

Phase I Environmental Site Assessment
Surface Parcels 111020937, 111020948, 111020959
200 Railway Avenue
Kayville, SK
24 August 2020

Prepared For:

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Attention: Mr. Garrett Brown

Privileged and Confidential



Elements Environmental

Executive Summary

Elements Environmental was retained by Mr. Garrett Brown of Brown Family Grains (the Client), to complete a Phase I Environmental Site Assessment (ESA) for the property legally described as:

Surface Parcels 111020937, 111020948, 111020959
200 Railway Avenue
Kayville, Saskatchewan

The following report outlines the assessment procedures and identifies areas of potential and/or actual environmental concern based on information obtained through historical reviews, interviews, and site visit. The assessment was conducted in general accordance with the requirements of CSA Standard Z768-01 for Phase I ESAs. A visual inspection of the subject property was completed on 12 August 2020. The findings of this assessment are briefly summarized below.

The subject site is located on the north side of the 200 block of Railway Avenue in the Hamlet of Kayville Saskatchewan adjacent and to the east of Provincial Highway #334. According to the RM of Key West No. 070, the subject property is zoned C - Commercial Land Use and is considered abandoned railway.

The Phase I ESA carried out by Elements Environmental indicates that the Hamlet of Kayville was developed in 1906 from undeveloped land. The subject property has been home to three grain elevators, a UGG and a McKay smaller elevator where constructed on the Site following when the CP Rail line reached Kayville in 1925. In 1973, a larger Wheat Pool Elevator was built on the Site and the smaller grain facilities were demolished. The Wheat Pool Elevator was sold by Viterra in 1998 when the CP Rail Line was decommissioned and salvaged and has operated as a private grain storage facility to present day.

The subject property elevator has an original 50,000 bushel storage capacity which was increased to 125,000 bushels with the addition of three steel annex bins attached to the east of the main structure. Based on information obtained from former Wheat Pool/Viterra employees, former owners, and long-time Kayville residents, the subject property included a bag fertilizer/farm chemical storage warehouse immediately to the east of the annex, and granular fertilizer in three AST steel bins formerly located east of the warehouse. The fertilizer storage facilities were located on concrete pads and were decommissioned along with the Viterra sale in 1998.

The subject property also includes a 550m section of decommissioned CP Rail line bed that is located immediately north of the elevator site and extends east to SK HWY #334. The rail bed has been abandoned since 1998.

Based on the observations made during the Phase I ESA, no significant items of potential or actual environmental concern were identified on the subject property.

Based on the observations made during the Phase I ESA, review of available reports and site specific letters of correspondence, no significant items of potential or actual environmental

concern where identified on either the subject property or the adjacent properties. No further environmental site assessment, such as a Phase II ESA is warranted.

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1.0 INTRODUCTION

Elements Environmental (the Assessor) was retained by Mr. Garrett Brown of Brown Family Grains (the Client) to complete a Phase I Environmental Site Assessment (ESA) of the commercial property located at 200 Railway Avenue (the Site), in the Hamlet of Kayville, Saskatchewan as shown on the appended Location Plan Figures 1,2 and 3. Authorization to proceed with this work was received from Mr. Brown on 05 August 2020.

The purpose of the Phase I ESA is to determine if evidence of actual and/or potential environmental concerns exist at, or in the vicinity of the Site.

The report is divided into sections that cover the site descriptions, records review, site visit and interviews, conclusions, and recommendations. The responses derived from interviews and information collected during research activities are provided where appropriate within the various sections of the report.

2.0 SCOPE OF WORK

2.1 Methodology

The scope of work for this Phase I ESA was developed in accordance with established industry practices, Canadian Standards Association (CSA) Standard Z768-01; and also includes, but is not limited to, the following:

- Visual inspection of the Site;
- Interviews with available individuals with knowledge of the Site;
- Documentation of the history of property development;
- Visual reconnaissance of the surrounding area;
- Review of available historical records including City Directories, aerial photographs, historical maps, and Fire Insurance Plans for the Property;
- Review of available municipal, provincial and federal records to identify documented environmental conditions associated with the Site;
- Review of topographic, soil, geological and land use maps;
- Search of publically available environmental databases;
- Preparation of this report containing relevant data, observations, findings, conclusions and recommendations.

No intrusive investigation or chemical testing was carried out during the assessment period. Research into the chronology of site use was completed prior to on-site inspection of the property. Since neighbouring properties may affect or be affected by the property being assessed, the site history also included these adjoining sites to the extent practical.

The following factors were considered when determining search distances:

- Current and historic land used of the subject property and neighbouring properties;
- Known or suspected contamination on the Site and on neighbouring properties;

- Site topography and inferred groundwater flow direction, which would influence the migration of contaminants onto or away from the subject property.

The historical review of the Site and surrounding properties included the following sources of information:

- Interviews with the Clients, Site staff, and available municipal/regulatory personnel;
- Historical records available in local archives and municipal and university libraries;
- Published and internet databases, and;
- Aerial photographs, satellite images and historical maps between the years 1891 – 2015.

A site reconnaissance visit was completed on 12 August 2020 to observe conditions at the site and adjacent areas. Mr. Brad Lawrence of Elements Environmental carried out the inspection and was accompanied by the property owners, Ms. Michelle Johner and Dwayne Gosling. The assessor also interviewed former elevator owner and Wheat Pool employee Mr. Rocky McKerriker. Key aspects of the Site were documented on photographs for future reference, and selected site photographs are contained in Appendix D of this report.

3.0 REVIEW OF BACKGROUND AND HISTORICAL INFORMATION

3.1 Site Description

The Site is a former Wheat Pool Elevator and includes a 550m section of the former and abandoned CP Rail bed that extended through the Hamlet of Kayville from SK HWY #334 to the Elevator site. The Subject property includes three surface parcels 111020937 which consists of 6.08 acres and is the site of the former Wheat Pool Elevator, Parcel 111020948 which consists of 6.1 acres and is a partial amount of the former CP Rail bed and Parcel 111020959 which consists of 6.0 acres and is the final portion of the CP Rail bed for this study. The Elevator still stands and has been privately owned and operated since its sale in 1998 by Viterra. The CP Rail line was abandoned and salvaged in 1998.

3.2 Background Information

3.2.1 Topography

The subject property is generally flat with a gentle grade toward 200 Railway Avenue to the south. The area immediately around the building site is mainly level with a gentle slope away from the building foundation in all directions.

3.2.2 Regional Geology

Regional stratigraphy in the Kayville region (Willowbunch Lake Area Mapsheet 72H) has been interpreted from the “Comprehensive Evaluation of Groundwater Resources in the Regina Area” by Maathuis and Van Der Kamp (1988). The property is located in the regional physiographic division known as the Willowbunch Lake Area. The prominent landform in the area is a glacial lacustrine plain. The glacial sediments which form the surficial geology in the study area consist of lacustrine clay, silt and sand, till and outwash sands and gravels. The Saskatoon and Sutherland drift materials are underlain by the Eastend, Whitemud, and Frenchman formations

followed by the Pierre Shale bedrock of the Bearpaw Formation. The study area is underlain by glacial lacustrine deposits of sand, silt and clay to a depth of 12 meters. The clay and silt units are underlain by a clayey glacial till stratigraphic unit of the Saskatoon drift till unit.

3.2.3 Hydrogeology

There is some potential for surficial sand aquifers in the general area but the property does not exhibit that feature. The area is not considered sensitive to development constraints with regards to aquifer location and sensitivity according to the RM of Key West No. 070 located in the Town of Ogema.

3.3 Property Use

3.3.1 Present Use

The subject site is zoned Commercial land use. The site consists of a one tin clad wooden elevator with three steel annex bins. The site also includes the section of decommissioned/abandoned rail bed which serviced the elevator by CP Rail. The facility has been privately held as a grain storage structure since its sale from Viterra in 1998.

3.3.2 Past Use

According to historical information contained within municipal directories, aerial imagery, and historic maps, the Hamlet of Kayville was incorporated in 1906. Two previous elevators are known to have existed on the site – United Grain Growers and a McKay. Those two elevators were demolished in the 1970s following the construction of the much larger Wheat Pool elevator in 1973. The CP Rail Company designated the Kayville line to close in 1998 and Viterra sold the former Pool elevator to local area farmers for use as grain storage.

3.4 Adjacent Property Use

3.4.1 Present Use

Table 1 – Current Land Uses on the Adjacent Properties

Position Relative to Site	Adjacent Property Description	Potential for Contamination
North	The property immediately north of the Site is cultivated farm land.	Low The current land use to the north is unlikely to present an immediate environmental concern.
South	Immediately south of the Site is Railway Avenue followed by abandoned Kayville Residential Properties.	Low The current land use to the south is unlikely to present an immediate environmental concern.
West	Immediately west of the Site is non cultivated crown land that appears to be in use for hay and grain storage by nearby landowner.	Low The current land use to the west is unlikely to present an immediate environmental concern.
East	Immediately east of the Site is the	Low

	Hamlet of Kayville recreational property including a curling rink and pool followed by SK Hwy 334.cultivated agricultural farm land.	The current land use to the east is unlikely to present an immediate environmental concern.
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3.4.2 Past Use

Based on information obtained from municipal directories, fire insurance plans, aerial photographs and historical maps, the Hamlet of Kayville was developed in 1906 and grew to a population of approximately 100 people. By 2004 all businesses were closed. Today approximately 10 people reside in Kayville. The landuse around the subject property in past is similar to present day but much of those uses are abandoned. The land to the east of the subject property which is currently the Hamlet of Kayville Recreation property (curling rink and swimming pool), was previously the Hamlet of Kayville Train Station. East of the train station was a flower mill. Fuel and bulk fuel/oil storage are reported to be associated with Coop in the centre of Kayville and Imperial Oil along the south of the Hamlet.

3.5 Building Description

The Site consists of three parcels of land totalling 18.18 acres and building (former elevator with a total of 50,000 bushels of grain storage and three additional 25,000 bushel steel annex structures. The structure, the third elevator to be developed on the Site, was constructed in approximately 1973 by the Wheat Pool. The 1992 air photo image included as Figure 3 in Appendix A shows the original tin clad Wheat Pool elevator with three steel annex structures to the east and the tin fertilizer warehouse and three granular AST storage bins to the east of the annex. The 2009 and 2013 air photos listed in Appendix C and are Figures 4 and 5 shows the subject property as it is seen present day as a grain storage facility.

