



Englobe

Soils Materials Environment

Armco Capital

Phase I Environmental Site Assessment PID No. 41071069 Snowberry Court, Middle Sackville, NS

Report

Date: January 12, 2018

Ref. N°: P-0013149-0-02-200



Armco Capital

Phase I Environmental Site Assessment PID No. 41071069 Snowberry Court, Middle Sackville, NS

Report | P-0013149-0-02-200

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TABLE OF CONTENTS

EXECUTIVE SUMMARY	III
1 INTRODUCTION	1
2 SCOPE OF THE ASSESSMENT	1
3 PROPERTY DESCRIPTION	2
3.1 Site Description	2
3.2 Geology	3
4 BACKGROUND INVESTIGATION	3
4.1 Property Ownership	4
4.2 Historical Land Use	4
5 SITE RECONNAISSANCE	5
5.1 Petroleum Storage Tanks	5
5.2 Asbestos	5
5.3 UFFI	6
5.4 PCBs	6
5.5 Lead	6
5.6 Ozone-Depleting Substances	6
5.7 Waste and Hazardous Chemical Storage	6
5.8 Radon	7
5.9 Water and Sewer	7
5.10 Surface Staining	7
5.11 Potential Sources of Off-Site Contamination	7
6 CONCLUSIONS	8
7 REPORT USE AND CONDITIONS	8

Figures

Figure 3-1. Site Location Map – PID No. 41071069 Snowberry Court, Middle Sackville, NS 2

Tables

Table 4-2. Historical Land Use – PID No. 41071069 Snowberry Court, Middle Sackville, NS 4

Appendices

Appendix 1 Property Map, Parcel Information Report
Appendix 2 Site Photographs
Appendix 3 Aerial Photographs

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REVISION AND PUBLICATION REGISTER		
Revision N°	Date	Modification And/Or Publication Details
00	2018-01-12	Phase I ESA Report Issued

EXECUTIVE SUMMARY

Englobe Corp. (Englobe) was retained by Armco Capital to undertake a Phase I Environmental Site Assessment (ESA) of the property identified as PID No. 41071069 Snowberry Court in Middle Sackville, Nova Scotia. The Phase I ESA carried out by Englobe was based on the principles and practices outlined in the Canadian Standards Association (CSA) Z768-01, *Phase I Environmental Site Assessment* standard.

A background study was conducted and a site inspection was made on December 19, 2017, at which time the subject property was visually inspected for the presence of potential environmental concerns such as petroleum storage tanks, hazardous materials and waste storage, surface staining and potential contamination from adjacent properties.

The assessment indicates that the subject property was formerly part of an auto racing facility. The property has been vacant since the late 1980s. The current proposed use for the property is as a residential development.

Based on the information gathered and observations made during site reconnaissance and review of previous work completed at the site, the assessment has revealed potential environmental concerns at the subject property.

A former auto scrapyard was observed in the northwest portion of the property in the 1973 and 1974 aerial photographs. Piles of fill material containing soil, concrete, asphalt, grubbings and other material were observed on the drag strip, in the center of the oval track and along the roadways on the property. We recommend a Phase II ESA be undertaken to assess the auto yard and fill material for potential environmental contamination.

Some considerations to note with respect to future re-development of the site are outlined below.

A well log record for the subject property was uncovered during the background research for the property. According to the log, a well was drilled on the property in 1968 for Drag City Speedway Ltd. The well was drilled to a depth of 305 feet below surface. No wells were observed on the property during the site visit. If the well is still present it should be decommissioned by a licensed well driller.

Given the geologic mapping for the subject area, the site may be underlain by sulphide bearing Cunard Formation slate bedrock and, as such, any disturbance of the rock must be in accordance with the *Sulphide Bearing Material Disposal Regulations*. This could also have implications on future re-development of the site.

1 INTRODUCTION

A Phase I Environmental Site Assessment (ESA) has been conducted by Englobe Corp. (Englobe) at the property identified as PID No. 41071069 Snowberry Court in Middle Sackville, NS. The Phase I ESA was conducted at the request of Armco Capital. At the time of the assessment, property re-development for residential housing was pending.

