

Phase One
Environmental Site Assessment
Of
W ½ Sec 2, SE Sec 2 , SE Sec 3 Twp 33 Rge 1 W5M
Olds, Alberta



Prepared For : **Brown & Associates Planning Group**
Prepared By : Base Property Consultants Ltd.
Date: April 30, 2008

Executive Summary

A Phase One Environmental Site Assessment was completed for an agricultural acreage property located east of Olds, Alberta in Mountain View County. Past and present uses of the property have been agricultural and country residential.

Because the farmstead buildings on the SW2 were built after 1995 they are not likely to contain any regulated substances such as lead-based paints, asbestos containing construction materials and fluorescent light fixtures with PCB's in their ballast. An AST was observed on the SW2 farmstead but no above ground fuel storage tanks (ASTs) were observed on the SE2, they may have been on that property in the past. When the AST on the SW2 is no longer required and when the SE2 is redeveloped, should any stained or noxious soil be encountered during site development then Base Property Consultants Ltd. should be contacted to determine the appropriate use of this material. No obvious signs of uncontrolled dumping were observed during the site reconnaissance. Historical air photos show a surface disturbance at the northwest corner of the SW 2 in 1988 and 1990. No obvious sign of this disturbance was noted during the site reconnaissance. Should any buried foreign materials, buried organic soil, stained or noxious smelling soil be encountered during site development then Base Property Consultants Ltd. should be contacted to conduct further investigation.

No obvious sign of the former farmstead buildings on the SE2 was observed during the site reconnaissance. Heating fuel oil facilities, demolition refuse, burn or garbage pits are typical features of country residences. No obvious sign of such facilities were observed during the site reconnaissance. Should any buried foreign materials, buried organic soil, stained or noxious smelling soil be encountered during site development then Base Property Consultants Ltd. should be contacted to conduct further investigation.

Alberta Environment's Groundwater Information Website indicates 26 water wells on the ¼ sections of land which include the subject site. Only two water wells were observed during the site reconnaissance of the subject site plus three septic sewer systems. Other water wells may be present. When these services are no longer required they must be reclaimed in an appropriate manner. A review of the documents presently available from Municipal and Provincial agencies contacted show no records of impairment or

environmental violations pertaining to the subject site. An oil and gas database for this part of Alberta shows an oil and gas well and pipeline on the NW2 and a well to the south of the SE3. An oil and gas battery is to the east of the NW2. Development setbacks may apply to these facilities. An abandoned oil and gas well is on the SE3. Sumps or pits associated with this well may be present and could impact soil and groundwater conditions on the subject site. A service station has operated adjacent to the southeast property line of the SE2 since at least 1966. Over that period of time leaks or spills of fuel may have occurred which could impact the soil and/or shallow groundwater on the SE2. Other adjacent properties appear to be maintained in a reasonable manner and do not pose obvious environmental concerns at this time.

Therefore, based upon the results of the historical records review, site reconnaissance and information available to the author at the time of preparing this report, it is our opinion that the potential for environmental impairment exists on the subject site. The sources of the potential impacts are the abandoned oil and gas well lease on the SE3 and the service station adjacent to the SE2. Further environmental investigation is recommended.

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1.0 INTRODUCTION

1.1 General

Base Property Consultants Ltd. conducted a Phase One Environmental Site Assessment (ESA) for an acreage property located east of Olds, Alberta in Mountain View County. The objective of this investigation is to identify and evaluate potential environmental liabilities associated with past and current activities on the site. It is understood that this ESA report may form part of a proposed land use application.

1.2 Authorization

Mr. Greg Brown of Brown & Associates Planning Group provided written authorization to proceed with the Assessment on January 29, 2008.