A summary of building information is presented in Table 3 below.

Table 3 – Summary of Main Building Information

Item	Description
Size	125,000 bushel storage
Age	1973
Additions	Yes, three steel 25,000 bushel annex storage
Number of Stories	One
Foundation	Poured concrete grade beam with slab on grade floor with partial basement below the office and below ground foundation below the elevator known as “the boot” for grain movement.
Construction	1973 building is wood 1982 addition are steel storage annex bins
Basement	Partial below the office. Below ground foundation beneath the elevator – the boot.
Exterior Finish	The exterior of all structures are metal cladding

Interior Finish	The interior walls of the office are wood paneling and the interior of the elevator grain storage is wood.
Roof	The structure has metal cladding.
Insulation	The grain storage areas are not insulated. The office is insulated with fibreglass.
Lighting	The structure is predominately lighted with ceiling mounted fluorescent and incandescent fixtures.
Storage Tanks	There is one below ground holding tank for sanitary waste located along the south side the office area of the elevator.
Heating/Cooling	The offices where at one time heated with natural gas and forced air. The HVAC equipment has been removed. The office is heated by electricity.
Liquid Waste Storage	The subject property is connected to below ground septic holding tank. Liquids are pumped out as required (rarely if ever utilized).

3.6 Utilities and Building Services

The non potable water service is via direct connection to the Hamlet of Kayville water distribution. Natural gas is supplied by SaskEnergy, Electricity by SaskPower and telephones by SaskTel. Sanitary Sewer discharge is via connection to on site below ground holding tank and pumped out as necessary.

4.0 RECORDS REVIEW

4.1 Land Titles Search

Table 4 – Historical Ownership

Owner Parcel 111020937	Date Issued	Title
Michelle Dawn Johner	04 August 2011	141024439
First Centra Farms Ltd.	09 April 2003	124843080
Rockdale Carlyle McKerricher	03 December 2002	117876336
Rockdale Carlyle Mckerricher, Collin Ward Guraluck, Samuel Allen Popescu, Lloyd Claypool and Lorrie Martindale		99MJ08151
Gary Popescu	23 September 1999	99MJ11990

Owner Parcel 111020948	Date Issued	Title
Michelle Dawn Johner	04 August 2011	141024394
First Centra Farms Ltd.	09 April 2003	124843248
Rockdale Carlyle McKerricher	03 December 2002	117876561
Rockdale Carlyle Mckerricher, Collin		99MJ08151

Ward Guraluck, Samuel Allen Popescu, Lloyd Claypool and Lorrie Martindale		
Gary Popescu	23 September 1999	99MJ11990

Owner	Date Issued	Title
Michelle Dawn Johner	04 August 2011	141024406
First Centra Farms Ltd.	09 April 2003	124843181
Rockdale Carlyle McKerricher	03 December 2002	117876460
Rockdale Carlyle Mckerricher, Collin Ward Guraluck, Samuel Allen Popescu, Lloyd Claypool and Lorrie Martindale		99MJ08151
Gary Popescu	23 September 1999	99MJ11990

4.2 Air Photo Review

Copies of available and selected images are listed in Appendix C.

Table 5 – Summary of Air Photo Review

Date	Description
2009	The Site is developed in this image with the original 1973 Kayville Elevator and annex. The rail bed along the north side the elevator has been salvaged and extends from the elevator to the east to SK HWY #334. Agricultural land is to the north and west of the Site and Hamlet of Kayville commercial and residential properties are located to the east and south of the Site. 10 people reside in Kayville and most of the commercial and residential properties are vacant/abandoned.
2013	There is no significant change from the previous image. This image represents the Site as it is seen present day.

4.3 Review of Previous Reports

No previous (formal) reports are known to exist for the subject property. A request was submitted to the Saskatchewan Ministry of Environment to obtain information with respect to the reclamation carried out at the site listed as operator ID 5284 (Saskatchewan Wheat Pool). The FOI MOE response was not available at the time of this report. The Site is listed as “reclaimed”. Interviews with former employees, owners and long time Kayville residents indicate that only agricultural related hazardous products including fertilizer and crop management chemicals are the only hazardous products ever stored on the subject site and where stored either within or upon structures with concrete floors or pads.

4.4 Street Directories

A review of Henderson Directories was conducted for the Site area. There are no records for the subject property area.

Table 6 – Summary of Henderson Directory Review

Date	Civic/Rural Address	Occupant
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4.5 Zoning

According to the RM of Key West No. 070, the subject site is zoned C – Commercial Land Use.

4.6 Building Permit Records

A request for a file search was submitted to the RM of Key West No. 070 through the RM Freedom of Information Act. No files were identified. No concerns were identified.

4.7 Municipal File Search

No concerns were identified. Available results are presented in Appendix B.

4.8 Fire Insurance Maps

Information from available Canadian Underwriters Insurance Bureau for this subject property area did not include information for the subject property or immediate area.

4.9 Saskatchewan Ministry of Environment

The Saskatchewan Spills and Hazardous Substance and Waste Storage database was reviewed for the subject property and area. No spills are recorded for the subject property in the database. The Subject Property is listed in the Hazardous Substance and Waste Dangerous Goods database as follows:

Operation ID	Name/Location	Operational Status
5284	Saskatchewan Wheat Pool Storage Site Kayville, SK	Reclaimed SE 14-9-22-W2

No potential concerns are identified at the subject property. The subject property is no longer listed as a hazardous storage site.

5.0 VISUAL SITE REVIEW

5.1 General

Mr. Brad Lawrence of Elements Environment completed a visual site review of the Site on 12 August 2020. At the time of the visit the weather was cloudy and approximately 26 degrees Celsius. The building interior and exterior grounds of the Site were visually inspected for evidence of potential environmental impacts. There were no physical barriers, structural restraints or other limitations to the visual inspection. The adjacent properties were viewed from the limits of the subject property, or from publicly accessible vantage points. Representative Site photographs are provided in Appendix D.

5.2 Interviews

A summary of the individuals interviewed is presented in Table 7 below.

Table 7 – Summary of Interviews

Contact Person/Agency	Information Requested
Michelle Johner and Dwayne Gosling – Current Owners	Historical Information, current information and Site Tour.
RM of Key West No. 070 and Town office of Ogema – Peggy Tuchscherer – Administrator	Historical Information
Rocky Mckerriker – Former employee of Wheat Pool and Viterra and Former Site Owner.	Historical Information. Detailed information about the history and use of the subject property and all adjacent properties and the initial sale of the subject property by Viterra and CP Rail (first private owner).
Carrie Mckerriker - Long time Kayville Resident.	Historical information regarding the location of all hamlet commercial and residential land use.
Kayville Resident – Alan Ursu	Historical Information. Has lived 65 plus years in Kayville and was present during the elevator demolition and construction.
Information Services Corporation (ISC) of Saskatchewan	Land Titles Search, air photos
SaskEnergy	Historical Gas Service Information
Saskatchewan Archives Board	Historical Records Search
Saskatchewan Watershed Security Agency and Saskatchewan Research Council	Historical Geology and Hydrogeology Information
Elements Environmental In-House Resources	Historical Geology, Hydrogeology Maps

5.3 Chemical/Hazardous Materials Inventory, Use and Disposal

No quantities of hazardous materials were identified during the site visit.

Table 8 – Summary of Chemical Inventory, Use and Disposal.

Substance	Quantity	Use	Disposal
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Agricultural crop management fertilizer and chemical are reported to have been stored in bags, jugs, and bins on the subject site (former raised tin shed with loading dock for bag and jug products and pad mounted ASTs for granular).

5.4 Waste Management

There are waste streams on the site which are described below.

5.4.1 Liquid Waste

The Site is not directly connected to the local municipal sanitary sewer system and septic waste is handled by way of an on-site below ground holding tank that is emptied by local septic contractor as required (rarely used).

5.4.2 Solid Waste

No solid waste is generated on site.

5.4.3 Hazardous Substances and Waste Dangerous Goods

No products or substances were identified on Site. Bulk bag fertilizer and crop management chemicals and bin fertilizer have been historically stored on site in a metal warehouse with concrete floor and in AST steel bin storage (three) on cement pad. All fertilizer storage facilities were removed by Viterra in 1998.

5.5 Storage Tanks

An underground septic holding tank is present on the south side of the building and the owner reports the property is not heated and water is not currently connected and the sanitary waste facilities are not in use. The contents of the waste holding tank was not confirmed. No other tanks are known to exist on the subject property.

5.6 Storage Containers

The Elevator has 50,000 bushel holding capacity and the three steel annex bins hold another 25,000 bushels each for a total of 125,000 bushel capacity. No other storage containers were observed on the Site.

5.7 Hazardous Building Materials

Although substances that create potential concern such as asbestos, lead paint, mercury and PCB containing electrical equipment are addressed in this report, the scope of the study is not comparable to nor a substitute for a building materials survey for these substances. Based on the age of construction (1973), it is considered likely that hazardous building materials identified below are present at the Site.

5.7.1 Polychlorinated Biphenyls (PCBs)

Polychlorinated biphenyls (PCBs) are a group of over 200 chemicals based on a combination of chlorine and biphenyl, a derivative of benzene. PCBs were produced in North America from

1929 until 1977 when their manufacture was banned in order to limit distribution and control over disposal due to concerns over its potential as a carcinogen and its effect on reproductive process. Since the Site building was constructed in 1973, there is potential that PCB-containing fluorescent lamp ballasts may be present. Should any PCB containing fluorescent lamp fixtures be present, they are not considered a hazard while in use, but, should be inspected periodically and any leaking or non-functioning units replaced. Although, most lighting in the building appears to be installed during renovations, EE recommends that the serial codes and dates of manufacture be checked on any removed ballasts to confirm the presence of PCBs. PCB-containing fluorescent lamp ballasts can be identified using the Environment Canada Publication, *Environmental Protection Series – Identification of Lamp Ballasts Containing PCB*. PCB-containing ballasts are considered a hazardous substance and waste dangerous good and are to be disposed of in accordance with the PCB Waste Storage Regulations of Saskatchewan.

