkbox"/>
	<b>Source:</b> Assessment	<b>WATER SUPPLY:</b> <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Private Well <input type="checkbox"/>
	<b>TOPOGRAPHY:</b> Mostly level land.	<b>FEATURES:</b> <input checked="" type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs
	<b>CONFIGURATION:</b> Irregular (see plot map in addendum)	<input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision <input type="checkbox"/>
	<b>ZONING:</b> CSD - Countryside District	<b>ELECTRICAL:</b> <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/>
	<b>Source:</b> Assessment	<b>DRIVEWAY:</b> <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double
	<b>OTHER LAND USE CONTROLS (see comments)</b>	<input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/>
	<b>USE CONFORMS:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	<b>Surface:</b> Gravel
	<b>ASSEMBLAGE:</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments)	<b>PARKING:</b> <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street
<b>TITLE SEARCHED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments and limiting conditions)	<b>LANDSCAPING:</b> <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
<b>COMMENTS:</b> <input type="checkbox"/> Detrimental Conditions Observed	<b>CURB APPEAL:</b> <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

**COMMENTS:**  Detrimental Conditions Observed

Lawn area surrounding the home with landscaping features in average condition. Large garden plot. Mature trees on the lot. Yard enclosed with chain link fencing. Property use conforms to the zoning.

**Assuming site is similar to what was observed on April 8, 2021 (see extraordinary assumptions addendum)**

**RESIDENTIAL APPRAISAL REPORT**

YEAR BUILT (estimated): <u>2012</u>	PROPERTY TYPE: <u>Single Family Dwelling</u>	ROOFING: <u>Asphalt Shingles</u>
YEAR of ADDITIONS (estimated):	DESIGN/STYLE: <u>Manufactured</u>	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
EFFECTIVE AGE: <u>5</u> years	CONSTRUCTION: <u>Wood</u>	
REM. ECONOMIC LIFE: <u>45</u> years	WINDOWS: <u>PVC</u>	
COMMENTS:	BASEMENT: <u>None</u>	EXTERIOR FINISH: <u>Vinyl</u>
	ESTIMATED BASEMENT AREA: <input 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: %	
	FOUNDATION WALLS: <u>N/A</u>	

BEDROOM (#)	BATHROOM (#)	INTERIOR FINISH:	Walls	Ceilings	CLOSET:	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None
Large	2-Piece	Drywall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	INSULATION:	<input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawlspace
<u>3</u> Average	<u>3</u> -Piece	Plaster	<input type="checkbox"/>	<input type="checkbox"/>	Info Source: <u>Inspection (Assumed)</u>	
Small	<u>2</u> 4-Piece	Paneling	<input type="checkbox"/>	<input type="checkbox"/>	PLUMBING LINES: <u>Pex &amp; ABS Plastic</u>	Info Source: <u>Limited inspection</u>
	5-Piece		<input type="checkbox"/>	<input type="checkbox"/>	FLOORPLAN:	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
FLOORING: <u>Laminate, Carpet, Vinyl</u>					BUILT-IN/EXTRA:	<input type="checkbox"/> Stove <input type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator
ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers					<input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium	
ESTIMATED RATED CAPACITY OF MAIN PANEL: <u>100</u> amps					<input type="checkbox"/> HR Ventilator <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted tub	
HEATING SYSTEM: <u>Forced Air</u> Fuel Type <u>Natural Gas</u>					<input checked="" type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool	
WATER HEATER: <u>40 gallon</u>					OVERALL INT. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	

ROOM ALLOCATION													ROOM TOTAL	AREA		
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY						
MAIN	x	1	area	1		3		2		& util.					5	1,520
SECOND																
THIRD																
ABOVE GRADE TOTALS:	ROOMS: <u>5</u>	BEDROOMS: <u>3</u>	BATHROOMS: <u>2</u>											TOTAL AREA	<u>1,520</u>	
BASEMENT																

IMPROVEMENTS

UNIT OF MEASUREMENT:  Sq. Ft  Sq. M  
 SOURCE OF MEASUREMENT: Measured

BASEMENT FINISH: No basement.

GARAGES/CARPORT/PARKING FACILITIES: Oversized double detached, 36 x 36.5', finished, heated, floor drain, 2-piece bathroom with hot water. Garage is 4 years old (source: owner).

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): Large enclosed deck at front of home, large wood deck at rear of home. Five large sheds with power. Landscaping and site works.

COMMENTS:  Detrimental Conditions Observed  Incomplete Construction (see comments)

Newer, well maintained modular home in average condition of average quality materials and workmanship.



**RESIDENTIAL APPRAISAL REPORT**

SOURCE OF DATA: Assessment, vacant land sales/listings COMMENT: estimate based on very limited data

EXISTING USE: Residential Single Family

HIGHEST AND BEST USE OF THE LAND AS IF VACANT:  Residential  Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED:  Existing Residential Use  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	
	112 4th Street Lehigh, AB T0J 0Y0	
	DATA SOURCE	Inspection
	DAYS ON MARKET	
	DATE OF SALE	
	SALE PRICE	\$
	LOCATION	Average
	SITE DIMENSIONS / LOT SIZE	28,102 Sq.Ft.
	BUILDING TYPE	Single Family Dwelling
	DESIGN / STYLE	Manufactured
	AGE / CONDITION	5 eff. Average
	LIVABLE FLOOR AREA	1,520 Sq.Ft.
	ROOM COUNT	Total Rooms: 5 Bdrms: 3
	BATHROOMS	2
	BASEMENT	None
PARKING FACILITIES	Oversized Double Det.	
EXTRAS	Decks, Sheds	
ADJUSTMENTS (Gross %, Net %, Net \$)		
ADJUSTED VALUES		

ANALYSES AND COMMENTS:

**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: 112 4th Street CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 0Y0

LEGAL DESCRIPTION: PLAN 8168FS BLOCK 2 LOTS 9 TO 13

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

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: 10/05/2022 DATE OF REPORT/DATE SIGNED: \_\_\_\_\_

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

DATE OF INSPECTION: April 8, 2021 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. 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**

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

**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.

**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".

**EXTRAORDINARY ITEMS ADDENDUM**

<b>CLIENT</b>	CLIENT: DRFM Office	<b>APPRAISER</b>	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:

112 4th Street, Lehigh, AB T0J 0Y0

**Subject Front (April 8, 2021)**

112 4th Street  
 Sale Price  
 Livable Floor Area 1,520 Sq.Ft.  
 Total Rooms 5  
 Total Bedrooms 3  
 Total Bathrooms 2  
 Site Size 28,102 Sq.Ft.  
 Age 5 eff.



**Subject Rear (April 8, 2021)**



**Subject Garage (April 8, 2021)**



REFERENCE:

### Photograph Addendum

FILE NO.: 224166

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

112 4th Street, Lehigh, AB T0J 0Y0

Sheds (April 8, 2021)

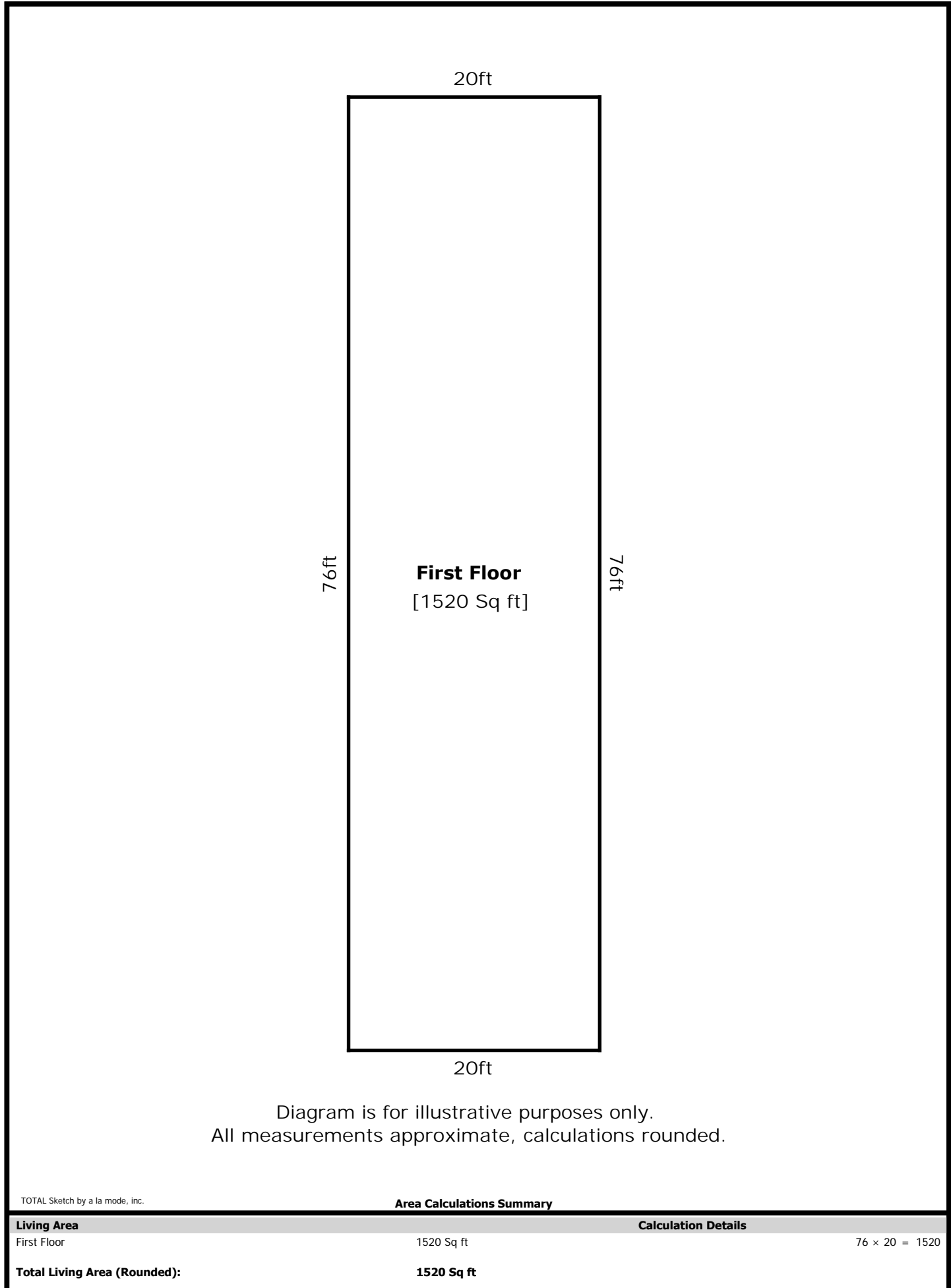


Garden (April 8, 2021)