1.3 Scope of Work

This investigation follows protocols as outlined by CSA Z768-01. The scope of this Phase One ESA includes the following:

- undertake a historical review of the subject and adjacent properties using such documents as Land Titles for previous ownership, air photos, records kept by Municipal and Provincial Governments pertaining to land use and environmental compliance.
- undertake a site reconnaissance noting any potential building hazardous materials (using no destructive sampling methods), present physical features, site surface drainage, location and identification of any obvious surface dump material and any obvious drainage sumps or standing water existing on site. This investigation does not address mould issues on the premises.
- note obvious past and present adjacent land uses that may be an environmental concern to the subject site.
- evaluate data collected for potential on-site environmental liability and prepare a final document expressing comments and opinions based on this investigation.

2.0 Site Attributes

2.1 Location and Legal Description

The legal description for the property includes portions of the Northwest and Southeast ¼'s of Section 2, the Southeast ¼ of Section 3 all in Township 33 Range 1 West of the Fifth Meridian, Lot 1 Block 2 Plan 0611022 and Lot 2 Block 2 Plan 0611833. For the purposes of this investigation specific reference to a quarter section on the subject site will be made using SE2 to refer to the SE ¼ of 2-33-1-5. Lot 1 and Lot 2 will be referred to by the ¼ section they are both located in, SW2. The ¼ sections are contiguous and are approximately 228.4 ha in area. Figure One shows the location of the property relative to Olds and Figure Two shows a site plan. All figures are presented in Appendix A.

2.2 Site Geography and Land Use

The subject agricultural acreage property is located 2.4 km east of Olds, Alberta. Site buildings include a house, quonset/green house and two animal shelters on the SW2, a detached double garage, mobile home and an animal shelter on the SE3. The remainder of the property is agricultural land. Topographical relief across the site is approximately 8 meters dropping down to the southeast. Site vegetation is stubble from last season's grain crop, a wood lot (aspen and willows) is on the southeast corner of the NW2 and planted trees, shrubs and grass are around the farmsteads in the SW2 and SE2. Alberta Environment's Groundwater Information Website has record of 11 water wells drilled in the NW2, 3 water wells in the SW2, 10 water wells in the SE2 and 2 water wells in the SE3. Macintosh Lalani Engineering Ltd. (MLEL) completed a geotechnical for the subject site in February 2008. Natural soil observed in the investigation was silty clay till and some sand with sandstone bedrock at approximately 6.7 m below the ground surface. Road access to the property is from the south property line at the Hwy 27 service road for the SE2, Range Rd 1.2 at the west property line of the SW2 and NW2 and the east property line of the SE3. Adjacent land uses are agricultural to the north, east and south of Section 2, west of SE3 and north of SE2; a golf course north of SE3, a service station to the southeast of the SE2, a country residential subdivision west of NW2 with country residences south of SE3 and SW2 and north of SE2.

3.0 Site History

3.1 Historical Land Title Search

A land title search was conducted by the Alberta Attorney General Land Title Office to determine historical property ownership. Copies of title resulting from this search are on file with Base Property Consultants Ltd. and can be reviewed upon request. Since 1945 numerous individuals and limited companies have been listed as owners of the property. Caveats by an oil and gas company were registered on title for the SE3 indicating the potential presence of pipelines or oil and gas wells. Facilities such as pipelines, oil and gas wells represent potential sources of environmental concern to the subject site.

3.2 Aerial Photography

Air photos from 1950 to 2006 were obtained from Alberta Sustainable Resource Development and the Maps and Air Photo Department of the MacKimmie Library, University of Calgary and reviewed to determine previous activities on the site and adjacent land uses. A detailed description of the air photo analysis is presented in Table One, Appendix B. In summary, the subject sites were agricultural (crop and pasture) until between 1998 and 2006 when a portion of the NW2 outside the study area was subdivided into residential acreages. A service station has been adjacent to the southeast corner of the SE2 since at least 1966.