5.7.2 Radon Potential

Radon is a naturally occurring radioactive gas originating from degradation of naturally occurring uranium in the soil. Health Canada guidelines for radon exposure typically apply to the below grade "normal occupancy area" or workplace environments and refers to any part of the workplace where a person is likely to spend several hours (greater than four) per day. The guideline generally excludes unfinished basements, a crawl space, or any area that is normally closed off and accessed infrequently, e.g., a storage area, cold room, furnace room, or laundry room. The site building does not have a finished basement occupied with staff offices and therefore the accumulation of radon gas is considered to be a low potential environmental concern.

5.7.3 Asbestos Containing Materials (ACMs)

The term asbestos is applied to a group of naturally occurring fibrous hydrated silicates, which are distinguished from other minerals by their easily separated long thin fibres. The commercially important members of the asbestos family are actinolite, amosite, anthophyllite, chrysotile, crocidolite and tremolite. The use of asbestos for commercial and industrial applications became commonplace in the late 1800s. Because of its versatility (incombustibility, heat/chemical resistance, and reinforcing properties), asbestos has been used in many products such as thermal insulation, fireproofing, floor tiles, ceiling tiles, cement piping, and pipe insulation wrap.

Based on the age of construction, 1973 it is considered likely that ACMs are present in building materials in the subject property including but not limited to rigid vinyl tile, sheet vinyl flooring, ceiling tiles, ceiling stipple, ceiling insulation, zonolite insulation within the concrete block walls, and fireproofing materials. These products can cause health risks if disturbed during maintenance, renovation or demolition.

However, there is currently no evidence of risk to health if the materials are sealed behind wallboards and floorboards, isolated in an attic, or otherwise kept from exposure to the interior environment by encapsulation. These materials are generally not a concern unless they become airborne through abrasion of the materials during construction activities. If renovation/demolition activities are undertaken at the Site, testing of potential ACMs should be conducted at that time.

5.7.4 Lead

Lead is a heavy metal which has been used in industrial applications. Prior to 1977 most paint contained significant concentrations of lead. The three forms of lead typically encountered are:

- Metallic Lead – used to make pipes, electrical batteries, lead solder, and electric cable sheaths;
- Inorganic Compounds – usually occurring as constituents of products such as pigments, paints, insecticides, and glass; and
- Organic Lead Compounds – the most commonly of which are tetramethyl lead and tetraethyl lead, which are used as anti-knock additives in gasoline.

Based on the age of construction 1973, it is considered likely that lead-containing paints or plumbing solder would be present in the building. These materials are generally not a concern unless they become airborne through abrasion during renovation/demolition activities. If renovation/demolition activities are undertaken at the Site, testing for lead concentration could be conducted at that time. Potential lead containing substances such as painted surfaces were not observed at the time of the Site visit.

5.7.5 Mercury

Mercury vapour is present in all florescent light tubes observed on the Site and workers should take precautions when handling light tubes and avoid skin contact with the contents of broken tubes. Used light tubes and bulbs should be packaged and returned to the supplier or disposed of in accordance with local requirements. Mercury switch thermostats were observed on site and should be handled with care and disposed of in accordance with local regulations regarding mercury disposal.

5.7.6 Urea Formaldehyde Foam Insulation (UFFI)

Urea Formaldehyde Foam Insulation (UFFI) is a low-density foam prepared from mixture of urea formaldehyde resin, an acid hardening agent solution and a propellant, and it was used primarily to insulate cavities in a retrofit of older residential dwellings. The use of UFFI was banned in 1980 by the Federal Hazardous Products Act (RF 1985).

Although a detailed assessment was not conducted at the time of the site visit, no visual evidence of sprayed Urea Formaldehyde Foam Insulation was found in the readily accessible areas of the buildings, nor is it expected to be present at this site.

5.7.7 Ozone Depleting Substances (ODS)

Chlorofluorocarbons (CFCs) and other halogenated ozone depleting substances are mainly responsible for man-made chemical ozone depletion. CFCs were invented by Thomas Midgley, Jr. in the 1920s. They were used in air conditioning and cooling units, as aerosol spray propellants prior to the 1970s, and in the cleaning processes of delicate electronic equipment.

Mechanical air conditioning units were not observed during the Site visit. As such, R-22 is allowed for refrigeration and air-conditioning use and EE recommends following the Saskatchewan Ozone-Depleting Substances Regulation when servicing or disposing of

equipment likely to contain chlorodifluoromethane. No potential sources of ozone depleting substances were identified on the Site.

5.8 Stains and Odours

No stains or odours were observed during the Site visit.

5.9 Mould and Water Damage

No major sources of moisture were present anywhere within the site building interior or exterior accessible during the site visit which might indicate the presence of harmful accumulations of mould species. No accumulation of mould was observed during the subject property inspection.

5.10 Potable Water Supply

Potable water is not available to the site. Water is available through the Hamlet of Kayville municipal water supply. Potable water is either hauled to the town or the town water is filtered/treated for public consumption.

5.11 Heating and Cooling (HVAC)

Although natural gas is available to the Site, the heating equipment has been decommissioned and is no longer present. No air conditioning is present (both HVAC equipment have been present the past). The elevator office is heated as needed by electricity heat.

5.12 Fill Materials

Surficial, manufactured aggregate materials are suspected to be present for parking and drive areas as well as construction and/or building and foundation backfill. No evidence was observed or reported to suggest the presence of significant fill deposits at the site. The Site compound and parking area is capped with gravel.

5.13 Lagoons or Holding Ponds

There are no lagoons or holding ponds present on the Site.

5.14 Stressed Vegetation

No evidence of stressed vegetation was noted at the Site.

5.15 Electromagnetic Fields (EMFs)

High tension transmission lines that could generate electromagnetic fields were identified immediately adjacent to the subject property but are not considered to be of significant environmental impact to the subject site.

5.16 Radioactive Materials and Radiation Sources

No evidence of radioactive materials and/or radiation sources requiring special licensing was noted at the Site.

5.17 Watercourses, Ditches, or Standing Water

No watercourses or areas of standing water were observed on the Site. Surface water runoff is directed toward the 200 Railway Avenue road allowance to the south.

5.18 Wells

No Potable water supply or monitoring wells were observed or reported at the Site. The Hamlet of Kayville operate a deep ground source well (approximately 180ft depth) approximately 320m to the east of the Site elevator building. The well water is not potable and according to long time residents has never been potable.

5.19 Public Access

The Site is accessed from Provincial Highway #334 entering from the east onto Railway Avenue and then entering the elevator grounds from Railway Avenue from the south.

5.20 Noise

There are currently no operations on the Site that would result in excessive noise pollution.

5.21 Air Emissions

No current sources of air emissions, other than from comfort heating sources were observed or reported at the Site.

6.0 Findings, Conclusions, Discussion and Recommendations

The subject site is located on the north side of the 200 block of Railway Avenue in the Hamlet of Kayville Saskatchewan adjacent and to the east of Provincial Highway #334. According to the RM of Key West No. 070, the subject property is zoned C - Commercial Land Use and is considered abandoned railway.

The Phase I ESA carried out by Elements Environmental indicates that the Hamlet of Kayville was developed in 1906 from undeveloped land. The subject property has been home to three grain elevators, a UGG and a McKay smaller elevator where constructed on the Site following when the CP Rail line reached Kayville in 1925. In 1973, a larger Wheat Pool Elevator was built on the Site and the smaller grain facilities where demolished. The Wheat Pool Elevator was sold by Viterra in 1998 when the CP Rail Line was decommissioned and salvaged and has operated as a private grain storage facility to present day.

The subject property elevator has an original 50,000 bushel storage capacity which was increased to 125,000 bushels with the addition of three steel annex bins attached to the east of the main structure. Based on information obtained from former Wheat Pool/Viterra employees, former owners, and long-time Kayville residents, the subject property included a bag fertilizer/farm chemical storage warehouse immediately to the east of the annex, and granular fertilizer in three AST steel bins formerly located east of the warehouse. The fertilizer storage facilities were located on concrete pads and were decommissioned along with the Viterra sale in 1998.

The subject property also includes a 550m section of decommissioned CP Rail line bed that is located immediately north of the elevator site and extends east to SK HWY #334. The rail bed has been abandoned since 1998.

Based on the observations made during the Phase I ESA, no significant items of potential or actual environmental concern where identified on the subject property.

Based on the observations made during the Phase I ESA, review of available reports and site specific letters of correspondence, no significant items of potential or actual environmental concern were identified on either the subject property or the adjacent properties. No further environmental site assessment, such as a Phase II ESA is warranted.

7.0 Closure

This report has been prepared for the exclusive use of Mr. Garrett Brown of Brown Family Grains for specific application to the subject site, Surface Parcels 111020937, 111020948, 111020959, 200 Railway Avenue, Kayville, Saskatchewan. The environmental site assessment was conducted in accordance with the verbal and written requests from Garrett Brown and generally accepted assessment practices – CSA Z768-01. No other warranty, expressed or implied, is made.

A statement of limitations is presented in Section 9.0.