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

112 4th Street, Lehigh, AB T0J 0Y0



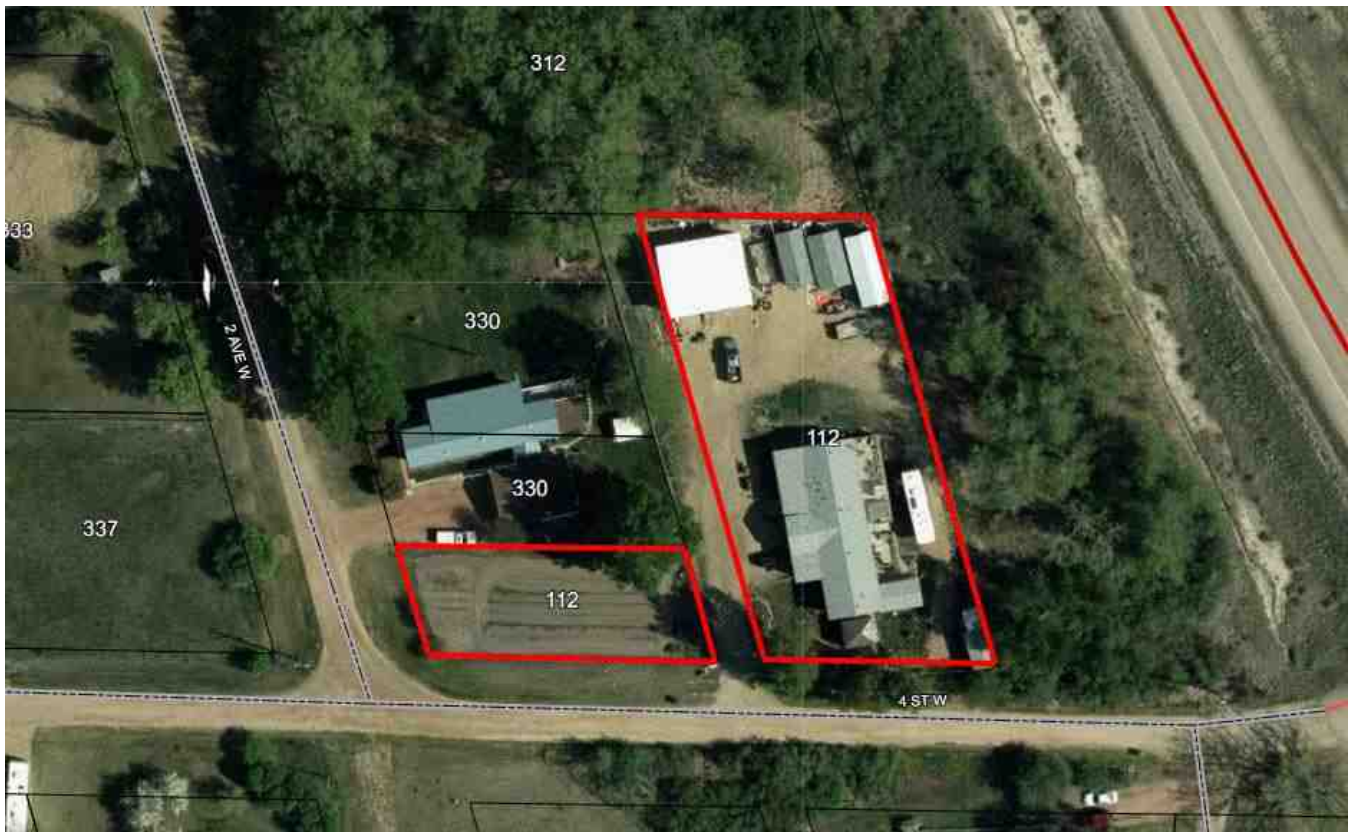
REFERENCE:

### Palliser G.I.S. Map

FILE NO.: 224166

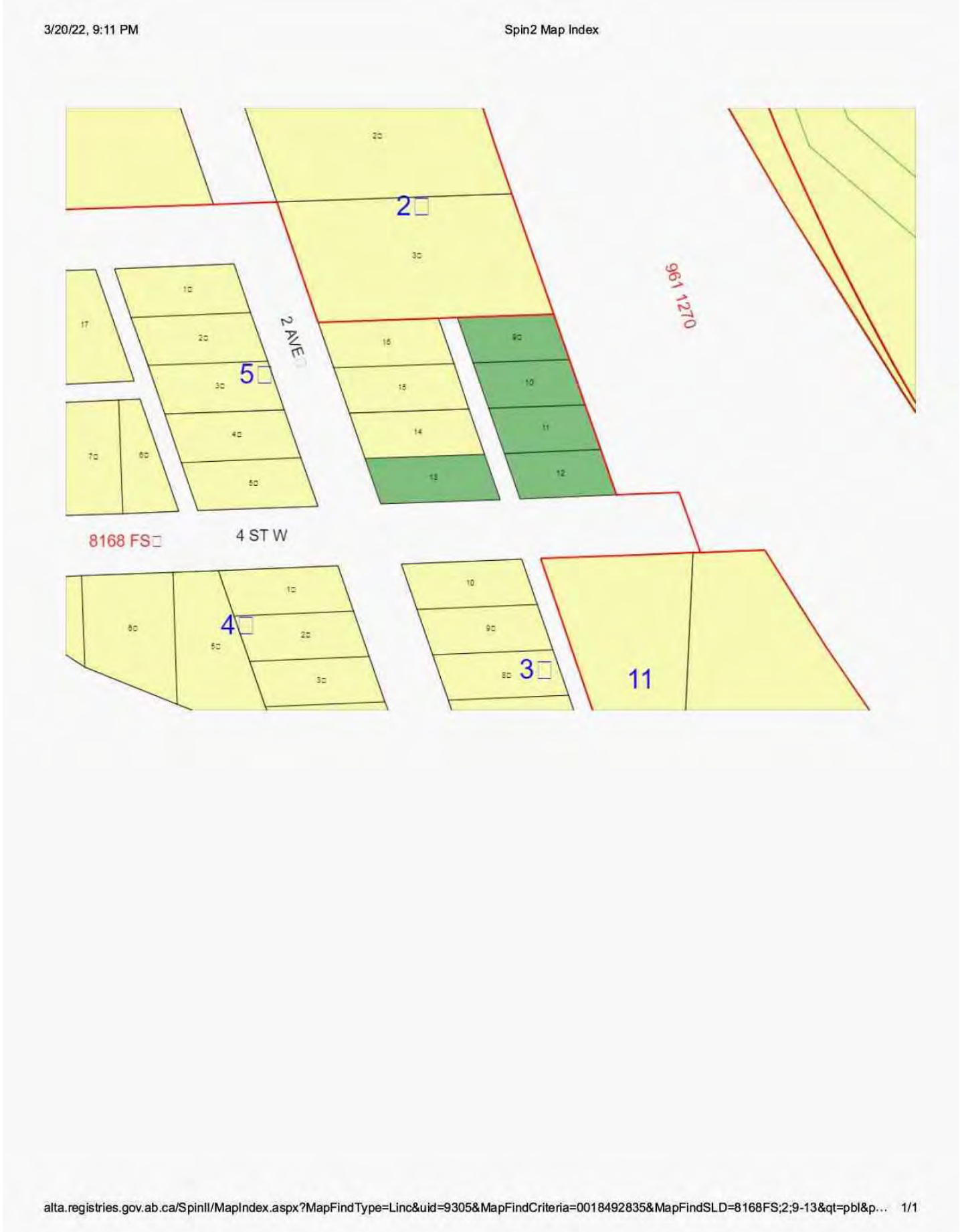
CLIENT	CLIENT:	DRFM Office	APPRAISER	APPRAISER:	Robert Irwin	
	ADDRESS:	702 Premier Way		ADDRESS:	P.O. Box 771	
		Drumheller, AB T0J 0Y0			Brooks, AB T1R 1B7	
	PHONE:			FAX:		
			PHONE:	(403) 362-6992	FAX:	

112 4th Street, Lehigh, AB T0J 0Y0



<b>CLIENT</b>	CLIENT:	DRFM Office	<b>APPRAISER</b>	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

112 4th Street, Lehigh, AB T0J 0Y0





# **APPRAISAL OF REAL PROPERTY**

## **LOCATED AT**

330 2nd Avenue W  
Lehigh, AB T0J 1B0  
PLAN 8168FS BLOCK 2 LOTS 14 - 16

## **FOR**

DRFM Office  
702 Premier Way  
Drumheller, AB T0J 0Y0

## **AS OF**

October 7, 2022


## **BY**

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

REFERENCE: 224170

**RESIDENTIAL APPRAISAL REPORT**

FILE NO.: 224170

<b>CLIENT</b>	<b>CLIENT:</b> DRFM Office ATTENTION: ADDRESS: 702 Premier Way Drumheller, AB T0J 0Y0 E-MAIL: PHONE: FAX:	<b>APPRAISER</b>	<b>AIC MEMBER:</b> 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:	
	<b>PROPERTY ADDRESS:</b> 330 2nd Avenue W LEGAL DESCRIPTION: PLAN 8168FS BLOCK 2 LOTS 14 - 16 MUNICIPALITY AND DISTRICT: Drumheller EXISTING USE: Residential Single Family		CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0 Source: Assessment / Title Search OCCUPIED BY: Owner	

<b>SUBJECT</b>	NAME: [REDACTED] Name Type: Owner PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/> 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) 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)
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<b>ASSIGNMENT</b>	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input 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"/> BUILD-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	From To 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 checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining
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<b>NEIGHBOURHOOD</b>	COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed Residential area located in the suburb of Lehigh and within the municipality of the Town of Drumheller. Homes in the area are a mix of ages and sizes which is typical of smaller markets. Values have increased over the past two years due to low interest rates and high construction costs. Higher interest rates may be stabilizing values at this time.
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<b>SITE</b>	SITE DIMENSIONS: Irregular LOT SIZE: 19,617 Unit of Measurement Sq.Ft. Source: Assessment & G.I.S. Map TOPOGRAPHY: Level Lot CONFIGURATION: Irregular (see plot map addendum) ZONING: CSD - Countryside District Source: Assessment & G.I.S. Map 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)	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 <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well 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 checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision ELECTRICAL: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double <input type="checkbox"/> Underground <input type="checkbox"/> Laneway Surface: Gravel PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
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COMMENTS:  Detrimental Conditions Observed  
 Lawn area surrounding the home with mature trees. Yard enclosed with chain link fencing. Property use conforms to the zoning.  
 Note: The property is two separately titled parcels that are improved as a single parcel. The property would be bought and sold as a single parcel and has therefore been appraised as such.