3.3 Municipal Directories and Archives

A search of the Alberta Energy & Utility Board oil and gas well database for this portion of Alberta indicates that an oil gas well was directionally drilled off-site from the NE2 to the NW2 in 2004 but is not in production. A natural gas pipeline crosses the northeast corner of the NW2. This pipeline is not rated to carry any hydrogen sulfide. These facilities are operated by Verro Energy Inc. A well was drilled and abandoned in 1978 on the SE3. No production was associated with this well. An active oil and gas well is approximately 600m to the south of the SE3 and an oil and gas battery is adjacent to the east-central portion of the NW2. Development setbacks may apply to these on-site and off-site facilities. Alberta Environment's Groundwater Information Website indicates 11

water wells drilled in the NW2, 3 water wells in the SW2, 10 water wells in the SE2 and 2 water wells in the SE3. Their exact locations are not given.

3.4 Historical Synopsis

Based upon the compilation of information from land titles and air photos, the historical land uses for the subject site and adjacent properties have been agricultural and country residential. An oil and gas well was drilled and abandoned on the SE3 in 1978.

3.5 Government Documents

Correspondence with and document reviews of various provincial and municipal departments has yielded the following information for the site. Copies of the correspondence received can be found in Appendix C.

- Alberta Environment, Freedom of Information and Protection of Privacy Division – have not identified any records for the subject site.
- Alberta Environment, Authorizations & Approvals – no records for the NW2 and SE2. A Water Act registration by a previous farm owner does exist for the SW2 and an approval to construct a pipeline is registered on the SE3.
- Mountain View County – have no environmental records pertaining to the subject site but do note the presence of a service station on the southeast corner of the SE2.

4.0 **Site Reconnaissance and Interviews**

The author conducted a site reconnaissance on March 31, 2008. The subject agricultural acreage property is located 2.4 km east of Olds, Alberta (Photos One to Four). All photographs are presented in Appendix C. Site buildings include a house, quonset/green house and two animal shelters in the SW2, a detached double garage, mobile home and an animal shelter in the SE3. The remainder of the property is agricultural land.

Topographical relief across the site is approximately 8 meters dropping down to the southeast. Site vegetation is stubble from last season's grain crop, a wood lot (aspen and

willows) in the southeast corner of the NW2 and planted trees, shrubs and grass around the farmsteads in the SW2 and SE2. The wood lot has a dugout at its southeast corner. There were no obvious signs of uncontrolled dumping observed on the property.

An oil and gas battery is adjacent to the east-central property line of the NW2. No obvious sign of water wells were noted on either the NW2 or SE3. The water wells registered with Alberta Environment for the NW2 may be associated with the country residences on the NW2 that are excluded from the study area. No obvious sign of the abandoned oil and gas well was noted on the SE3.

The farmstead on the SW2 is serviced by a water well and two septic sewer systems. The house has an attached double garage. Windows in the house are construction date stamped 1996. The quonset/greenhouse includes a mezzanine residence. The quonset has a gravel floor with no floor pits or drains. The greenhouse has floor drains connected to an external dry well to the south. A steel dumpster is located between the house and quonset and is used for solid waste disposal. Two dugouts are located north and south of the house. These dugouts collect surface drainage water and water from pipes draining a slough area to the north. A steel above ground fuel storage tank (AST – approximately 454 l) is located northwest of the quonset. No obvious spills or leaks were noted beneath this tank.

The farmstead on the SE2 is serviced by a septic system and water well. No obvious signs of refuse or burn pits was observed. The detached garage was not available for viewing. No obvious signs of the former farmstead buildings was observed. The service station to the southeast of the SE2 has underground storage tanks (UST's).

Mr. Lee Martin P. Eng. of Macintosh Lalani Engineering Ltd. (MLEL) was interviewed on March 31, 2008. MLEL completed a geotechnical investigation for the subject site in February 2008. Mr. Martin indicated that borehole observations recorded site natural soil to be silty clay till and some sand with sandstone bedrock at approximately 6.7 m below the ground surface at some locations.