Respectfully submitted,

Brad Lawrence

Brad Lawrence, B.Sc. L.U.E.S.T. C.E.S.A. I,II
Elements Environmental

8.0 Qualifications of the Assessor

Elements Environmental is a full service environmental consulting firm with an office in Regina, SK. Elements Environmental has been providing professional services to southwest Saskatchewan since 2009. A brief resume on Brad Lawrence is provided below:

BRAD LAWRENCE

EDUCATION/TRAINING

University of Saskatchewan

Bachelor of Science – Land Use and Environmental Studies – 1994

Additional Training Development

- Phase I Environmental Site Assessment – Association of Environmental Site Assessors of Canada
- Phase II Environmental Site Assessment – Association of Environmental Site Assessors of Canada
- The Leadership Development Program – University of Saskatchewan and the Saskatchewan Public Service Commission
- First Aid and CPR
- Transportation of Dangerous Goods
- Canada Safety Council ATV Operators Certificate
- SECOR – Small Employers Certificate of Recognition
- WHIMS
- H2S Alive
- Construction Safety Management
- Remote Sensing/Air Photo Analysis – Saskatchewan Research Council
- Aboriginal Awareness Training - Wanuskewin Heritage Park
- Occupational Health and Safety – Level I,II
- Saskatchewan Best – Saskatchewan Tourism Education Council

WORK EXPERIENCE

Consulting Environmental Scientist

Elements Environmental – Regina, SK; March 2009 - present

Consulting Environmental Scientist

Erickson Environmental Inc. – Regina, SK; March 2009 - present

General Manager

Provincial Secretary, Province of Saskatchewan

July 2000 – March 2009

Director of Resource Management, Operations and Planning

Wanuskewin Heritage Park, Saskatoon, SK; May 1994 – June 2000

Consulting Environmental Scientist

Erickson Environmental Inc. – Portreeve, SK; 1994 – 2000 (Occasional)

Teaching Assistant

University of Saskatchewan

Field Methods in Physical Geography 390.0; 1994, 95 – Two Fall Terms

9.0 Limitations

- The work performed in this report was carried out in accordance with the verbal terms of agreement and written estimate to provide services. The conclusions presented herein are based solely upon the scope of mutually agreed upon services.
- Due to the COVID 19 Pandemic situation at the time of the report, access to historical information and documents was limited by the availability of agencies approached and their respective limitations.
- This report has been prepared in accordance with generally accepted environmental site assessment practices, Canadian Standards Association guideline – Z768-01. No other warranties, either expressed or implied, are made as to the professional services provided and described in this report.
- The services performed and outlined in this report were based, in part, upon visual observations of the site and attendant structures. Our opinion cannot be extended to portions of the site which were inaccessible for direct observation, for reasons beyond the control of Elements Environmental.
- The objective of this report was to assess the environmental conditions at the site, within the context of our estimate for services and existing environmental regulations within the applicable jurisdiction.
- Our observations relating to the condition of environmental characteristics at the site are described in this report. It should be noted that compounds or materials other than those described could be present in the site environment.
- The conclusions of this report are based in part, on the information provided by others. The possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated. Should such an event occur, Elements Environmental must be notified in order that we may determine if modifications to our conclusions are necessary.

10.0 References

Canadian Standards Association Phase I ESA Standard CSA Z768-01

Natural Resources Canada (NRCAN), Toporama, NTS Topographic Map (atlas.nrcan.gc.ca)

Christianson, E. A., 1971 “Comprehensive Evaluation of Groundwater Resources in the Regina Area” Saskatchewan Research Council.

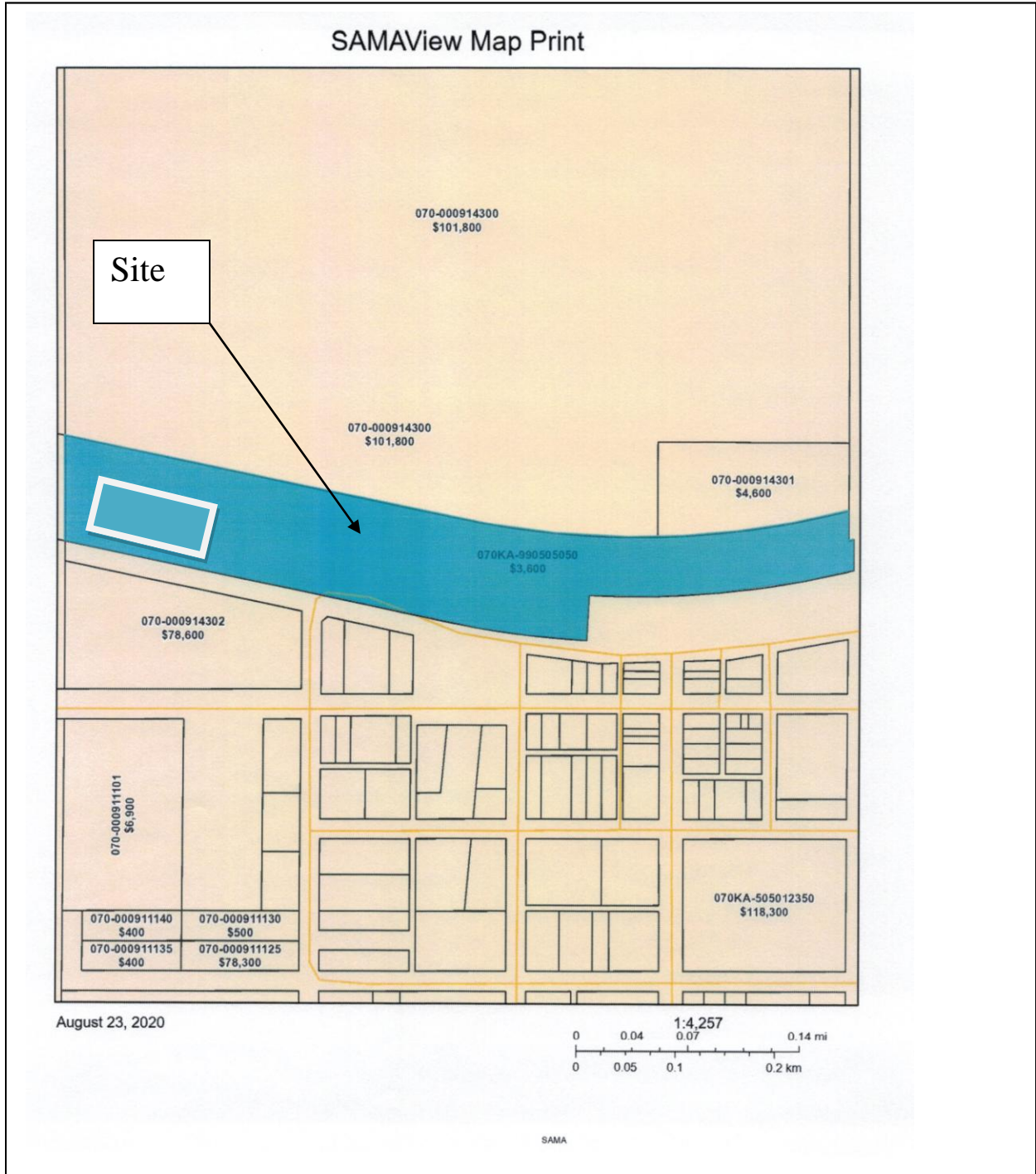
Saskatchewan Ministry of Environment, Saskatchewan Environmental Management Code June 2015.

Saskatchewan Ministry of Environment, Hazardous Substance and Waste Dangerous Goods Regulations, Chapter E-10.2 Reg 3 (effective April 1, 1989) as amended by Saskatchewan Regulations 25/92, 107/92, 28/94, 3/95 and 63/2000

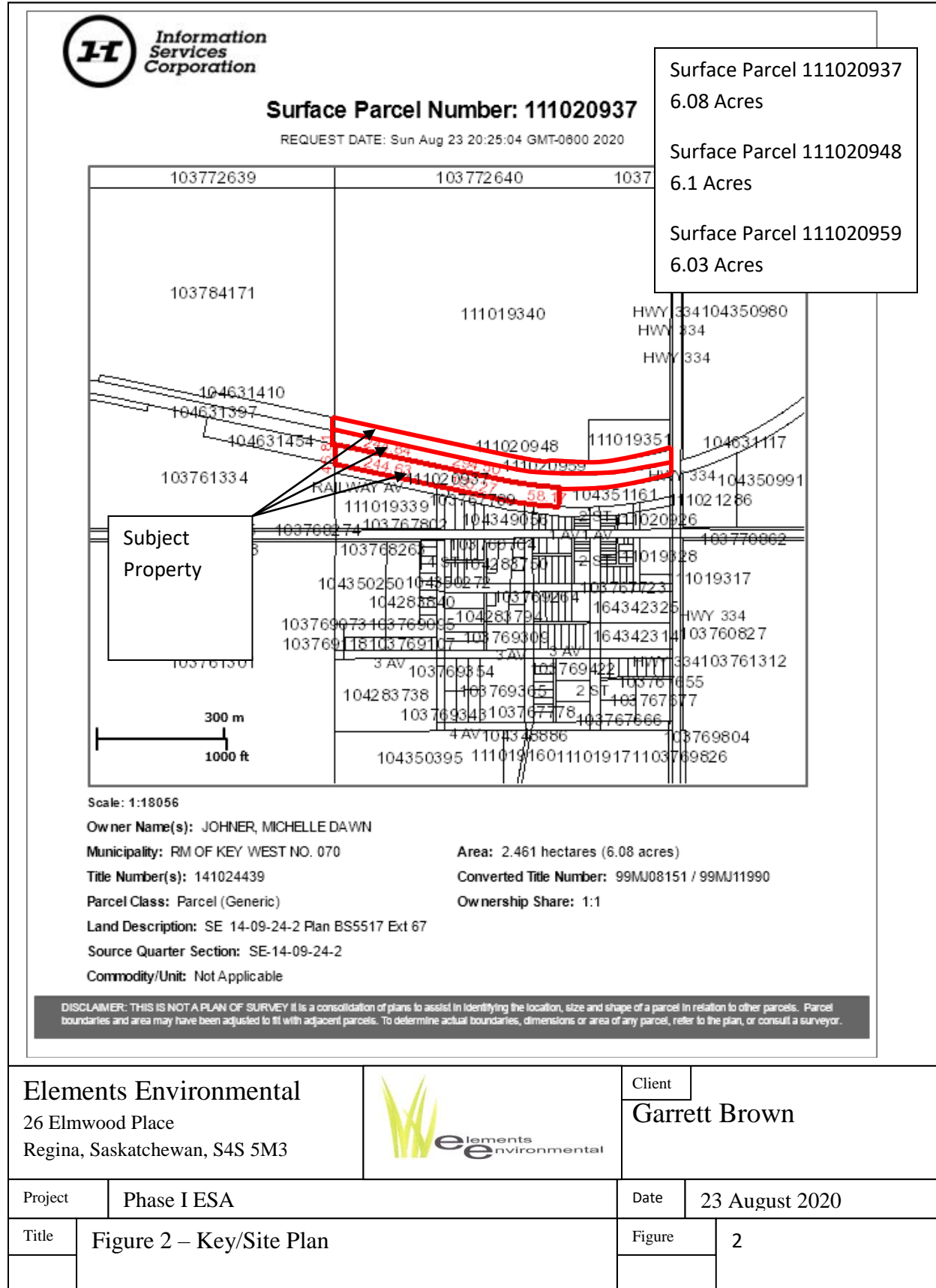
Acton, D. F., Clayton, J. S., Ellis, J. G., Christianson, E. A., and Kupsch, W. O., 1960. Physiographic Divisions of Saskatchewan. Saskatchewan Research Council.