**RESIDENTIAL APPRAISAL REPORT**

YEAR BUILT (estimated): <b>1977</b>	PROPERTY TYPE: <b>Single Family Dwelling</b>	ROOFING: <b>Metal</b>
YEAR of ADDITIONS (estimated):	DESIGN/STYLE: <b>Manufactured</b>	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
EFFECTIVE AGE: <b>15</b> years	CONSTRUCTION: <b>Wood</b>	
REM. ECONOMIC LIFE: <b>35</b> years	WINDOWS: <b>PVC</b>	
COMMENTS:	BASEMENT: <b>None</b>	EXTERIOR FINISH: <b>Metal and Vinyl</b>
	ESTIMATED BASEMENT AREA: <input 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: %	
	FOUNDATION WALLS: <b>N/A</b>	

BEDROOM (#)	BATHROOM (#)	INTERIOR FINISH:	Walls	Ceilings	CLOSET:	INSULATION:	Info Source:
Large	2-Piece	Good	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Ceiling	<input checked="" type="checkbox"/> Walls
<b>1</b> Average	<b>3</b> -Piece	<b>X</b> Average	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor/None
<b>1</b> Small	<b>1</b> 4-Piece	Fair	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Average	<input type="checkbox"/> Basement	<input type="checkbox"/> Crawlspace
	5-Piece	Poor	<input type="checkbox"/>	<input type="checkbox"/>	<b>Inspection (Assumed)</b>		
			<input type="checkbox"/>	<input type="checkbox"/>	<b>Copper &amp; ABS Plastic</b>		
FLOORING: <b>Laminate, Vinyl, Carpet</b>				FLOORPLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers				BUILT-IN/EXTRA: <input type="checkbox"/> Stove <input type="checkbox"/> Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator			
ESTIMATED RATED CAPACITY OF MAIN PANEL: <b>100</b> amps				<input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input checked="" type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium			
HEATING SYSTEM: <b>Forced Air</b> Fuel Type <b>Natural Gas</b>				<input type="checkbox"/> HR Ventilator <input type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted tub			
WATER HEATER: <b>50 Gallon (estimated size)</b>				<input type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input type="checkbox"/>			
				OVERALL INT. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor			

ROOM ALLOCATION													ROOM TOTAL	AREA		
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY						
MAIN	x	1	area	1	1	2		1		in bath					5	1,317
SECOND																
THIRD																
ABOVE GRADE TOTALS:	ROOMS: <b>3</b>	BEDROOMS: <b>2</b>	BATHROOMS: <b>1</b>											TOTAL AREA	<b>1,317</b>	
BASEMENT																

IMPROVEMENTS

UNIT OF MEASUREMENT:  Sq. Ft  Sq. M  
SOURCE OF MEASUREMENT: **Measured**

BASEMENT FINISH: **No basement**

GARAGES/CARPORT/PARKING FACILITIES: **Double detached garage, 24 x 32', insulated, finished.**

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): **Enclosed porch attached to back of home (see diagram in addenda), covered entry at side of home. 3 x garden sheds, small greenhouse, decks, shed attached to garage, landscaping and site works.**

COMMENTS:  Detrimental Conditions Observed  Incomplete Construction (see comments)

**Well maintained home in average condition, of average quality materials and workmanship. Several updates over the years including furnace, kitchen island, refinished kitchen cabinets, lighting, flooring, PVC windows, new doors, renovated family room, plumbing fixtures. Exterior has been updated as well with newer roof (including trusses), new decks and railings, new eavestroughs, new garage door and roof. Good maintenance and updates over the years which reduces the effective age considerably.**

**RESIDENTIAL APPRAISAL REPORT**

SOURCE OF DATA: Assessment, vacant land sales/listings COMMENT: estimate based on very limited data

EXISTING USE: Residential Single Family

HIGHEST AND BEST USE OF THE LAND AS IF VACANT:  Residential  Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED:  Existing Residential Use  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		
	330 2nd Avenue W Lehigh, AB T0J 1B0		
	DATA SOURCE	Inspection / Assessmt.	
	DAYS ON MARKET		
	DATE OF SALE		
	SALE PRICE	\$	
	LOCATION	Average	
	SITE DIMENSIONS / LOT SIZE	19,617 Sq.Ft.	
	BUILDING TYPE	Single Family Dwelling	
	DESIGN / STYLE	Manufactured	
	AGE / CONDITION	15 eff. Average	
	LIVABLE FLOOR AREA	1,317 Sq.Ft.	
	ROOM COUNT	Total Rooms : 3 Bdrms : 2	
	BATHROOMS	1	
	BASEMENT	None	
PARKING FACILITIES	Oversize Double Det.		
EXTRAS	Decks, Porch, Sheds		
ADJUSTMENTS (Gross %, Net %, Net \$)			
ADJUSTED VALUES			

ANALYSES AND COMMENTS:

**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: 330 2nd Avenue W CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0

LEGAL DESCRIPTION: PLAN 8168FS BLOCK 2 LOTS 14 - 16

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

AS AT October 7, 2022 (Effective Date of the Appraisal) IS ESTIMATED AT \$ 245,000

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: 10/12/2022 DATE OF REPORT/DATE SIGNED: \_\_\_\_\_

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

DATE OF INSPECTION: October 7, 2022 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.

**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".

EXTRAORDINARY ITEMS ADDENDUM

<b>CLIENT</b>	CLIENT: DRFM Office	<b>APPRAISER</b>	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:

330 2nd Avenue W, Lehigh, AB T0J 1B0



**Subject Front**

330 2nd Avenue W  
 Sale Price  
 Livable Floor Area 1,317 Sq.Ft.  
 Total Rooms 3  
 Total Bedrooms 2  
 Total Bathrooms 1  
 Site Size 19,617 Sq.Ft.  
 Age 15 eff.



**Subject Rear**



**Subject Garage**

REFERENCE:

### Photograph Addendum

FILE NO.: 224170

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:	

330 2nd Avenue W, Lehigh, AB T0J 1B0

Kitchen



Family Room



Bathroom





<b>CLIENT</b>	CLIENT: DRFM Office	<b>APPRAISER</b>	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: _____

330 2nd Avenue W, Lehigh, AB T0J 1B0

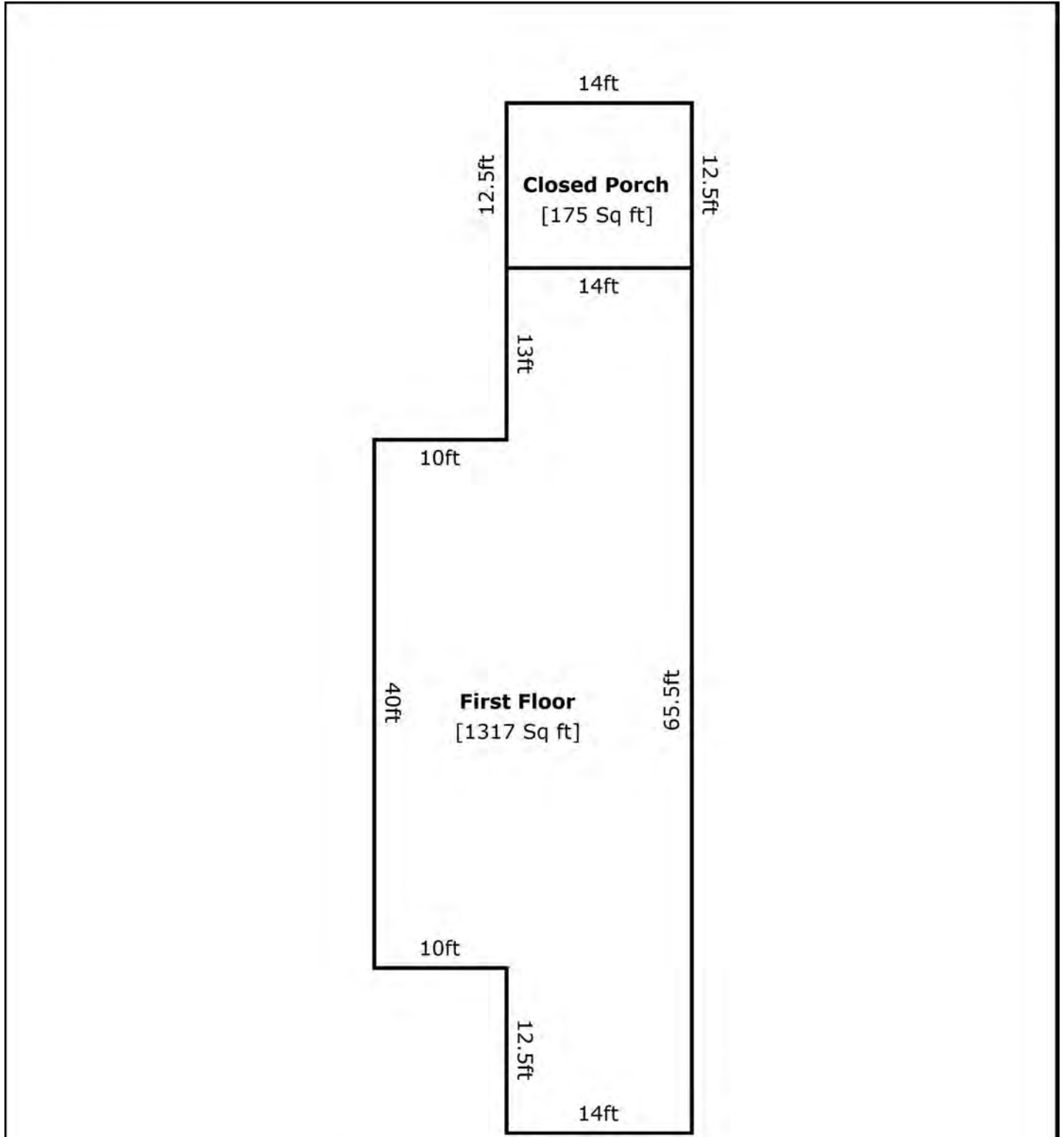


Diagram is for illustrative purposes only.  
All measurements approximate, calculations rounded.

TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

Living Area		Calculation Details
First Floor	1317 Sq ft	$65.5 \times 14 = 917$ $40 \times 10 = 400$
<b>Total Living Area (Rounded):</b>	<b>1317 Sq ft</b>	
<b>Non-living Area</b>		
Closed Porch	175 Sq ft	$14 \times 12.5 = 175$

REFERENCE:

### Palliser G.I.S. Map

FILE NO.: 224170

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

330 2nd Avenue W, Lehigh, AB T0J 1B0



<b>CLIENT</b>	CLIENT: DRFM Office	<b>APPRAISER</b>	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:

330 2nd Avenue W, Lehigh, AB T0J 1B0



**APPRAISAL OF**



**A Residential Property**

**LOCATED AT:**

**199 River Drive, East Coulee  
Drumheller, AB**

**FOR:**

**Drumheller Resiliency and Flood Mitigation Office  
702 Premier Way  
Drumheller, Alberta T0J 0Y0**

**BORROWER:**

**Drumheller Resiliency and Flood Mitigation Office**

**AS OF:**

**November 21, 2022**

**BY:**

**Kyle Sande, AACI, P.App.  
Perry Appraisal Associates Ltd.**

## RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: **R31124**

<b>CLIENT</b>	CLIENT: <b>Drumheller Resiliency and Flood Mitigation Office</b>	<b>APPRAISER</b>	AIC MEMBER: <b>Kyle Sande, AACI, P.App.</b>	
	ATTENTION:		COMPANY: <b>Perry Appraisal Associates Ltd.</b>	
	ADDRESS: <b>702 Premier Way Drumheller, Alberta T0J 0Y0</b>		ADDRESS: <b>4805 - 49 Avenue Olds, Alberta T4H 1E1</b>	
	E-MAIL:		E-MAIL: <b>admin@perryapp.ca</b>	
	PHONE: _____ OTHER: _____		PHONE: <b>403-556-7277</b> OTHER: _____	

<b>SUBJECT</b>	PROPERTY ADDRESS: <b>199 River Drive, East Coulee</b>	CITY: <b>Drumheller</b>	PROVINCE: <b>AB</b>	POSTAL CODE: _____	
	LEGAL DESCRIPTION: <b>Plan 8011334 Block 3 Lot 1</b>				
	MUNICIPALITY AND DISTRICT: <b>Town of Drumheller</b>				

<b>ASSIGNMENT</b>	NAME: <b>Client Above</b> Name Type: _____	
	PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/>	
	INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> <b>Flood Mitigation Buyout</b>	
	INTENDED USERS (by name): _____	
	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): _____	

<b>NEIGHBOURHOOD</b>	IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)	
	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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)	
	HYPOTHETICAL CONDITIONS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)	
	JURISDICTIONAL EXCEPTION <input checked="" type="checkbox"/> NO <input 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 type="checkbox"/>	From: _____ To: _____
	TYPE OF DISTRICT: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>	AGE RANGE OF PROPERTIES (years): <b>New</b> <b>100+</b>
	TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>	PRICE RANGE OF PROPERTIES: <b>\$ 50,000</b> <b>\$ 450,000</b>
	BUILT-UP: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input checked="" type="checkbox"/> Rural	
	CONFORMITY Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> N/A	MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low

COMMENTS:  Detrimental Conditions Observed

**The subject is located in East Coulee, a community located within Drumheller but located approximately 15 minutes farther downriver from the town center. East Coulee does have some basic services, but the vast majority of services are found in Drumheller.**

<b>SITE</b>	SITE DIMENSIONS: <b>See Plot Plan</b>	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic
	LOT SIZE: <b>5,320</b> Unit of Measurement <b>Sq. Ft.</b>	<input type="checkbox"/> Open Ditch <input type="checkbox"/> Holding Tank <input type="checkbox"/>
	Source: <b>Town of Drumheller</b>	WATER SUPPLY: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Private Well <input type="checkbox"/>
	TOPOGRAPHY: <b>Sloping toward the river</b>	FEATURES: <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs
	CONFIGURATION: <b>Irregular</b>	<input type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision <input type="checkbox"/>
	ZONING: <b>ND - Neighbourhood District</b>	ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/>
	Source: <b>Town of Drumheller</b>	DRIVEWAY: <input type="checkbox"/> Private <input type="checkbox"/> Mutual <input checked="" type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double
	OTHER LAND USE CONTROLS (see comments): _____	<input type="checkbox"/> Underground <input type="checkbox"/> Laneway <input type="checkbox"/>
	USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)	Surface: _____
	ASSEMBLAGE <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments)	PARKING: <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> Street

LANDSCAPING:  Good  Average  Fair  Poor

CURB APPEAL:  Good  Average  Fair  Poor

COMMENTS:  Detrimental Conditions Observed

**At the time of inspection, no detrimental conditions were observed.**

# RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: **R31124**

YEAR BUILT (estimated): <b>1950's</b> YEAR OF ADDITIONS: _____ EFFECTIVE AGE: <b>50</b> years REM. ECONOMIC LIFE: <b>20</b> years COMMENTS: _____	PROPERTY TYPE: <b>Single Family Dwelling</b> DESIGN/STYLE: <b>Bungalow</b> CONSTRUCTION: <b>Wood Framed</b> WINDOWS: <b>Double Glazed</b> BASEMENT: <b>Crawl Space</b> ESTIMATED BASEMENT AREA: _____ Sq. Ft. _____ Sq. M. ESTIMATED BASEMENT FINISH: <b>0</b> % FOUNDATION WALLS: <b>Concrete Block</b>	ROOFING: <b>Asphalt Shingles</b> Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor EXTERIOR FINISH: <b>Wood Composite</b> Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor																																																																																				
BEDROOMS(##)      BATHROOMS(##) _____ Large      _____ 2-piece      _____ Good <b>1</b> Average      _____ 3-piece <b>x</b> Average      Drywall <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Ceilings _____ Small <b>1</b> 4-piece      _____ Fair      _____ Plaster      _____ _____ _____ 5-piece      _____ Poor      _____ Paneling      _____ _____ _____ _____ _____	CLOSET: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space Info Source: <b>Assumed</b> PLUMBING LINES: <b>Copper, ABS, Pex</b> Info Source: <b>Assumed</b> FLOOR PLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor BUILT-IN/EXTRA: <input type="checkbox"/> Stove <input type="checkbox"/> Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator <input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium <input type="checkbox"/> HR Ventilator <input type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted Tub <input type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool _____																																																																																					
FLOORING: <b>Vinyl Plank</b> ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers ESTIMATED RATED CAPACITY OF MAIN PANEL: <b>100</b> amps HEATING SYSTEM: <b>Forced Air</b> Fuel type: <b>Natural Gas</b> WATER HEATER: Type: <b>48 Gallon Hot Water Tank</b>	OVERALL INT. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor																																																																																					
<b>ROOM ALLOCATION</b> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>LEVEL:</th> <th>ENTRANCE</th> <th>LIVING</th> <th>DINING</th> <th>KITCHEN</th> <th>FAMILY</th> <th>BEDROOMS</th> <th>DEN</th> <th>FULL BATH</th> <th>PART BATH</th> <th>LAUNDRY</th> <th>Utility</th> <th>ROOM TOTAL</th> <th>AREA</th> </tr> </thead> <tbody> <tr> <td>MAIN</td> <td><b>1</b></td> <td><b>1</b></td> <td></td> <td><b>1</b></td> <td></td> <td><b>1</b></td> <td></td> <td><b>1</b></td> <td></td> <td></td> <td></td> <td><b>3</b></td> <td><b>389</b></td> </tr> <tr> <td>SECOND</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><b>0</b></td> </tr> <tr> <td>THIRD</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><b>0</b></td> </tr> <tr> <td>ABOVE GRADE TOTALS</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><b>3</b></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><b>3</b></td> <td><b>389</b></td> </tr> <tr> <td>BASEMENT</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td><b>1</b></td> <td><b>1</b></td> <td></td> </tr> </tbody> </table>			LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY	Utility	ROOM TOTAL	AREA	MAIN	<b>1</b>	<b>1</b>		<b>1</b>		<b>1</b>		<b>1</b>				<b>3</b>	<b>389</b>	SECOND													<b>0</b>	THIRD													<b>0</b>	ABOVE GRADE TOTALS						<b>3</b>						<b>3</b>	<b>389</b>	BASEMENT											<b>1</b>	<b>1</b>	
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UNIT OF MEASUREMENT: <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M. SOURCE OF MEASUREMENT: <b>Measured</b>																																																																																						
BASEMENT FINISH: <b>Crawlspace. The utilities are located in this area.</b>																																																																																						
GARAGES/CARPORT/PARKING FACILITIES: <b>None</b>																																																																																						
SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): <b>There is only a small garden shed on site. The property was snow covered on the date of inspection but is assumed to be typical for the area including lawn, shrubs, and some trees.</b>																																																																																						
COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed <input type="checkbox"/> Incomplete Construction (see comments) <b>The subject is a very small one-bedroom home. The home does have a new roof, hot water tank and furnace, flooring, cabinets, and counters. Overall, the home is considered to be in average condition.</b>																																																																																						

IMPROVEMENTS

# RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: **R31124**

L XXXXXXXXXX SOURCE OF DATA: **MLS** Comment: \_\_\_\_\_

HIGHEST AND BEST USE

EXISTING USE: **Single Family Residential**

HIGHEST AND BEST USE OF THE LAND AS IF VACANT:  Residential  Other \_\_\_\_\_

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED:  Existing Residential Use  Other \_\_\_\_\_

ANALYSES AND COMMENTS: **The land, if vacant, would have the same highest and best use as it currently has. The property successfully passes the four feasibility tests for feasibility with regards to current highest and best use: the current use is legally feasible, physically feasible, financially feasible, and finally, maximally productive. As such, the subject as improved with a structure similar to the already existing subject would be the highest and best use.**

DIRECT COMPARISON APPROACH

SUBJECT	
<b>199 River Drive, East Coulee Drumheller, AB</b>	
DATA SOURCE	
DATE OF SALE	
SALE PRICE	\$
DAYS ON MARKET	
LOCATION	<b>River Front</b>
SITE DIMENSIONS/LOT SIZE	<b>5,320 Sq. Ft.</b>
BUILDING TYPE	<b>Detached</b>
DESIGN/STYLE	<b>Bungalow</b>
AGE/CONDITION	<b>72 Yrs   Avg</b>
LIVABLE FLOOR AREA	<b>389 Sq.Ft.</b>
ROOM COUNT	Total Rooms   Bdrms <b>3   1</b>
BATHROOMS	<b>1F</b>
BASEMENT	<b>Crawl Space</b>
PARKING FACILITIES	<b>Street</b>
<b>Extras</b>	<b>None</b>
<b>Outbuildings</b>	<b>Shed</b>
ADJUSTMENTS (Gross%, Net%, Dollar)	
ADJUSTED VALUES	

ANALYSES AND COMMENTS:

## RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: **R31124**

SALES HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSES OF SALE TRANSFER HISTORY: (minimum of three years) <b>Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) indicates research and discussion has to be made with respect to any knowledge of the property trading within the last three years. The subject has not been sold or listed in the last 3 years to the best of writer's knowledge.</b>
	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 ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) <b>To the best of the writer's knowledge the subject has not been listed in the last three years.</b>
EXPOSURE TIME	ANALYSES OF REASONABLE EXPOSURE TIME: <b>Over the past year the average marketing time is 100 days +/- depending on the season and the value of the property. Marketing time tends to be lower between May to September and higher between October and April. Also, properties over \$700,000 tend to take over 100 days while properties below \$700,000 will average less than 100 days.</b>
	RECONCILIATION AND FINAL ESTIMATE OF VALUE: <b>It is felt that the subject is best valued using the Direct Comparison Approach because this method uses known sales of similar properties within the market to determine a market value. The Cost Approach is deemed less accurate due to differences in how depreciation is perceived and has a hard time accounting for items that have a cost but do not capture a value in the market. For these reasons all of the weight in this analysis is based on the findings within the Direct Comparison Approach.</b>
RECONCILIATION AND FINAL VALUE	UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> COMPLETED ON <b>November 23, 2022</b> (Date of Report)
	<b>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.</b>
DEFINITIONS	<b>DEFINITION OF MARKET VALUE:</b> 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) 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.
	<b>DEFINITION OF MARKET RENT</b> (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)
	<b>DEFINITION OF HIGHEST AND BEST USE:</b> 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)
SCOPE	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.  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.  The specific tasks and items necessary to complete this assignment include a summary of the following:
	<ol style="list-style-type: none"> <li>1. assembly and analyses of relevant information pertaining to the property being appraised, including listing and acquisition particulars if acquired within three years prior to the effective date of the appraisal;</li> <li>2. a site visit and observation of the subject property and the surrounding area;</li> <li>3. assembly and analyses of pertinent economic and market data;</li> <li>4. an analyses of land use controls pertaining to the subject property;</li> <li>5. an analyses of Highest and Best Use, or most probable use;</li> <li>6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value;</li> <li>7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and</li> <li>8. reconciliation of the collected data into an estimate of the market value or the market value range as at the effective date of the appraisal.</li> </ol> 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.  Other: _____



# RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO: **R31124**

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this appraisal 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 legal 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.
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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 of 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 Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
- No one has provided professional assistance to the members(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 Appraisal Institute of Canada (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: **199 River Drive, East Coulee** CITY: **Drumheller** PROVINCE: **AB** POSTAL CODE: \_\_\_\_\_

LEGAL DESCRIPTION: **Plan 8011334 Block 3 Lot 1**

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

AS AT **November 21, 2022** (Effective date of the appraisal) IS ESTIMATED AT \$ **61,000**  As Is  As If Complete

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

<p><b>APPRAISER</b></p> <p>SIGNATURE: </p> <p>NAME: <b>Kyla Sande, AACI, P.App.</b></p> <p>AIC DESIGNATION/STATUS: <input type="checkbox"/> Candidate Member <input type="checkbox"/> CRA, P.App <input checked="" type="checkbox"/> AACI, P.App Membership # _____</p> <p>DATE OF REPORT/DATE SIGNED: <b>November 23, 2022</b></p> <p>PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DATE OF INSPECTION: <b>November 21, 2022</b></p> <p>LICENSE INFO: (where applicable) _____</p> <p>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</p> <p>SOURCE OF DIGITAL SIGNATURE SECURITY: _____</p> <p>ATTACHMENTS AND ADDENDA: <input type="checkbox"/> ADDITIONAL SALES <input type="checkbox"/> EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS <input type="checkbox"/> NARRATIVE <input checked="" type="checkbox"/> PHOTOGRAPHS <input checked="" type="checkbox"/> BUILDING SKETCH <input type="checkbox"/> PROGRESS INSPECTION</p> <p><input checked="" type="checkbox"/> MAPS <input checked="" type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH <input type="checkbox"/> MARKET RENT <input type="checkbox"/> SCOPE OF WORK <input type="checkbox"/> LIMITED USES/LIMITED DETRIMENTAL CONDITIONS <input type="checkbox"/></p>	<p><b>CO-SIGNING AIC APPRAISER (if applicable)</b></p> <p>SIGNATURE: _____</p> <p>NAME: _____</p> <p>AIC DESIGNATION/STATUS: <input type="checkbox"/> CRA, P.App <input type="checkbox"/> AACI, P.App Membership # _____</p> <p>DATE OF REPORT/DATE SIGNED: _____</p> <p>PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DATE OF INSPECTION: _____</p> <p>LICENSE INFO: (where applicable) _____</p> <p>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</p>
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**DIMENSION LIST ADDENDUM**

Borrower: <b>Drumheller Resiliency and Flood Mitigation Office</b>	File No.: <b>R31124</b>
Property Address: <b>199 River Drive, East Coulee</b>	Case No.:
City: <b>Drumheller</b>	Prov.: <b>AB</b> P.C.:
Lender: <b>Drumheller Resiliency and Flood Mitigation Office</b>	

<b>GROSS BUILDING AREA (GBA)</b>		<u>389</u>	
<b>GROSS LIVING AREA (GLA)</b>		<u>389</u>	
Area(s)	Area	% of GLA	% of GBA
Living	<u>389</u>		<u>100.00</u>
Level 1	<u>389</u>	<u>100.00</u>	<u>100.00</u>
Level 2	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Level 3	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Other	_____	_____	_____
Basement	<input type="checkbox"/> GBA	_____	_____
Garage	<input type="checkbox"/>	_____	_____
	<input type="checkbox"/>	_____	_____

Area Measurements				Area Type						
Measurements	Factor	Total		Level 1	Level 2	Level 3	Other	Bsmt.	Garage	
<u>7.00</u> x <u>10.50</u> x <u>1.00</u> =		<u>73.50</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>22.50</u> x <u>14.00</u> x <u>1.00</u> =		<u>315.00</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: <b>Drumheller Resiliency and Flood Mitigation Office</b>	File No.: <b>R31124</b>	
Property Address: <b>199 River Drive, East Coulee</b>	Case No.:	
City: <b>Drumheller</b>	Prov.: <b>AB</b>	P.C.:
Lender: <b>Drumheller Resiliency and Flood Mitigation Office</b>		

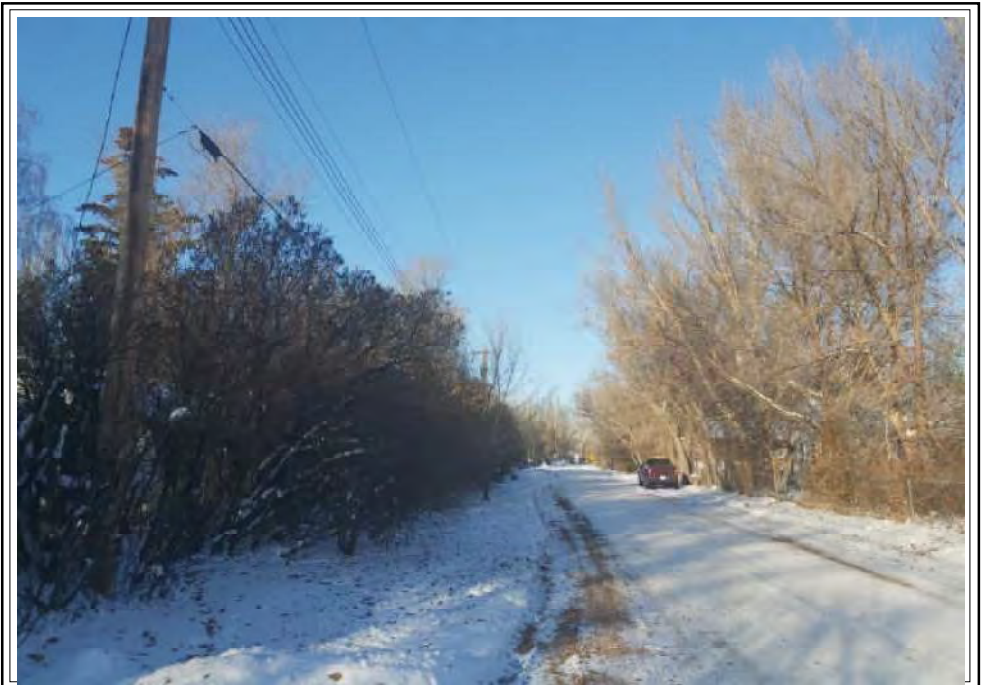


**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: **November 21, 2022**  
Appraised Value: \$ **61,000**



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

Borrower: <b>Drumheller Resiliency and Flood Mitigation Office</b>	File No.: <b>R31124</b>	
Property Address: <b>199 River Drive, East Coulee</b>	Case No.:	
City: <b>Drumheller</b>	Prov.: <b>AB</b>	P.C.:
Lender: <b>Drumheller Resiliency and Flood Mitigation Office</b>		