Road access to the property is from the south property line at the Hwy 27 service road for the SE2, Range Rd 1.2 at the west property line of the SW2 and NW2 and the east property line of the SE3. Adjacent land uses are agricultural to the north, east and south of Section 2, west of SE3 and north of SE2; a golf course north of SE3, a country residential subdivision west of NW2, a service station to the southeast of the SE2 with country

residences south of SE3 and SW2 and north of SE2. Adjacent properties exhibit reasonable levels of maintenance.

5.0 Environmental Site Assessment

Because the farmstead buildings on the SW2 were built after 1995 they are not likely to contain any regulated substances such as lead-based paints, asbestos containing construction materials and fluorescent light fixtures with PCB's in their ballast. An AST was observed on the SW2 farmstead but no above ground fuel storage tanks (ASTs) were observed on the SE2, they may have been on that property in the past. When the AST on the SW2 is no longer required and when the SE2 is redeveloped, should any stained or noxious soil be encountered during site development then Base Property Consultants Ltd. should be contacted to determine the appropriate use of this material. No obvious signs of uncontrolled dumping were observed during the site reconnaissance. Historical air photos show a surface disturbance at the northwest corner of the SW 2 in 1988 and 1990. No obvious sign of this disturbance was noted during the site reconnaissance. Should any buried foreign materials, buried organic soil, stained or noxious smelling soil be encountered during site development then Base Property Consultants Ltd. should be contacted to conduct further investigation.

No obvious sign of the former farmstead buildings on the SE2 was observed during the site reconnaissance. Heating fuel oil facilities, demolition refuse, burn or garbage pits are typical features of country residences. No obvious sign of such facilities were observed during the site reconnaissance. Should any buried foreign materials, buried organic soil, stained or noxious smelling soil be encountered during site development then Base Property Consultants Ltd. should be contacted to conduct further investigation.

Alberta Environment's Groundwater Information Website indicates 26 water wells on the ¼ sections of land which include the subject site. Only two water wells were observed during the site reconnaissance of the subject site plus three septic sewer systems. Other water wells may be present. When these services are no longer required they must be reclaimed in an appropriate manner. Water wells to be abandoned will need to be reclaimed as per Alberta Environmental Protection and Enhancement Act Water Well Regulation (Twelve3/93). This would include but not be limited to the removal of the casings, grouting or sealing the producing zone and backfilling with clean material. Septic

system reclamation would include; septic tank contents being taken to a landfill site for disposal, the tank and associated piping disposed of properly and the soil in the septic field sampled and analyzed for metals and organic solvents to ensure that any such contaminants that may be present are dealt with appropriately. It is suggested that the soil in the septic fields be allowed to remediate itself prior to mixing with other loam. The removal of the septic field laterals require some excavation which will start the remediation process by aerating the fields.

A review of the documents presently available from Municipal and Provincial agencies contacted show no records of impairment or environmental violations pertaining to the subject site. An oil and gas database for this part of Alberta shows an oil and gas well and pipeline on the NW2 and a well to the south of the SE3. An oil and gas battery is to the east of the NW2. Development setbacks may apply to these facilities. An abandoned oil and gas well is on the SE3. Sumps or pits associated with this well may be present and could impact soil and groundwater conditions on the subject site. A service station has operated adjacent to the southeast property line of the SE2 since at least 1966. Over that period of time leaks or spills of fuel may have occurred which could impact the soil and/or shallow groundwater on the SE2. Other adjacent properties appear to be maintained in a reasonable manner and do not pose obvious environmental concerns at this time.

Therefore, based upon the results of the historical records review, site reconnaissance and information available to the author at the time of preparing this report, it is our opinion that the potential for environmental impairment exists on the subject site. The sources of the potential impacts are the abandoned oil and gas well lease on the SE3 and the service station adjacent to the SE2. Further environmental investigation is recommended.

6.0 Environmental Site Assessment Liability Limitations

Since the assessment was conducted on the dates presented within this report the conditions prevalent and noted at this time must be recognized as having a limited life. Should activities be introduced or practices change, either of which may not be deemed to comply with generally accepted environmental practices, the site conditions would be altered sufficiently for this report to be invalid.