Government of Saskatchewan, Hazardous Substances and Waste Dangerous Good Regulations, 2000.

APPENDIX A – FIGURES



Elements Environmental 26 Elmwood Place Regina, Saskatchewan, S4S 5M3				Client Garrett Brown
Project	Phase I ESA	Date	23 August 2020	
Title	Figure 1 – Location Plan	Figure	1	





APPENDIX B – SEARCH CORRESPONDENCE, REGULATORY AND FOI DOCUMENTS



Property Report

Print Date: :

Municipality Name:	KAYVILLE	Assessment ID Number:	070KA-
Civic Address:	200 RAILWAY Ave	Title Acres:	Inspected
Legal Location:	Descr R/W Mun Unit 070KA Owner CP Sup 00	School Division:	210 Change R
Supplementary:	AR/W IN HAMLET OF KAYVILLE. S.D.68,BENGOUGH HOSPITAL	Neighbourhood:	070KA-100 Year / Fro
		Puse Code:	5100 Predom C
		Call Back Year:	Method in

URBAN LAND

Lot/Plot	Plot Use	Plot Characteristics	Rates and Factors	Other Information	L
/ 1	Abandoned R/W ROW	Acreage Width(ft) Side 1 (ft) Side 2 (ft) Area/Units 6.09	Prime Rate: \$598.00 Urban - Acreage Lump Sum: 0.00	Std.Parcel Size: 1.00 Land Size Multiplier: 100 Adjustment reason:	S

Assessed & Taxable/Exempt Values (Summary)

Description	Appraised Values	Adjust Reason	Liability Subdivision	Tax Class	Percentage of value	Taxable	Adjust Reason
Non-Agricultural	\$3,600		1	Comm & Industrial Other	100%	\$3,600	
Total of Assessed Values:	\$3,600			Total of Taxable/Exempt Values:		\$3,600	

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Province of Saskatchewan Land Titles Registry Title

<p>Title #: 141024439 Title Status: Active Parcel Type: Surface Parcel Value: \$33,000.00 CAD Title Value: \$33,000.00 CAD Converted Title: 99MJ08151 / 99MJ11990 Previous Title and/or Abstract #: 124843080</p>	<p>As of: 23 Aug 2020 20:27:36 Last Amendment Date: 16 May 2013 13:52:08.470 Issued: 04 Aug 2011 07:53:29.787 Municipality: RM OF KEY WEST NO. 070</p>
--	---

MICHELLE DAWN JOHNER is the registered owner of Surface Parcel #111020937

Reference Land Description: SE Sec 14 Twp 09 Rge 24 W 2 Plan No BS5517 Extension 67
 AS DESCRIBED ON CERTIFICATE OF TITLE 99MJ11990, DESCRIPTION 67.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

<p>Interest #: 155907399</p>	<p>CNV Personal Property Security Interest</p>	<p>Value: N/A Reg'd: 15 Oct 1999 00:21:01 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p>
<p>for a term of infinity Holder: VITERRA INC. 2625 VICTORIA AVENUE REGINA, SK, Canada S4T 7T9 Client #: 131197585</p>		
<p>Int. Register #: 100024423 Converted Instrument #: 99MJ12889</p>		

<p>Interest #: 155907467</p>	<p>Mortgage</p>	<p>Value: \$75,000.00 CAD Reg'd: 04 Aug 2011 07:53:31 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p>
<p>Holder: FARM CREDIT CANADA 12040 - 149 Street NW Edmonton, AB, Canada T5V 1P2 Client #: 101944201</p>		
<p>Int. Register #: 117607079</p>		

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<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

Interest #:
156940858

Postponement

Value: N/A
Reg'd: 10 Nov 2011 08:34:35
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Current Benefitting Party
N/A
n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009088

Int. Register #: 117876291

Interest #:
156465579

Restrictive Covenant - Non-Mutual

Value: N/A
Reg'd: 28 Sep 2011 09:19:20
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Current Dominant Tenement
N/A
n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009099

Int. Register #: 117758515

Interest #:
156940869

Postponement

(Benefitting)
Value: N/A
Reg'd: 10 Nov 2011 08:34:35
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Current Benefitting Party
N/A
n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009088

Int. Register #: 117876291

Interest #:
162856200

CNV Restrictive Covenant

Value: N/A
Reg'd: 16 May 2013 13:52:08
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 22 Oct 1999
00:00:01

Converted Instrument Number 99MJ13226
Holder:
The Current Dominant Tenement
N/A

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

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<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009099

Int. Register #: 119162886

Addresses for Service:

Name	Address
Owner: MICHELLE DAWN JOHNER Client #: 121812623	PO BOX 232 OGEMA, Saskatchewan, Canada S0C 1Y0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 111020948, 111020959 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Parcel (Generic)



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Province of Saskatchewan Land Titles Registry Title

Title #: 124843080	As of: 23 Aug 2020 20:29:16
Title Status: Inactive	Last Amendment Date: 04 Aug 2011 07:53:30.163
Parcel Type: Surface	Issued: 09 Apr 2003 10:08:19.137
Parcel Value: \$33,000.00 CAD	
Title Value: \$33,000.00 CAD	Municipality: RM OF KEY WEST NO. 070
Converted Title: 99MJ08151 / 99MJ11990	
Previous Title and/or Abstract #: 117876336	

FIRST CENTRA FARMS LTD. is the registered owner of Surface Parcel #111020937

Reference Land Description: SE Sec 14 Twp 09 Rge 24 W 2 Plan No BS5517 Extension 67
AS DESCRIBED ON CERTIFICATE OF TITLE 99MJ11990, DESCRIPTION 67.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

None

Addresses for Service:

Name	Address
Owner: FIRST CENTRA FARMS LTD. Client #: 111278527	401-1916 DEWDNEY AVE REGINA, SK, Canada S4R 1G9

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 111020948, 111020959 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Parcel (Generic)



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Province of Saskatchewan Land Titles Registry Title

Title #: 117876336 **As of:** 23 Aug 2020 20:30:11
Title Status: Inactive **Last Amendment Date:** 09 Apr 2003 10:08:22.107
Parcel Type: Surface **Issued:** 03 Dec 2002 13:49:20.517
Parcel Value: \$33,000.00 CAD **Municipality:** RM OF KEY WEST NO. 070
Title Value: \$33,000.00 CAD
Converted Title: 99MJ08151 / 99MJ11990
Previous Title and/or Abstract #: 103505453 / 103505464 / 103505486 / 103505497 / 103505509

Rockdale Carlyle McKerricher is the registered owner of Surface Parcel #111020937

Reference Land Description: SE Sec 14 Twp 09 Rge 24 W 2 Plan No BS5517 Extension 67
 AS DESCRIBED ON CERTIFICATE OF TITLE 99MJ11990, DESCRIPTION 67.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

None

Addresses for Service:

Name	Address
Owner: Rockdale Carlyle McKerricher Client #: 110804745	P.O. Box 312 Ogema, Saskatchewan, Canada S0C 1Y0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 111020948, 111020959 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Parcel (Generic)



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Government of Saskatchewan
Moose Jaw Land Titles Office

CERTIFICATE OF TITLE

M.C. No. 99MJ08151

Value \$ 5,000.00

Grant No. Ref. 98MJ12870 A

THIS IS TO CERTIFY that **ROCKDALE CARLYLE McKERRICHER, COLIN WARD
GURALUICK, SAMUEL ALLEN POPESCU, LLOYD CLAYPOOL
and LÖRRIE MARTINDALE**



Conversion Cancelled Title

Are now the owners of an estate in fee simple Having an undivided one fifth interest each

of and in
All those portions of the South East Quarter of Section 14
Township 9
Range 24
West of the Second Meridian, Saskatchewan

M & B

Description *See 61*

6.09 acres and 15.23 acres for Right of Way and Station Grounds of the Amulet to Dunkirk Branch of the Canadian Pacific Railway on Plan BS 5517

Except: Firstly: 0.04 acres, Parcel C and 0.06 acres, Parcel D for Roadway on Plan 68MJ11455

Secondly: all that portion of the Station Grounds lying South of a line drawn concentric with and radially distant Southerly 50 feet from the Centre line of the Railway as shown on Plan BS 5517 which lies to the East of a line drawn radially through a point in the centre line distant Westerly 870 feet from the Eastern boundary containing 2.98 acres

MINERALS IN THE CROWN

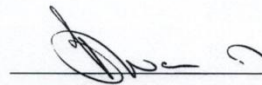
Plan Ex

SUBJECT TO THE ENCUMBRANCES, LIENS, AND INTERESTS NOTIFIED BY MEMORANDUM NOW OR HEREAFTER UNDERWRITTEN OR ENDORSED HEREON, OR WHICH ATTACH BY IMPLICATION PURSUANT TO THE LAND TITLES ACT. ANY REFERENCE TO AREA IS "MORE OR LESS".

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this 29 day of June, 1999

- Post Office Address
- 1) Box 312 Ogema Sk S0C 1Y0
 - 2) Box 89 Kayville Sk S0H 2C0
 - 3) Box 61 Kayville Sk S0H 2C0
 - 4) Box 3 Kayville Sk S0H 2C0
 - 5) Box 337 Ogema Sk S0C 1Y0

NOTICE: The Land Titles Act requires that "every owner or mortgagee shall notify the Registrar of any change in his Post office Address."