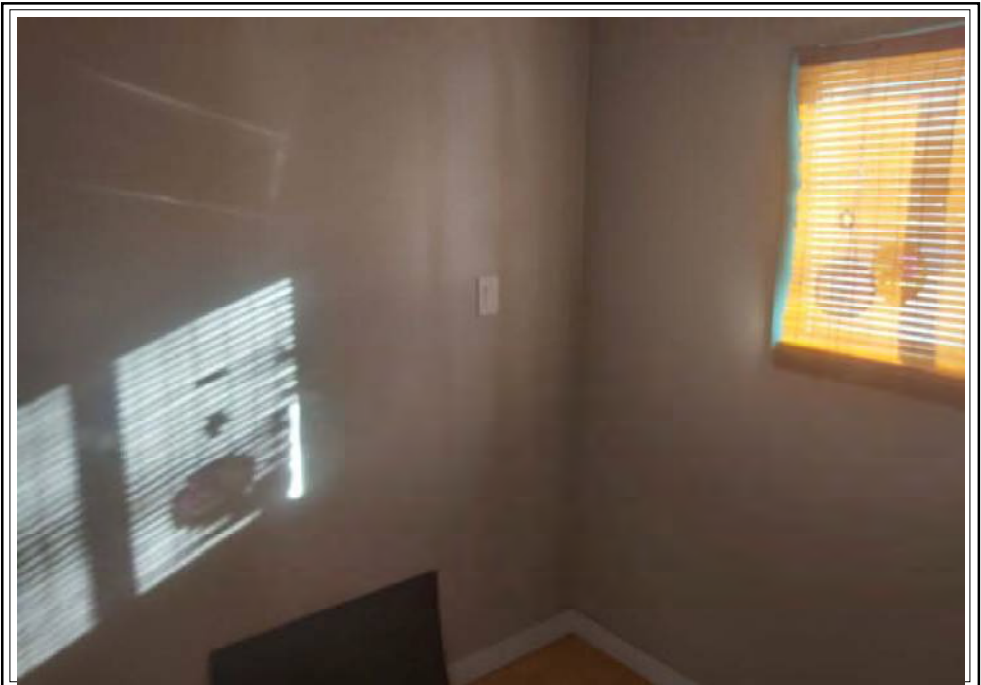
**Kitchen**

Counters not Included

Fridge not Included

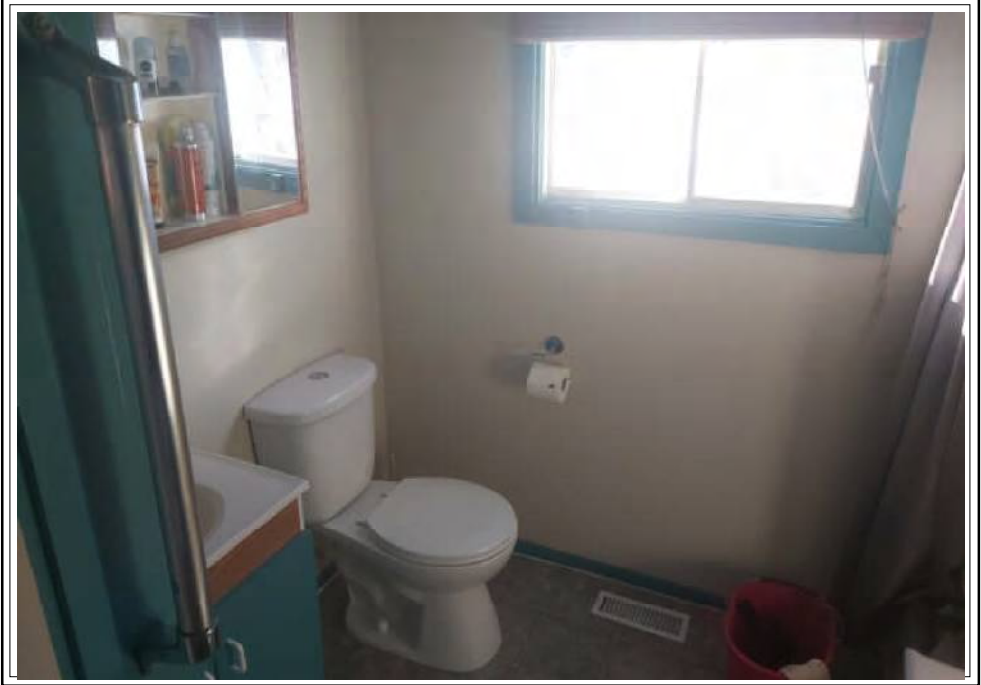


**Living Room**



**Bedroom**

Borrower: <b>Drumheller Resiliency and Flood Mitigation Office</b>	File No.: <b>R31124</b>	
Property Address: <b>199 River Drive, East Coulee</b>	Case No.:	
City: <b>Drumheller</b>	Prov.: <b>AB</b>	P.C.:
Lender: <b>Drumheller Resiliency and Flood Mitigation Office</b>		



**Bathroom**



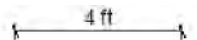
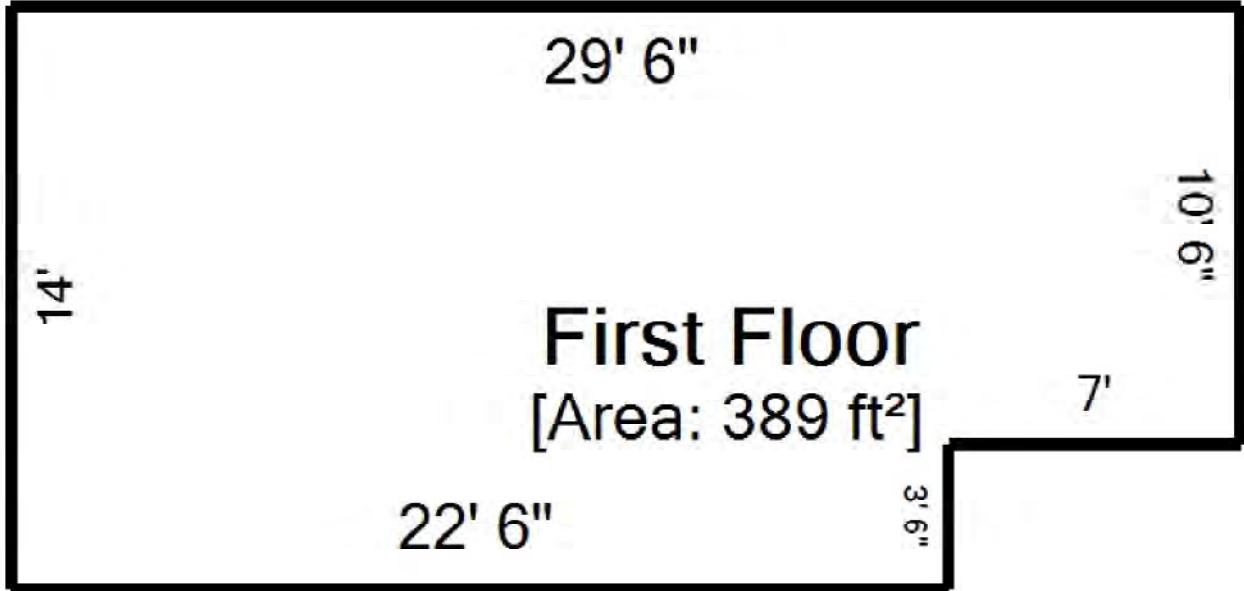
**Utility Room Basement**



FLOORPLAN

Borrower: <b>Drumheller Resiliency and Flood Mitigation Office</b>	File No.: <b>R31124</b>
Property Address: <b>199 River Drive, East Coulee</b>	Case No.:
City: <b>Drumheller</b>	Prov.: <b>AB</b> P.C.:
Lender: <b>Drumheller Resiliency and Flood Mitigation Office</b>	

Sketch



Living Area	Area Calculation			
First Floor	388.5 ft²	First Floor		x 1.00 = 388.5 ft²
		7' x	10' 6" x	1.00 = 73.5 ft²
<b>Total Living Area (rounded):</b>	<b>389 ft²</b>	22' 6" x	14' x	1.00 = 315 ft²

PLOT MAP

Borrower: **Drumheller Resiliency and Flood Mitigation Office**

File No.: **R31124**

Property Address: **199 River Drive, East Coulee**

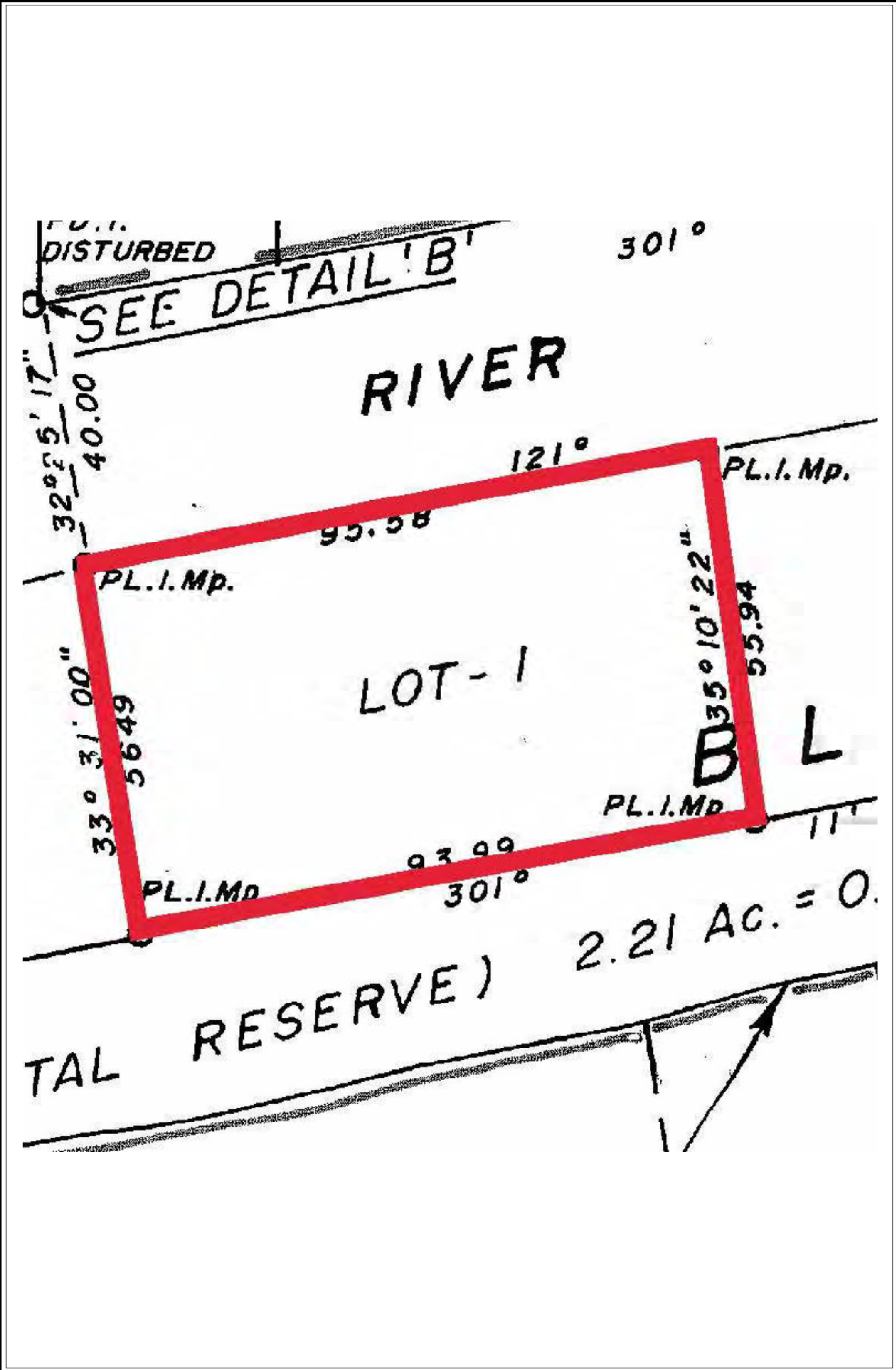
Case No.:

City: **Drumheller**

Prov.: **AB**

P.C.:

Lender: **Drumheller Resiliency and Flood Mitigation Office**



SENT: February 10, 2023

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

**ATTN:** Mark Steffler, *Project Manager*

**RE:** **Hazardous Material Assessment Report**  
199 River Dr in Rosedale, AB  
**Project #: E3030-D**

Dear Mr. Steffler,

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 199 River Dr in 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. Drywall Joint Compound

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](mailto: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. Drywall Joint Compound (*See Photographs #1 to 8*).
2. **PLEASE NOTE:** Due to the homogenous appearance of drywall, all sections of the materials throughout the property must be treated as asbestos-containing as required by Section 7.1.1 of the Alberta Asbestos Abatement Manual (2019).