Recommendations, comments and opinions presented herein are based on a Phase One Environmental Site Assessment as described in the Scope of Work included in Section

One of this report. The report has been prepared in accordance with generally accepted environmental practice and no other warranty is made, either express or implied. Distribution of this report beyond the client is only at the mutual agreement of both the client and the author and is not assignable.

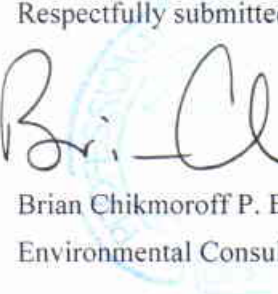
7.0 Closure

This report is respectfully submitted to Mr. Greg Brown of Brown & Associates Planning Group for your review. We trust that it meets your present needs. Should you have any questions please do not hesitate in contacting us.

Respectfully submitted,



Brian Chikmoroff P. Eng.
Environmental Consultant



DATE	
SIGNATURE	B. Chikmoroff
DATE	Apr 30, 2008
FILE	
THE	
GE	

Appendix A: Figures

Subject Site

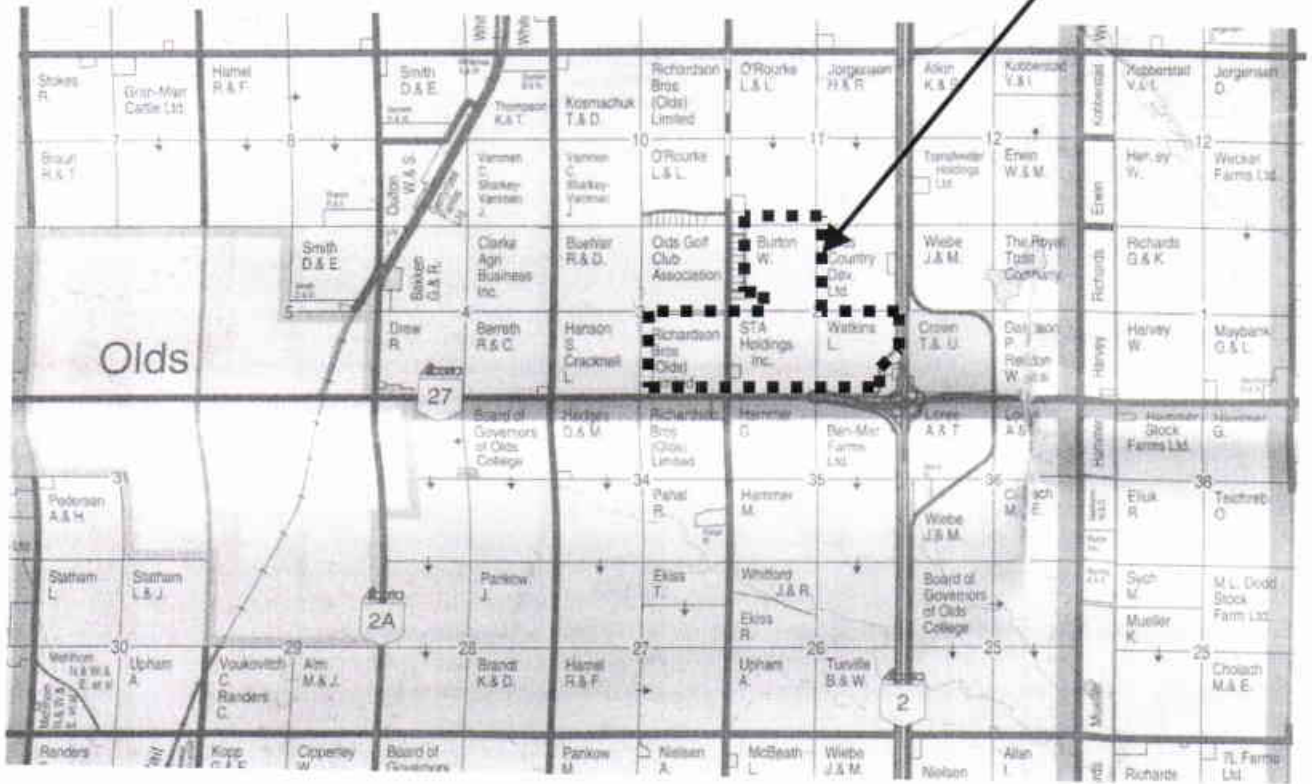


Figure One

**MOUNTAINVIEW
MEADOWS
BUSINESS PARK
& RESIDENTIAL
COMMUNITY**

**Legal
Descriptions**



1237 NW 101st Ave. 4278 S.W. 2. LOT 6 LOT 7 LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33 LOT 34 LOT 35 LOT 36 LOT 37 LOT 38 LOT 39 LOT 40 LOT 41 LOT 42 LOT 43 LOT 44 LOT 45 LOT 46 LOT 47 LOT 48 LOT 49 LOT 50 LOT 51 LOT 52 LOT 53 LOT 54 LOT 55 LOT 56 LOT 57 LOT 58 LOT 59 LOT 60 LOT 61 LOT 62 LOT 63 LOT 64 LOT 65 LOT 66 LOT 67 LOT 68 LOT 69 LOT 70 LOT 71 LOT 72 LOT 73 LOT 74 LOT 75 LOT 76 LOT 77 LOT 78 LOT 79 LOT 80 LOT 81 LOT 82 LOT 83 LOT 84 LOT 85 LOT 86 LOT 87 LOT 88 LOT 89 LOT 90 LOT 91 LOT 92 LOT 93 LOT 94 LOT 95 LOT 96 LOT 97 LOT 98 LOT 99 LOT 100

M-8910798

**SE3-33-1-5
OLDS
HIGHLANDS
GOLF COURSE**

8.4 acres
Plan # 821 013 813 +1
8.40 acres
3.40 ha

5m Wide Power
Line Easement
0.87 acres
to ROW

M-8910798

SE3-33-1-5