Registrar
Moose Jaw Land Registration District

ph



Government of Saskatchewan
Moose Jaw Land Titles Office

CERTIFICATE OF TITLE

M.C. No. 99MJ11990
Value \$ 1,000.00
Grant No. Ref. 99MJ08151

THIS IS TO CERTIFY that **GARY POPESCU**

is now the owners of an estate in fee simple Having an undivided one fifth interest

of and in
All those portions of the South East Quarter of Section 14
Township 9
Range 24

West of the Second Meridian, Saskatchewan
6.09 acres and 15.23 acres for Right of Way and Station Grounds of the Amulet to Dunkirk Branch of the Canadian Pacific Railway on Plan BS 5517

Description

Except: Firstly: 0.04 acres, Parcel C and 0.06 acres, Parcel D for Roadway on Plan 68MJ11455
Secondly: all that portion of the Station Grounds lying South of a line drawn concentric with and radially distant Southerly 50 feet from the Centre line of the Railway as shown on Plan BS 5517 which lies to the East of a line drawn radially through a point in the centre line distant Westerly 870 feet from the Eastern boundary containing 2.98 acres

MINERALS IN THE CROWN

Plan Ex

M & B

SUBJECT TO THE ENCUMBRANCES, LIENS, AND INTERESTS NOTIFIED BY MEMORANDUM NOW OR HEREAFTER UNDERWRITTEN OR ENDORSED HEREON, OR WHICH ATTACH BY IMPLICATION PURSUANT TO THE LAND TITLES ACT. ANY REFERENCE TO AREA IS "MORE OR LESS".

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this ~~29 day of June, 1999~~ 23 day of September, 1999 Amended 04 Nov 99 *gh*

Post Office Address
Box 52, Kayville SK S0H 2C0

NOTICE: The Land Titles Act requires that "every owner or mortgagee shall notify the Registrar of any change in his Post office Address."

G. Gensler Registrar
Moose Jaw Land Registration District

SS

8/23/2020

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

Province of Saskatchewan Land Titles Registry Title

Title #: 141024406 **As of:** 23 Aug 2020 21:36:16
Title Status: Active **Last Amendment Date:** 16 May 2013 13:52:08.393
Parcel Type: Surface **Issued:** 04 Aug 2011 07:53:29.303
Parcel Value: \$34,000.00 CAD **Municipality:** RM OF KEY WEST NO. 070
Title Value: \$34,000.00 CAD
Converted Title: 99MJ08151 / 99MJ11990
Previous Title and/or Abstract #: 124843181

MICHELLE DAWN JOHNER is the registered owner of Surface Parcel #111020959

Reference Land Description: SE Sec 14 Twp 09 Rge 24 W 2 Plan No BS5517 Extension 68
 AS DESCRIBED ON CERTIFICATE OF TITLE 99MJ08151, DESCRIPTION 67.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

Interest #:
155907344

CNV Personal Property Security Interest

Value: N/A
Reg'd: 15 Oct 1999 00:21:01
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

for a term of infinity
Holder:
 VITERRA INC.
 2625 VICTORIA AVENUE
 REGINA, SK, Canada S4T 7T9
Client #: 131197585

Int. Register #: 100024423
Converted Instrument #: 99MJ12889

Interest #:
155907456

Mortgage

Value: \$75,000.00 CAD
Reg'd: 04 Aug 2011 07:53:31
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
 FARM CREDIT CANADA
 12040 - 149 Street NW
 Edmonton, AB, Canada T5V 1P2
Client #: 101944201

Int. Register #: 117607079

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Interest #:
156940836

Postponement

Value: N/A
Reg'd: 10 Nov 2011 08:34:35
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Current Benefitting Party
N/A
n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009088

Int. Register #: 117876291

Interest #:
156465568

Restrictive Covenant - Non-Mutual

Value: N/A
Reg'd: 28 Sep 2011 09:19:20
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Current Dominant Tenement
N/A
n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009099

Int. Register #: 117758515

Interest #:
156940847

Postponement

(Benefitting)
Value: N/A
Reg'd: 10 Nov 2011 08:34:35
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A

Holder:
The Current Benefitting Party
N/A
n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009088

Int. Register #: 117876291

Interest #:
162856198

CNV Restrictive Covenant

Value: N/A
Reg'd: 16 May 2013 13:52:08
Interest Register Amendment Date: N/A
Interest Assignment Date: N/A
Interest Scheduled Expiry Date: N/A
Expiry Date: N/A
Original Registration Date: 22 Oct 1999
00:00:01

Converted Instrument Number 99MJ13226
Holder:
The Current Dominant Tenement
N/A

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<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009099

Int. Register #: 119162886

Addresses for Service:

Name	Address
Owner: MICHELLE DAWN JOHNER Client #: 121812623	PO BOX 232 OGEMA, Saskatchewan, Canada S0C 1Y0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 111020937, 111020948 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Parcel (Generic)

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Province of Saskatchewan Land Titles Registry Title

Title #: 124843181 **As of:** 23 Aug 2020 21:36:57
Title Status: Inactive **Last Amendment Date:** 04 Aug 2011 07:53:29.620
Parcel Type: Surface **Issued:** 09 Apr 2003 10:08:23.060
Parcel Value: \$34,000.00 CAD
Title Value: \$34,000.00 CAD **Municipality:** RM OF KEY WEST NO. 070
Converted Title: 99MJ08151 / 99MJ11990
Previous Title and/or Abstract #: 117876460

FIRST CENTRA FARMS LTD. is the registered owner of Surface Parcel #111020959

Reference Land Description: SE Sec 14 Twp 09 Rge 24 W 2 Plan No BS5517 Extension 68
 AS DESCRIBED ON CERTIFICATE OF TITLE 99MJ08151, DESCRIPTION 67.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

None

Addresses for Service:

Name	Address
Owner: FIRST CENTRA FARMS LTD. Client #: 111278527	401-1916 DEWDNEY AVE REGINA, SK, Canada S4R 1G9

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 111020937, 111020948 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Parcel (Generic)



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8/23/2020

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

Province of Saskatchewan Land Titles Registry Title

Title #: 117876460
Title Status: Inactive
Parcel Type: Surface
Parcel Value: \$34,000.00 CAD
Title Value: \$34,000.00 CAD
Converted Title: 99MJ08151 / 99MJ11990
Previous Title and/or Abstract #: 103505576 / 103505587 / 103505598 / 103505600 / 103505611
As of: 23 Aug 2020 21:37:53
Last Amendment Date: 09 Apr 2003 10:08:29.513
Issued: 03 Dec 2002 13:49:24.970
Municipality: RM OF KEY WEST NO. 070

Rockdale Carlyle McKerricher is the registered owner of Surface Parcel #111020959

Reference Land Description: SE Sec 14 Twp 09 Rge 24 W 2 Plan No BS5517 Extension 68
 AS DESCRIBED ON CERTIFICATE OF TITLE 99MJ08151, DESCRIPTION 67.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

None

Addresses for Service:

Name	Address
Owner: Rockdale Carlyle McKerricher Client #: 110804745	P.O. Box 312 Ogema, Saskatchewan, Canada S0C 1Y0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 111020937, 111020948 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

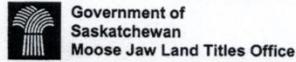
Parcel Class Code: Parcel (Generic)



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<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

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CERTIFICATE OF TITLE

M.C. No. 99MJ11990
 Value \$ 1,000.00
 Grant No. Ref. 99MJ08151

THIS IS TO CERTIFY that **GARY POPESCU**

is now the owners of an estate in fee simple Having an undivided one fifth interest

of and in
 All those portions of the South East Quarter of Section 14
 Township 9
 Range 24

West of the Second Meridian, Saskatchewan
 6.09 acres and 15.23 acres for Right of Way and Station Grounds of the Amulet to Dunkirk Branch of
 the Canadian Pacific Railway on Plan BS 5517

Except: Firstly: 0.04 acres, Parcel C and 0.06 acres, Parcel D for Roadway on Plan 68MJ11455
Secondly: all that portion of the Station Grounds lying South of a line drawn concentric with and radially distant Southerly 50 feet from the Centre line of the Railway as shown on Plan BS 5517 which lies to the East of a line drawn radially through a point in the centre line distant Westerly 870 feet from the Eastern boundary containing 2.98 acres

MINERALS IN THE CROWN

Description 67



Plan Ex

M & B

SUBJECT TO THE ENCUMBRANCES, LIENS, AND INTERESTS NOTIFIED BY MEMORANDUM NOW OR HEREAFTER UNDERWRITTEN OR ENDORSED HEREON, OR WHICH ATTACH BY IMPLICATION PURSUANT TO THE LAND TITLES ACT. ANY REFERENCE TO AREA IS "MORE OR LESS".

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this ~~29 day of June, 1999~~ 23 day of September, 1999 Amended 04 Nov 99 *gp*

Post Office Address
Box 52, Kayville SK S0H 2C0

NOTICE: The Land Titles Act requires that "every owner or mortgagee shall notify the Registrar of any change in his Post office Address."

Registrar Registrar
Moose Jaw Land Registration District

SS

8/23/2020

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

<p>Interest #: 156940814</p>	<p>Postponement</p>	<p>Value: N/A Reg'd: 10 Nov 2011 08:34:35 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p>
<p>Holder: The Current Benefitting Party N/A n/a, Saskatchewan, Canada S4P 3V7 Client #: 100009088</p>		
<p>Int. Register #: 117876291</p>		
<p>Interest #: 156465557</p>	<p>Restrictive Covenant - Non-Mutual</p>	<p>Value: N/A Reg'd: 28 Sep 2011 09:19:20 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p>
<p>Holder: The Current Dominant Tenement N/A n/a, Saskatchewan, Canada S4P 3V7 Client #: 100009099</p>		
<p>Int. Register #: 117758515</p>		
<p>Interest #: 156940825</p>	<p>Postponement</p>	<p>(Benefitting) Value: N/A Reg'd: 10 Nov 2011 08:34:35 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A</p>
<p>Holder: The Current Benefitting Party N/A n/a, Saskatchewan, Canada S4P 3V7 Client #: 100009088</p>		
<p>Int. Register #: 117876291</p>		
<p>Interest #: 162856187</p>	<p>CNV Restrictive Covenant</p>	<p>Value: N/A Reg'd: 16 May 2013 13:52:08 Interest Register Amendment Date: N/A Interest Assignment Date: N/A Interest Scheduled Expiry Date: N/A Expiry Date: N/A Original Registration Date: 22 Oct 1999 00:00:01</p>
<p>Converted Instrument Number 99MJ13226 Holder: The Current Dominant Tenement N/A</p>		

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

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8/23/2020

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

n/a, Saskatchewan, Canada S4P 3V7
Client #: 100009099

Int. Register #: 119162886

Addresses for Service:

Name	Address
Owner: MICHELLE DAWN JOHNER Client #: 121812623	PO BOX 232 OGEMA, Saskatchewan, Canada S0C 1Y0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 111020937, 111020959 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Railway



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8/23/2020

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

Province of Saskatchewan Land Titles Registry Title

Title #: 124843248	As of: 23 Aug 2020 21:54:01
Title Status: Inactive	Last Amendment Date: 04 Aug 2011 07:53:29.187
Parcel Type: Surface	Issued: 09 Apr 2003 10:08:30.357
Parcel Value: \$33,000.00 CAD	
Title Value: \$33,000.00 CAD	Municipality: RM OF KEY WEST NO. 070
Converted Title: 99MJ08151 / 99MJ11990	
Previous Title and/or Abstract #: 117876561	

FIRST CENTRA FARMS LTD. is the registered owner of Surface Parcel #111020948

Reference Land Description: SE Sec 14 Twp 09 Rge 24 W 2 Plan No BS5517 Extension 69
AS DESCRIBED ON CERTIFICATE OF TITLE 99MJ08151, DESCRIPTION 67.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

None

Addresses for Service:

Name	Address
Owner: FIRST CENTRA FARMS LTD. Client #: 111278527	401-1916 DEWDNEY AVE REGINA, SK, Canada S4R 1G9

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 111020937, 111020959 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

Parcel Class Code: Railway



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<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

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8/23/2020

<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

Province of Saskatchewan Land Titles Registry Title

Title #: 117876561 **As of:** 23 Aug 2020 21:54:33
Title Status: Inactive **Last Amendment Date:** 09 Apr 2003 10:08:32.903
Parcel Type: Surface **Issued:** 03 Dec 2002 13:49:28.047
Parcel Value: \$33,000.00 CAD
Title Value: \$33,000.00 CAD **Municipality:** RM OF KEY WEST NO. 070
Converted Title: 99MJ08151 / 99MJ11990
Previous Title and/or Abstract #: 103505510 / 103505521 / 103505543 / 103505554 / 103505565

Rockdale Carlyle McKerricher is the registered owner of Surface Parcel #111020948

Reference Land Description: SE Sec 14 Twp 09 Rge 24 W 2 Plan No BS5517 Extension 69
 AS DESCRIBED ON CERTIFICATE OF TITLE 99MJ08151, DESCRIPTION 67.

This title is subject to any registered interests set out below and the exceptions, reservations and interests mentioned in section 14 of *The Land Titles Act, 2000*.

Registered Interests:

None

Addresses for Service:

Name	Address
Owner: Rockdale Carlyle McKerricher Client #: 110804745	P.O. Box 312 Ogema, Saskatchewan, Canada S0C 1Y0

Notes:

Under The Planning and Development Act, 2007, the title for this parcel and parcels 111020937, 111020959 may not be transferred or, in certain circumstances, mortgaged or leased separately without the approval of the appropriate planning authority. If you believe this restriction does not apply to this parcel, please contact 1-866 ASK-ISC1 to have the restriction reviewed.

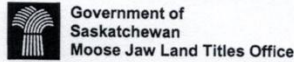
Parcel Class Code: Railway



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<https://apps.isc.ca/LAND2/TPS/QuickSearchTitleDetails#>

1/1



CERTIFICATE OF TITLE

M.C. No. 99MJ08151

Value \$ 5,000.00

Grant No. Ref. 98MJ12870 A

THIS IS TO CERTIFY that **ROCKDALE CARLYLE McKERRICHER, COLIN WARD
GURALUICK, SAMUEL ALLEN POPESCU, LLOYD CLAYPOOL
and LÖRRIE MARTINDALE**



Conversion Cancelled Title

Are now the owners of an estate in fee simple Having an undivided one fifth interest each

of and in
All those portions of the South East Quarter of Section 14
Township 9
Range 24
West of the Second Meridian, Saskatchewan

M & B
Description *See 61*

6.09 acres and 15.23 acres for Right of Way and Station Grounds of the Amulet to Dunkirk Branch of the Canadian Pacific Railway on Plan BS 5517

Except: Firstly: 0.04 acres, Parcel C and 0.06 acres, Parcel D for Roadway on Plan 68MJ11455
Secondly: all that portion of the Station Grounds lying South of a line drawn concentric with and radially distant Southerly 50 feet from the Centre line of the Railway as shown on Plan BS 5517 which lies to the East of a line drawn radially through a point in the centre line distant Westerly 870 feet from the Eastern boundary containing 2.98 acres

MINERALS IN THE CROWN

Plan Ex

SUBJECT TO THE ENCUMBRANCES, LIENS, AND INTERESTS NOTIFIED BY MEMORANDUM NOW OR HEREAFTER UNDERWRITTEN OR ENDORSED HEREON, OR WHICH ATTACH BY IMPLICATION PURSUANT TO THE LAND TITLES ACT. ANY REFERENCE TO AREA IS "MORE OR LESS".

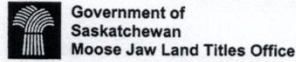
IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this 29 day of June, 1999

- Post Office Address
- 1) Box 312 Ogema Sk S0C 1Y0
 - 2) Box 89 Kayville Sk S0H 2C0
 - 3) Box 61 Kayville Sk S0H 2C0
 - 4) Box 3 Kayville Sk S0H 2C0
 - 5) Box 337 Ogema Sk S0C 1Y0

NOTICE: The Land Titles Act requires that "every owner or mortgagee shall notify the Registrar of any change in his Post office Address."

Registrar
Moose Jaw Land Registration District

ph



CERTIFICATE OF TITLE

M.C. No. 99MJ11990
Value \$ 1,000.00
Grant No. Ref. 99MJ08151

THIS IS TO CERTIFY that GARY POPESCU

is now the owners of an estate in fee simple Having an undivided one fifth interest

of and in All those portions of the South East Quarter of Section 14
Township 9
Range 24

West of the Second Meridian, Saskatchewan
6.09 acres and 15.23 acres for Right of Way and Station Grounds of the Amulet to Dunkirk Branch of
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Railway as shown on Plan BS 5517 which lies to the East of a line drawn radially
through a point in the centre line distant Westerly 870 feet from the Eastern boundary
containing 2.98 acres

MINERALS IN THE CROWN

Plan Ex

M & B

SUBJECT TO THE ENCUMBRANCES, LIENS, AND INTERESTS NOTIFIED BY MEMORANDUM NOW OR
HEREAFTER UNDERWRITTEN OR ENDORSED HEREON, OR WHICH ATTACH BY IMPLICATION
PURSUANT TO THE LAND TITLES ACT. ANY REFERENCE TO AREA IS "MORE OR LESS".

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this
29 day of June, 1999—23 day of September, 1999 Amended 04 Nov 99

Post Office Address
Box 52, Kayville SK S0H 2C0

NOTICE: The Land Titles Act requires that "every
owner or mortgagee shall notify the Registrar of any
change in his Post office Address."

Registrar
Moose Jaw Land Registration District



firefox

http://environment.gov.sk.ca/saskspills/Hazstg_srch.asp?sAct=2



Saskatchewan Ministry of Environment

Search results for Hazardous Storage

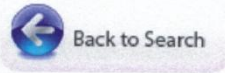
matching keyword **kayville** in KAYVILLE

Operation ID	Operation Name	Address	Legal Land Description	Operation Status
5284	SASKATCHEWAN WHEAT POOL (KAYVILLE) STORAGE SITE	BOX 90, KAYVILLE	SE 14-9-24 2	Reclaimed
10156	KAYVILLE CO-OP STORAGE SITE	1ST AVE. (UST);, KAYVILLE	NE 11-9-24 2	Inactive

Hazardous Substance Storage Facility Search

Hazardous Storage Search Results

Your search for Hazardous Storage matching keyword **kayville railway ave** in KAYVILLE produced **no results**



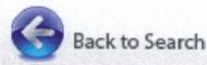
Spill/Incident Number Operation ID	Operation Name	Address	Legal Land Description	Operation Status
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No Results were found matching your required search parameters.

Spills Search

Spills Search Results

Your search for spills matching keyword **kayville** in KAYVILLE produced **no results**



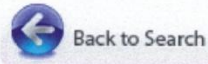
Spill/Incident Number	Spill Date	Contaminant Quantity	Address	Title Description	Lat/Long	Legal Land Description
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No Results were found matching your required search parameters.

Spills Search

Spills Search Results

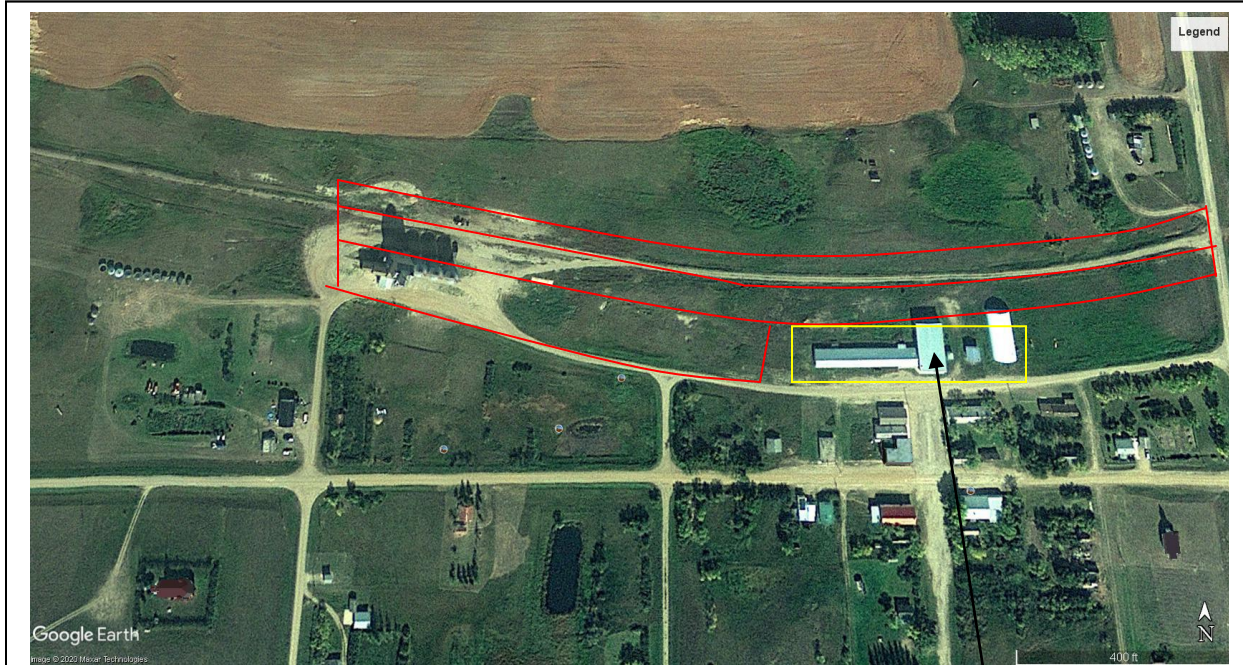
Your search for spills matching keyword **SE 14-9-24 2** in KAYVILLE produced **no results**



Spill/Incident Number	Spill Date	Contaminant Quantity	Address	Title Description	Lat/Long	Legal Land Description
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No Results were found matching your required search parameters.