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).

3. 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)<sup>1</sup>.

4. Hazardous components were identified on site and will require appropriate disposal prior to demolition, including:
  - a. ozone depleting substances in water cooler,
  - b. mercury thermostats, and
  - c. miscellaneous chemicals .
5. 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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**APPENDIX I**

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## INTRODUCTION

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 199 River Dr in East Coulee, 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 February 7, 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)<sup>1</sup> (AAAM) outlines methods used to aid compliance with the Occupational Health and Safety Act, Regulation and Code (December 2021)<sup>2</sup> (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)<sup>2</sup>, 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 Code<sup>2</sup>.

---

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

<sup>2</sup> 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)<sup>3</sup>, 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)<sup>3</sup> 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.

---

<sup>3</sup> 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 AAAM<sup>1</sup> 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 AAAM<sup>1</sup> 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)<sup>4</sup> 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.

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<sup>4</sup> 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.

No attic hatch was present during the inspection and potential asbestos containing materials within the attic space could not be confirmed.



## **OBSERVATIONS**

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

1. Wood paneling covering drywall was identified in the foyer and main area of the building.
2. No attic hatch was present to enter the attic space.
3. Organic growth identified behind baseboards in bathroom.
4. Water staining and dampness on ceiling tile foyer.
5. Pneumatic storage tank identified in the basement.
6. Parging was used on the exterior of the home.
7. No duct wrap was identified at the time of the inspection.
8. Mercury containing thermostat was confirmed.
9. Water cooler Observed within the foyer.
10. Miscellaneous chemicals were identified in the basement.
11. Lawn mower units was observed in the small 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
1	Drywall Joint Compound* Level 1 - Main Room Interior	Assume Positive		Fair	1
2	Drywall Joint Compound* Level 1 – Bathroom Interior	Chrysotile	2%	Fair	2
3	Drywall Joint Compound* Level 1 – Bathroom Exterior	Chrysotile	2%	Fair	3
4	Drywall Joint Compound* Level 1 – Storage Room Interior	Assume Positive		Fair	4
5	Drywall Joint Compound* Level 1 – Storage Room Exterior	Chrysotile	2%	Fair	5
6	Drywall Joint Compound* Level 1 – Foyer Ceiling	Assume Positive		Fair	6
7	Drywall Joint Compound* Level 1 – Bathroom Ceiling	Chrysotile	2%	Fair	7
8	Drywall Joint Compound* Level 1 – Storage Room Ceiling	Chrysotile	2%	Fair	8

**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
<b>A</b>	<b>Storage Room Wall</b>	<b>Beige</b>	<b>570</b>	<b>Lead Based</b>
<b>B</b>	<b>Storage Room Ceiling</b>	<b>Green</b>	<b>640</b>	<b>Lead Based</b>
<b>C</b>	Exterior of Home	Beige	< 80	Non-Lead
<b>D</b>	<b>Exterior Shed</b>	<b>White</b>	<b>3400</b>	<b>Lead Based</b>
<b>E</b>	<b>Foyer Ceiling</b>	<b>Green</b>	<b>980</b>	<b>Lead Based</b>

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)	-
Thermostat (Mercury)	1
Fluorescent Light Tubes (Mercury)	-
PCB Light Ballasts	-
Ozone Depleting Substances (Freezer)	1
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

Organic growth was identified behind the baseboards in the bathroom.

Water damage ceiling tiles in foyer.

## Miscellaneous Chemicals

Various chemicals were identified in the basement.

## CONCLUSIONS

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

1. The drywall 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 drywall, 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. 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)<sup>1</sup>.

3. Hazardous components were identified on site and will require appropriate disposal prior to demolition, including: mercury thermostats, ozone depleting substances, pneumatic storage tank and 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 (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](mailto:info@ecoabate.com).

Authored By:



**Reid Andersen, B.Sc.,**  
*Project Coordinator*

Reviewed By:

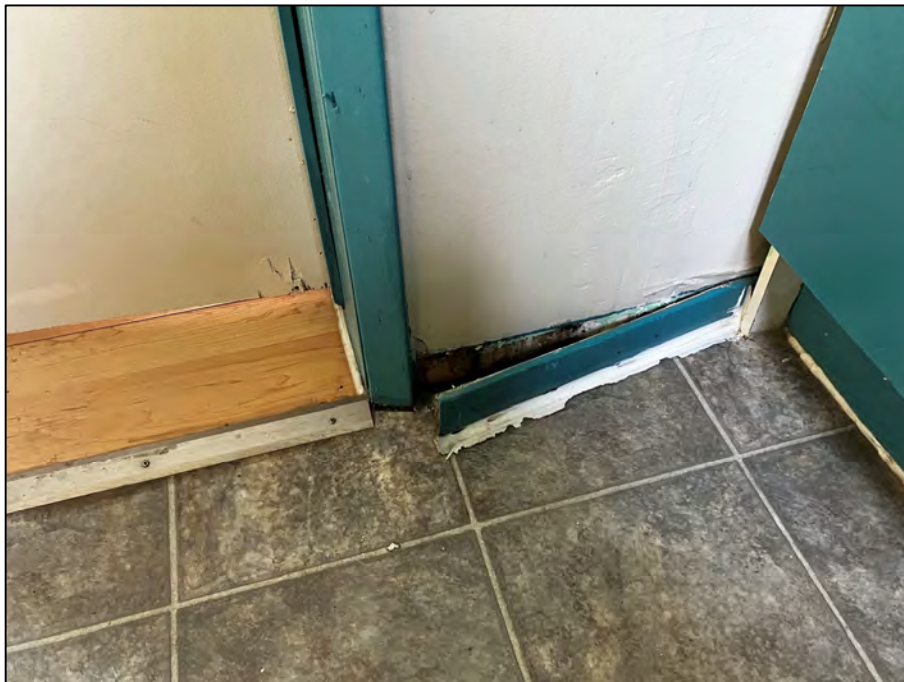


**Scott Blake, B.Sc., NCSO, EP®**  
*Principal*

**APPENDIX I**  
PHOTOGRAPHS



**PHOTOGRAPH #1:** Drywall Joint Compound - Level 1 Main Room Interior (Assume Positive)

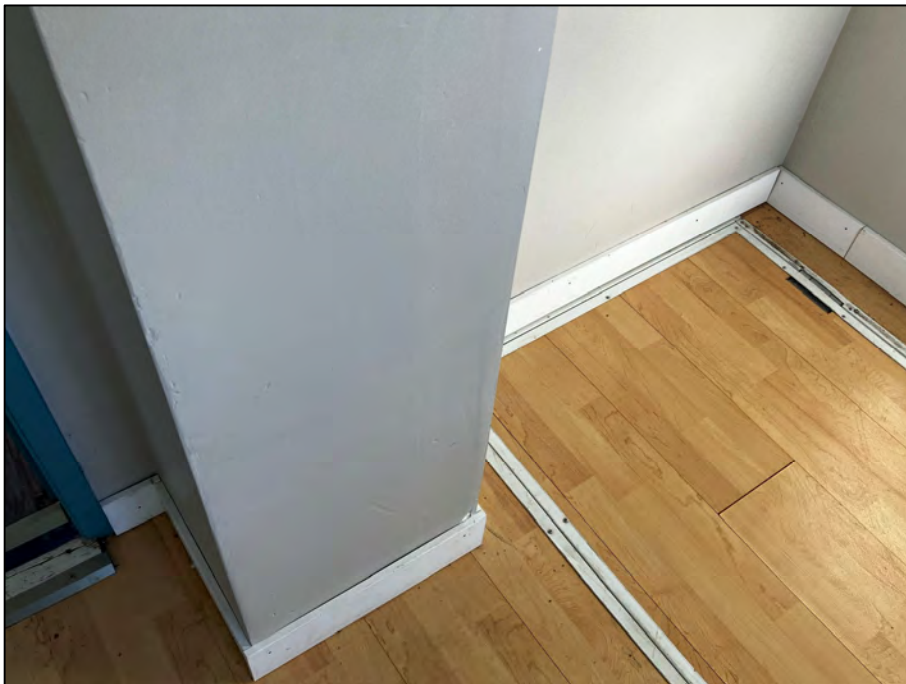


**PHOTOGRAPH #2:** Drywall Joint Compound - Level 1 Bathroom Interior (2% Chrysotile)





**PHOTOGRAPH #3:** Drywall Joint Compound - Level 1 Bathroom Exterior (2% Chrysotile)



**PHOTOGRAPH #4:** Drywall Joint Compound - Level 1 Storage Room Interior (Assume Positive)



**PHOTOGRAPH #5:** Drywall Joint Compound - Level 1 Storage Room Exterior (2% Chrysotile)



**PHOTOGRAPH #6:** Drywall Joint Compound - Level 1 Foyer Ceiling (Assume Positive)



**PHOTOGRAPH #7:** Drywall Joint Compound - Level 1 Bathroom Ceiling (2% Chrysotile)



**PHOTOGRAPH #8:** Drywall Joint Compound - Level 1 Storage Room Ceiling (2% Chrysotile)



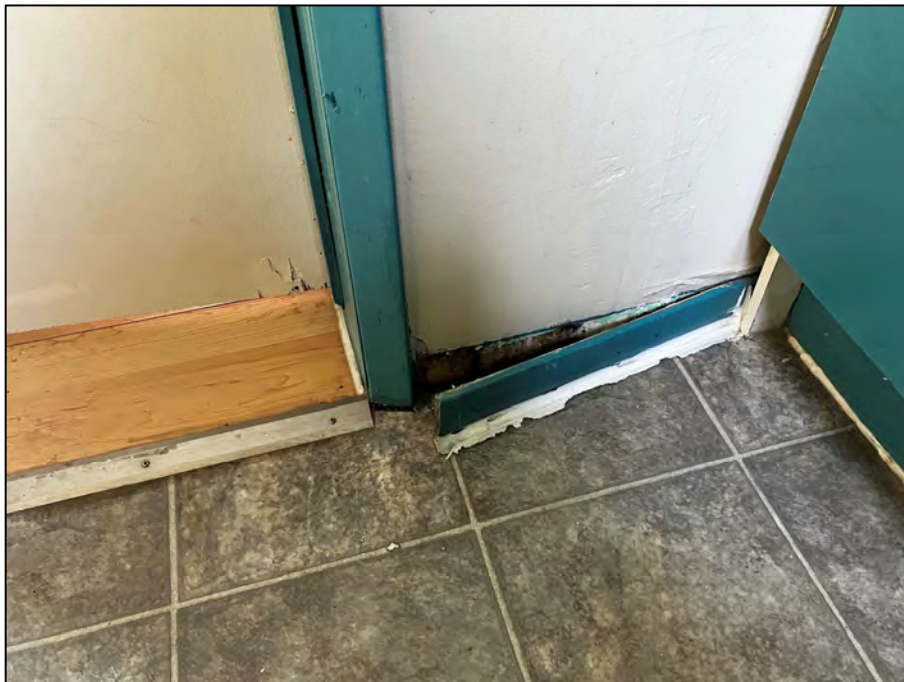
**PHOTOGRAPH #9:** Ceiling Tile - Level 1 Main Room (None Detected)