Plan # 821 013 813 +1
147.81 acres
59.73 ha

2.97 acres
Added to Highway

1.01 acres
Road Widening

6.58 acres
Easement to
Golf Course

NW2-33-1-5
Plan # 011 028 121 +6
126.63 acres
50.80 ha

11.9 acres
(2-acre lots)

13.1 acres

8.44 acres

Plan # 071 051 335
12.08 acres
4.89 ha

Plan # 071 051 335 +1
143.44 acres
58.06 ha

Plan # 081 513 303
127.27 acres
51.60 ha

SE2-33-1-5

Waterline ROW for Golf Course

Appendix B: Air Photo Analysis

Table One: Air Photo Analysis

Year	Scale	Location	Land Use-Subject	Land Use – Adjacent
1950	1:40,000	All	Agricultural, country residences on the southwest of SE2 and the southwest of the NW2 but outside the study area	NSEW is agricultural, Hwy 27 at south property line of S ½ 2 and SE3, Rge Rd 1.2 at the east property line of the SE3 and west property line of the W ½ 2, country residences are to the south of the SE3 and SW2 and east of the NW2
1966	1:31,680	SE2	Hwy 2 is to the east of the SE2	A service station is adjacent to the southeast corner
1970	1:80,000	All	No change	No change
1975	1:24,000	SE2	No change	A dugout is between the SE2 and the service station
1977	1:71,000	NW2	A dugout is at the southeast corner,	A golf course is to the west (north of SE3)
1982	1:60,000	All	No change	No change
1988	1:30,000	SW2	A country residence site is being prepared on the southeast portion a surface disturbance is visible at the northwest corner	No change
1990	1:20,000	SW2	A house is on the southeast corner	No change
1998	1:30,000	SW2 and NW2	A quonset is east of the house on SW2 and a road has been built at the west edge of NW2 outside the study area	No surface disturbance is visible on the northwest corner of the SW2
2006	1:20,000	NW2	No change	A country residential subdivision is adjacent to the west property line of the NW2 and an oil and gas facility is to the east