The purpose of the Phase I ESA is to present factual environmental information and render an opinion regarding the environmental data collected and information reviewed for the site and adjacent properties. This was done by a review of information collected from existing documentation and site visits. The assessment is useful in reducing uncertainty about potential environmental liabilities and may form the basis for further investigation.

2 SCOPE OF THE ASSESSMENT

The Phase I ESA carried out by Englobe was based on the principles and practices outlined in the Canadian Standards Association (CSA) Z768-01 (R2012), "*Phase I Environmental Site Assessment*". As part of the background investigation, property ownership information available at the Registry of Deeds (online) was reviewed. This information was supplemented by a review of geologic maps and aerial photographs of the area on file with Service Nova Scotia and Municipal Relations (SNSMR) and aerial images available from Google Earth. Fire insurance plans (FIPs) were researched at the Nova Scotia Archives; however, none were available of the subject property. An interview was held with Mr. Ryan Barkhouse, regarding current and past use of the property.

A site inspection was conducted to visually assess the site for evidence of actual or potential environmental concerns, including the following:

- ▶ Petroleum storage tanks;
- ▶ Asbestos, lead, polychlorinated biphenyls (PCBs), chlorofluorocarbons (CFCs), urea formaldehyde foam insulation (UFFI), stored wastes and chemicals, radon and other hazardous substances;
- ▶ Surface stains; and
- ▶ Neighbouring land uses that have the potential to impact the environmental condition of the subject property.

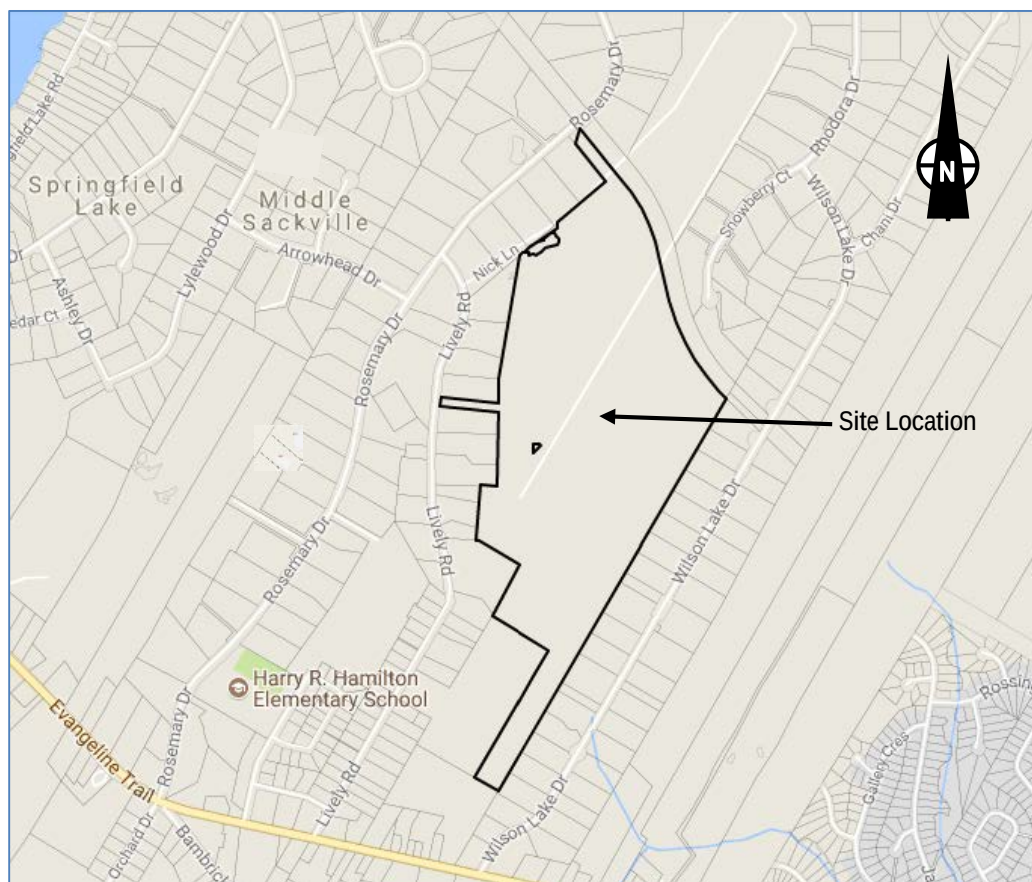
It should be noted that information and opinions in this report are based on the above-noted research and visual observations during a walkabout of the property on December 19, 2017. Sampling, testing or moving large objects is typically not included in the scope of work for a Phase I ESA. The subject property was partially snow covered at the time of the inspection.