**PHOTOGRAPH #10:** Ceiling Tile - Level 1 Foyer (None Detected)



**PHOTOGRAPH #11:** Ceiling Tile - Level 1 Foyer (None Detected)



**PHOTOGRAPH #12:** Sheet Flooring - Level 1 Bathroom (None Detected)



**PHOTOGRAPH #13:** Roof Shingle - Exterior Home (None Detected)



**PHOTOGRAPH #14:** Roof Shingle - Exterior Shed (None Detected)



**PHOTOGRAPH #15:** Brick Mortar - Stairs (None Detected)



**PHOTOGRAPH #16:** Parging - Exterior (None Detected)



**PHOTOGRAPH #17:** Window Caulking - Exterior (None Detected)



**PHOTOGRAPH #18:** Paint - Storage Room Beige (570 ppm Lead)





**PHOTOGRAPH #19:** Paint - Storage Room Green (640 ppm Lead)



**PHOTOGRAPH #20:** Paint - Exterior Beige (<80 ppm Lead)



**PHOTOGRAPH #21:** Paint - Shed White (3400 ppm Lead)



**PHOTOGRAPH #22:** Paint - Foyer Green (980 ppm Lead )



**PHOTOGRAPH #24:** Pneumatics Storage Tank in Basement



**PHOTOGRAPH #25:** Miscellaneous Chemicals in Basement



PHOTOGRAPH #26: Furnace Unit Within Basement



PHOTOGRAPH #27: Water Cooler with Ozone Deleting Substances



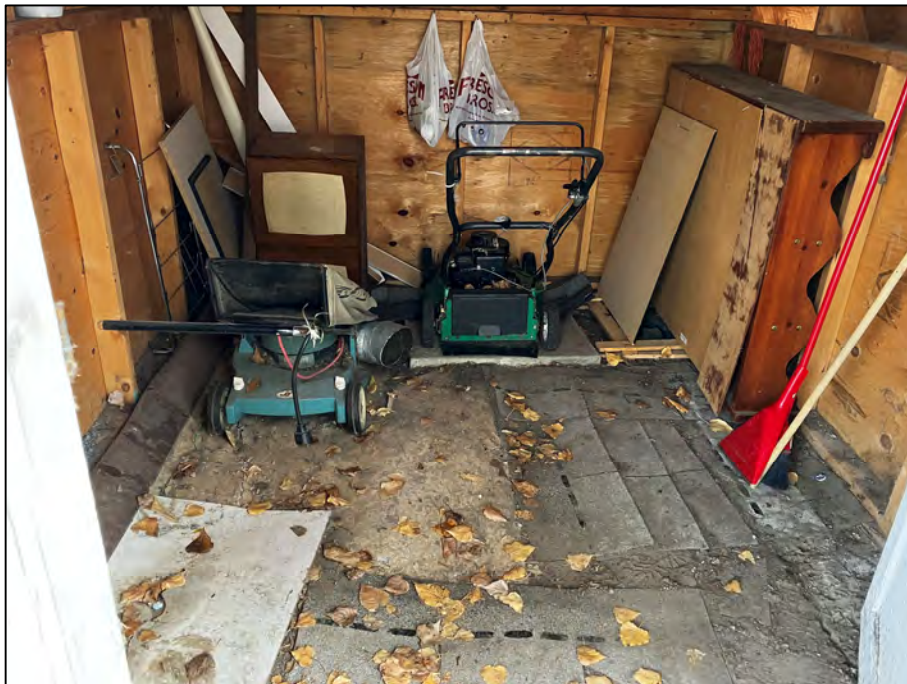
**PHOTOGRAPH #28:** Organic Growth Behind Bathroom Baseboard



**PHOTOGRAPH #29:** Water Damaged Ceiling Tile in Foyer



**PHOTOGRAPH #30:** Mercury Thermostat



**PHOTOGRAPH #31:** Small Shed with Lawn Mower Units

**APPENDIX II**  
LABORATORY REPORTS



**Project Number:** 3030-D

**Date of Analysis** Friday, February 10, 2023

**Author** Reid Andersen

## Results

ID	Sample Description / Location	Results
1	Drywall Joint Compound - Level 1 Main Room (INT)	None Detected
2	Drywall Joint Compound - Level 1 Bathroom (INT)	2% Chrysotile
3	Drywall Joint Compound - Level 1 Bathroom (EXT)	2% Chrysotile
4	Drywall Joint Compound - Level 1 Storage Room (INT)	None Detected
5	Drywall Joint Compound - Level 1 Storage Room (EXT)	2% Chrysotile
6	Drywall Joint Compound - Level 1 Foyer (Ceiling)	None Detected
7	Drywall Joint Compound - Level 1 Bathroom (Ceiling)	2% Chrysotile
8	Drywall Joint Compound - Level 1 Storage Room (Ceiling)	2% Chrysotile
9	Ceiling Tile - Level 1 Main Room	None Detected
10	Ceiling Tile - Level 1 Foyer	None Detected
11	Ceiling Tile - Level 1 Foyer	None Detected
12	Sheet Flooring - Level 1 Bathroom	None Detected
13	Roof Shingle - Exterior Home	None Detected
14	Roof Shingle - Exterior Shed	None Detected
15	Brick Mortar - Stairs	None Detected
16	Parging - Exterior	None Detected
17	Window Caulking - Exterior	None Detected

- 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





Eco Abate Inc.  
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Calgary, Alberta T2H 0S9

# Lead Analysis Report

February 10, 2023

**Project Number:** E3030 - D

**Date of Analysis:** Friday, February 10, 2023

**Author:** Reid Andersen,

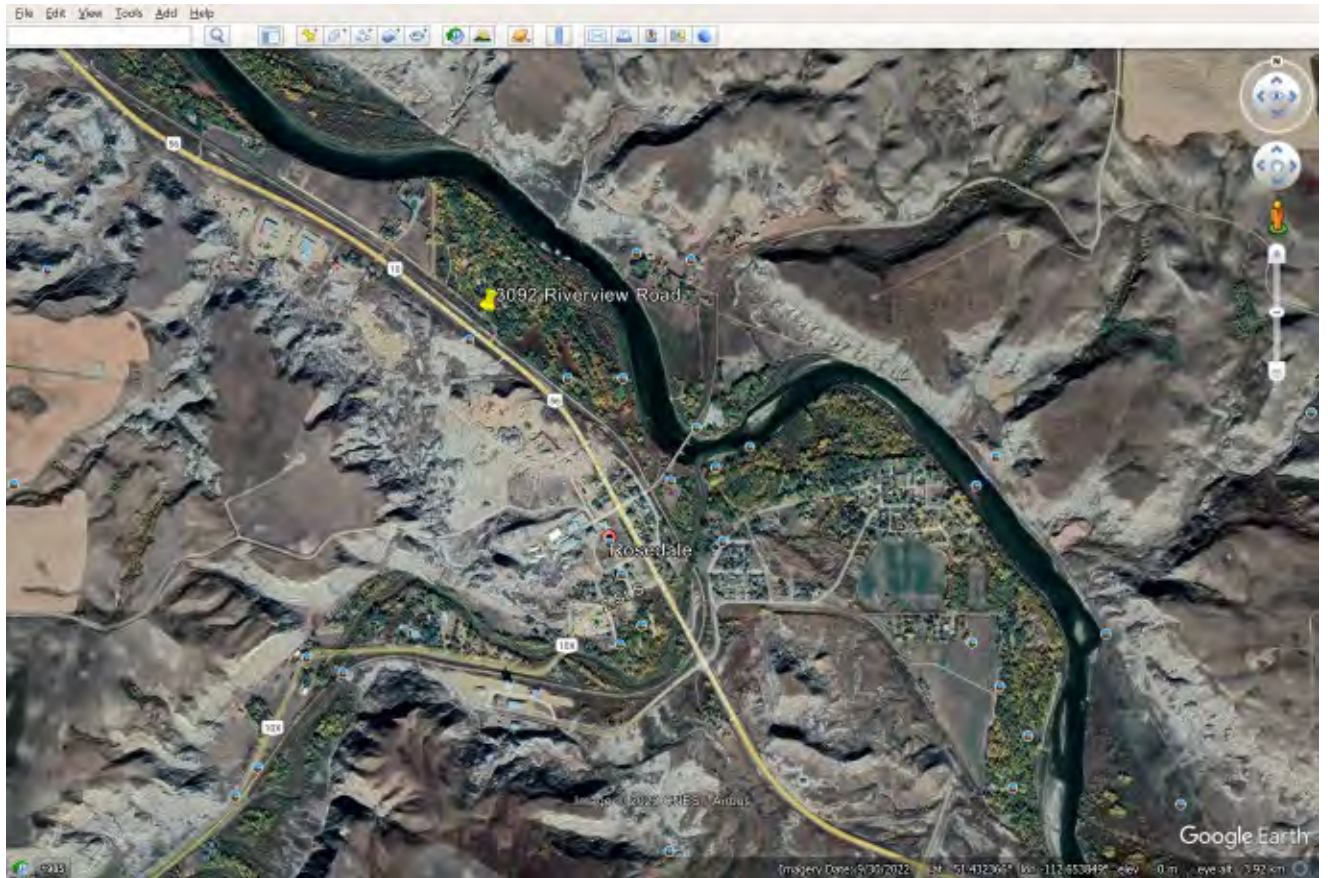
**Results:**

ID	Sample Description / Location	Results
A	Paint - Storage Room Wall (Beige)	570 ppm
B	Paint - Storage Room Ceiling (Green)	640 ppm
C	Paint - Exterior (Beige)	<80 ppm
D	Paint - Shed (White)	3400 ppm
E	Paint - Foyer (Green)	980 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

## **SCHEDULE D – SITE LOCATIONS**

## 3092 Riverview Drive West Rosedale



## Lehigh



## East Coulee