Appendix C: Correspondence



FOIP, Records and
Corporate Support Branch

6th Floor, Petroleum Plaza South
9915 – 108 Street
Edmonton, AB T5K 2G6

Telephone: (780) 427-4429
Fax: (780) 427-9838

Mr. Brian Chikmoroff
Base Property Consultants Ltd.
45 Deer River Green SE
Calgary, AB T2J 7A2
403

[Fax:] (403) 278-9738

February 07, 2008

Dear Mr. Chikmoroff:

Re: Routine Disclosure Request 0269-RD-08 for information routinely available under the Environmental Protection and Enhancement (EPEA) Legislation.

Our office received your request dated February 05, 2008 for the following subject records.

Location : NW & S ½ Sec 2-Twp 33-Rge 01 W5M, Olds, AB
SE Sec 3-Twp 33-Rge 1 W5M
Plan 061 1833 Block 2 Lot 2

Name(s): None Provided

Time Frame: Historical Search

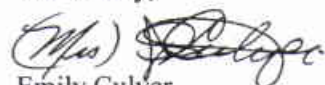
Records: Scientific/technical information which may include reports documenting the nature and extent of soil, ground and surface water contamination; remedial measures taken to clean-up the site or status of the site; and external correspondence between the submitter and the Department of Environment pertaining to the reports.

Alberta Environment has conducted a search of department records; based on the search parameters you provided to this office and has not identified any routinely available records relating to the subject of your request. As a result of our findings, your Routine Disclosure request has been closed.

Enclosed is a receipt for the initial fee in the amount of \$25.00, submitted to Alberta Environment to undertake your request for a search for these records.

If you have any further questions or concerns, please write or call me at (780) 427-0271.

Yours truly,


Emily Culyer,
Administrative Assistant

Enclosure (Receipt Visa 5 468)

FAXED FEB 07 2008

protection
&
enforcement



Last Update/Review: April 1, 2000


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Legal Land Location: M: 5 Rge: 1 Twp: 33 Sec: 2 QS: NW

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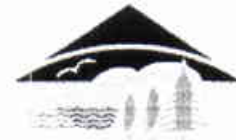
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Document 00174199-00-00 OLDS/REGISTRATION/BURTON BLAIR - F00174199 is held by Blair Burton, under the provisions of the *Water Act*. This registration is currently issued as of Mar. 25, 2002 and does not expire.

Record 1

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values:

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Approvals:

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 Document 00223038-00-00 LONEPINE WEST TORRINGTON GATHERING SYSTEM PIPELINE PROJECT is held by Apache Canada Ltd., under the provisions of the *Environmental Protection & Enhancement Act*. This approval is currently issued as of Jan. 17, 2006 and expires on Jan. 16, 2011.

Record 1

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APPROVAL

PROVINCE OF ALBERTA

ENVIRONMENTAL PROTECTION AND ENHANCEMENT ACT R.S.A. 2000, c.E-12, as amended

APPLICATION NO. 001-223038
APPROVAL NO. 223038-00-00
EFFECTIVE DATE. January 17, 2006
EXPIRY DATE. January 16, 2011
APPROVAL HOLDER. Apache Canada Ltd.

Pursuant to Division 2, Part 2, of the Environmental Protection and Enhancement Act, R.S.A. 2000, c.E-12, as amended, approval is granted subject to the attached terms and conditions for the following activity:

the construction and reclamation of a pipeline being the Lonepine / Torrington Gas Gathering System Pipeline Project.

Designated Director under the Act David L. Ardell, P. Eng.