APPENDIX C – AERIAL PHOTOGRAPHS




Subject property is developed with the former Wheat Pool Elevator and 3 steel Annex Structures. The property also includes the former CP Rail bed section as shown above.

Hamlet of Kayville
Recreational property

Elements Environmental 26 Elmwood Place Regina, Saskatchewan, S4S 5M3				Client Garrett Brown
Project	Phase I ESA	Date	23 August 2020	
Title	Air Photo Image 2009- 200 Railway Avenue, Kayville, SK	Figure	4	



Elements Environmental 26 Elmwood Place Regina, Saskatchewan, S4S 5M3				Client Garrett Brown
Project	Phase I ESA		Date	23 August 2020
Title	Air Photo Image 2013 200 Railway Avenue, Kayville, SK		Figure	5

APPENDIX D – SITE PHOTOGRAPHS

View of the subject property taken from the SE looking NW. The elevator was built in 1973 by the Wheat Pool and the three steel annex bins were added to give the facility a 125,000 bushel grain holding capacity.

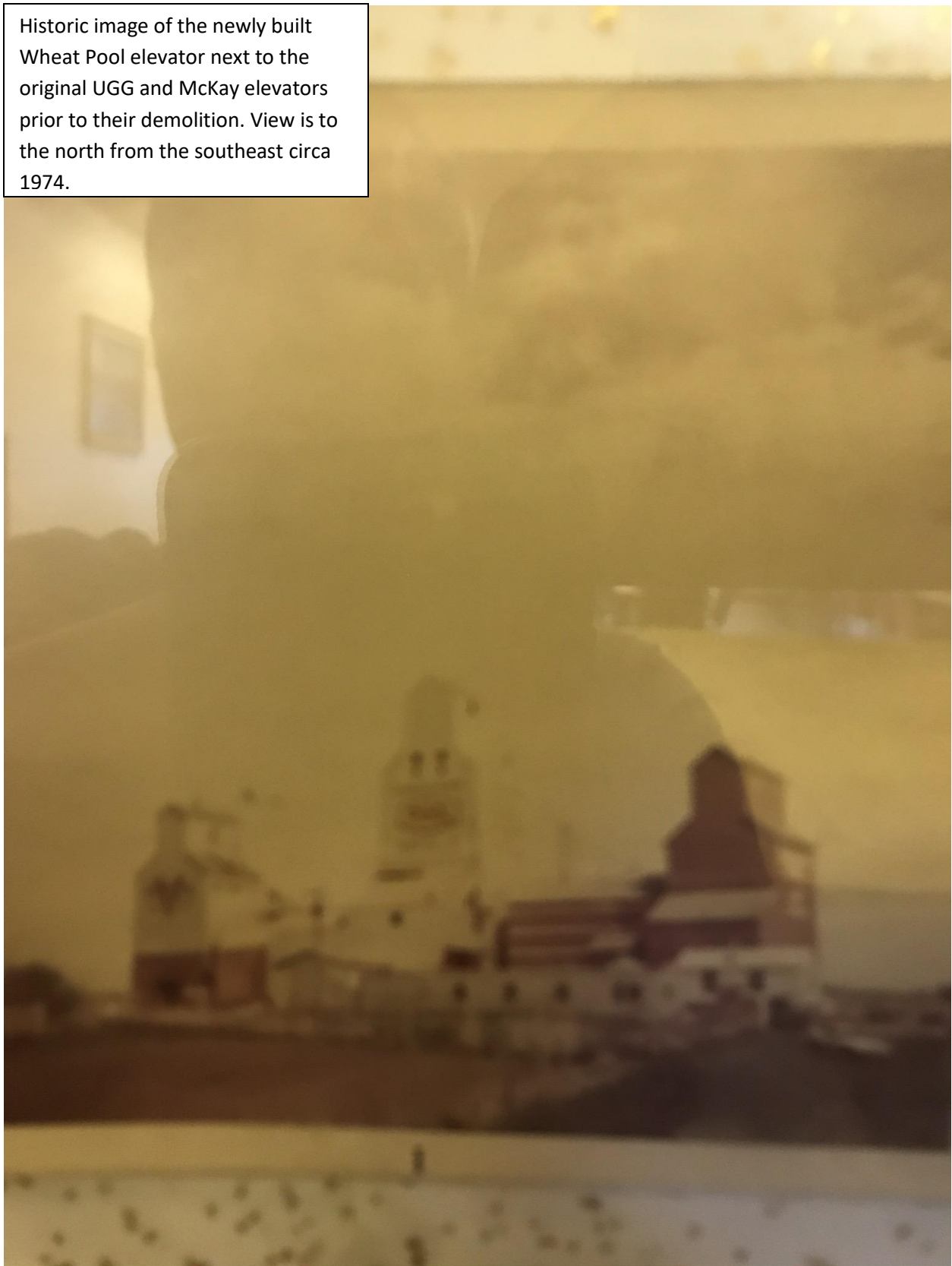


View from
the SW
looking NE

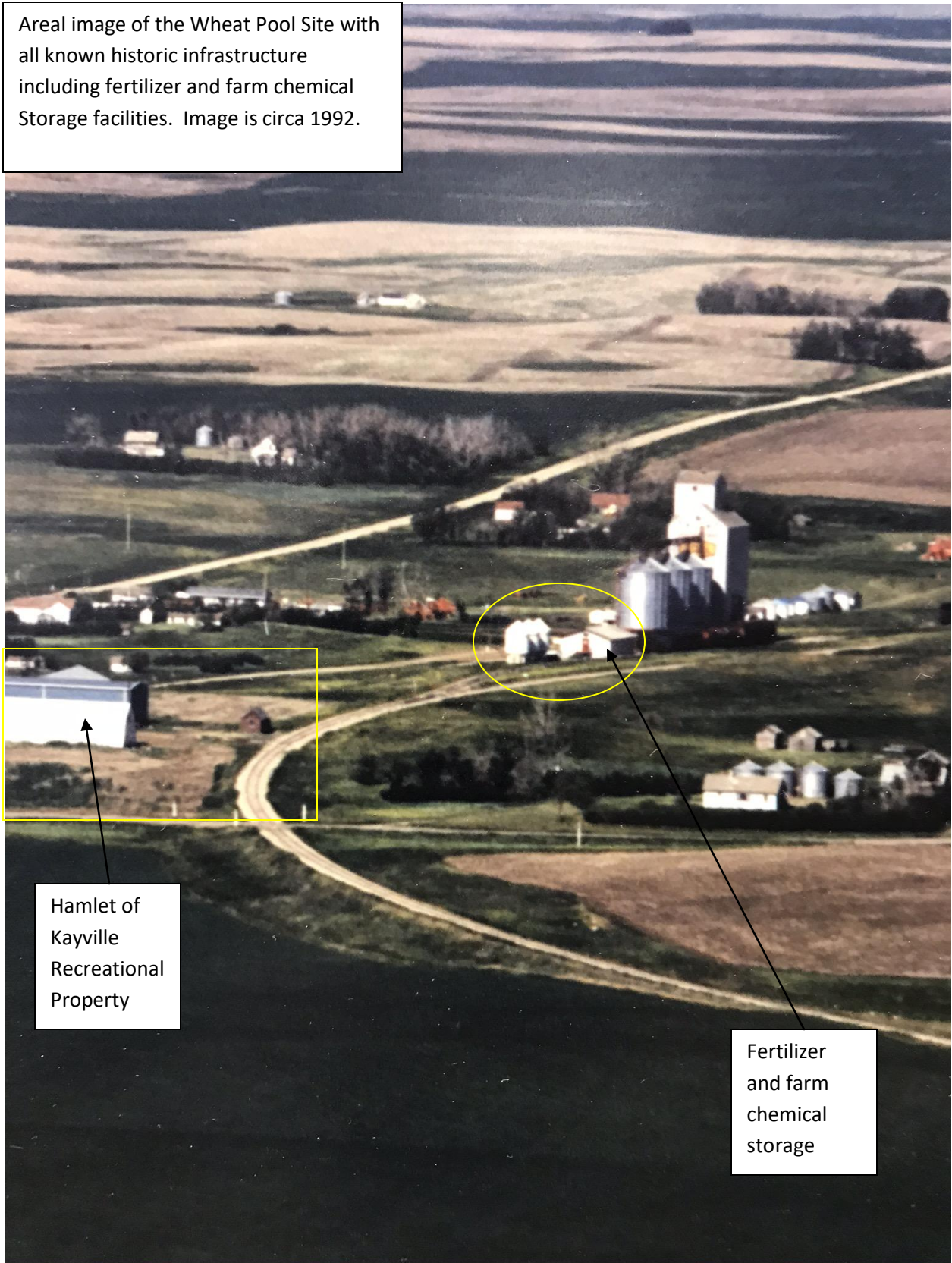




Historic image of the newly built Wheat Pool elevator next to the original UGG and McKay elevators prior to their demolition. View is to the north from the southeast circa 1974.



Aerial image of the Wheat Pool Site with all known historic infrastructure including fertilizer and farm chemical Storage facilities. Image is circa 1992.



Hamlet of
Kayville
Recreational
Property

Fertilizer
and farm
chemical
storage

Loading/unloading and scale within elevator



Elevator
office area



Elevator
office
basement