Date signed January 17, 2006



Mountain View C O U N T Y

April 24, 2008

Attention: Brian M. Chikmoroff P. Eng.
Base Property Consultants Ltd.
45 Deer River Green S.E
Calgary, Alberta, T2J 7A2

Dear Mr. Chikmoroff:

Re: NW 2, S ½ 2 and SE 3-33-1 W5M

Please be advised that after review of the above property we can confirm that there is no record of any fuel storage tanks, clean-up orders, hazardous materials and/ or spills.

We can verify that there is an active gas station on SE 2-33-1 W5M; however we are unaware of the location of the fuel holding tanks.

Enclosed is the relevant charge for our time researching this information.

Sincerely,

Diana L. Hawryluk, BA, PPS, ACP, MCIP
Director of Planning and Development Services
Mountain View County
Postal Bag 100
Didsbury, AB T0M 0W0
Ph: 335 - 3311

Appendix D: Photographs



Photo One – View of SW2 Farmstead Looking Northwest



Photo Two – View of SE2 Farmstead Looking Southeast



Photo Three – View of SE3 Looking Northwest



Photo Four – View of Dugout in NW2 Wood Lot Looking East

Appendix E: Curriculum Vitae

Brian M. Chikmoroff, P. Eng.

Education

B. Sc. (Civil Engineering) 1985, University of Calgary

B. Sc. (Environmental Biology) 1979, University of Calgary

Expertise

Mr. Chikmoroff has over twenty years expertise in the planning, design, construction and marketing of land for development, management of a land bank in excess of 4000 acres plus hands-on field experience in the environmental areas of water quality sampling, soils sampling and the freeze/thaw modeling of soils.

Mr. Chikmoroff is experienced in environmental site assessments of commercial sites, raw land and residential property, conducting over 700 hundred Phase One, Two and Three Assessments on lands that had undergone varied uses since the late 1800's. He has directed soil investigations for purposes ranging from the search for environmental contaminants through to structural investigations and has participated in water sampling programs searching for and measuring contaminants. On the research side, he has studied the use of biological monitors as a means to track the presence of pollutants in aquatic environments.

Land development experience included the management of over 4000 acres of raw land in the Calgary region. Mr. Chikmoroff has been responsible for the costing, construction, pricing and marketing of residential properties ranging from entry level through to estate properties at a volume of between two to three hundred lots per year. As a part of this development process he has coordinated planning and engineering consultants to obtain provincial and municipal approvals ranging from area structure, outline and tentative plans through to subdivision and permission to construct.

In technical expertise, Mr. Chikmoroff has designed single and multi family subdivisions as well as site services for commercial developments. He has coordinated all aspects of municipal construction projects from site grading through to paving and landscaping. Mr. Chikmoroff has been responsible for materials testing on municipal construction projects.

Experience

1994 to Present

Base Property Consultants Ltd.

President and Senior Environmental Consultant

Responsible for Phase One, Two and Three environmental site assessments (ESA's) and environmental property audits (EPA's).

1987 - 1994

Genstar Development Co.

Development Manager/Project Manager

Responsible for the management of land bank, development, construction and marketing of residential properties.

1986 to 1987

Kellam Berg Engineering and Surveys

Municipal Design Engineer

Responsible for the deep service, roadway and sidewalk design of residential and commercial developments.

1984 to 1985

Markborough Properties Inc.

Field Coordinator

Responsible for the management of new and maintenance construction of residential subdivisions.

1979 to 1981

EBA Engineering Consultants Ltd.

Materials Technician/ Engineering Assistant

Responsible for geotechnical investigations, materials testing and analytical analysis of data from a geothermal computer model.

Professional Affiliations

Member, Alberta Professional Engineers, Geologists and Geophysicists Association
Past Member, City of Calgary Environmental Advisory Committee
Past Chairman, Environmental Committee, Urban Development Institute, Calgary Chapter

Presentations

“Residential Land Development and Calgary’s New Environmental Policy” (1993)
Conference on Sustainable Development - Faculty of Environmental Design