3 PROPERTY DESCRIPTION

3.1 SITE DESCRIPTION

The current area of interest is identified as PID No. 41071069 Snowberry Court (Block E-1F) and is located in Middle Sackville, NS. The irregular-shaped property has a land area of approximately 37.79 hectares (93.38 acres). A property map and parcel information report from SNSMR (online) are provided in Appendix 1. Site photos are provided in Appendix 2. A site location map is presented below in Figure 3-1.

Figure 3-1. Site Location Map – PID No. 41071069 Snowberry Court, Middle Sackville, NS



The subject property is currently vacant. The property was in use as an auto racing facility from 1968 until the late-1980s. Two abandoned asphalt race tracks (a 1/3 mile oval and a portion of a 1/4 mile drag strip) are present on the property, along with concrete foundations for buildings associated with the former auto racing facility. Several fill piles are present throughout the site. The piles appear to be comprised of soil, grubbings, concrete and asphalt.

Access to the subject property is from Lively Road to the west and Nicks Lane to the northwest. The site is located in a residential area of Middle Sackville. Neighbouring properties consist of:

- Sackville Trenching and the Dexter Institute to the south;
- A commercial warehouse building to the west , on the east side of Lively Road;
- Vacant land (former drag strip staging area) to the north; and
- Residential dwellings on Lively Road and Rosemary Drive to the west, Wilson Lake Drive and Snowberry Court to the east.

The subject property is relatively flat on the north end, with a prominent slope to the southwest starting at the midpoint of the property. The southernmost section of the drag strip is elevated at least 8 meters from the surrounding grade. Regional topography slopes from northwest to the southeast toward the Sackville River. The subject property is currently unserved. The surrounding properties are serviced with private potable water wells and onsite septic systems; properties closer to Sackville Drive are serviced with municipal water and sewer systems supplied by Halifax Water. Electricity is provided to the area via overhead lines along the adjacent roadways.

3.2 GEOLOGY

Surficial geology mapping indicates that the native soils in this area are identified as glacial deposits known regionally as Lawrencetown Till. Typically, these soils are comprised of reddish brown, moderately compact clay till with minor sand and boulders. The thickness of the till unit varies from 2 to 5 metres.

The bedrock geology mapping of the area indicates that the site is underlain by Meguma Supergroup of Metasediments. The Cunard Formation of the Halifax Group underlies the property, and is described as black slate and metasilstone. These slates are typically sulphide bearing and, as such, should be tested to confirm the acid producing potential and sulphide content prior to any intended disturbance of this material. If it is determined that the Slate bedrock is 'sulphide bearing', disturbance must be in accordance with the *Nova Scotia Sulphide Bearing Material Disposal Regulations*.

4 BACKGROUND INVESTIGATION

At the outset of the project, a background study of the property was undertaken. The purpose of this work was to obtain information on previous land use activities and possible types of contamination or hazardous materials arising from past operational practices. Information collected has been based largely on a review of aerial photographs, deeds and survey plans.

A preliminary title search was conducted at the Registry of Deeds (online) where deeds and survey plans were reviewed. Aerial photographs for the years 1954, 1971, 1979, 1990, 1997

and 2007 were available for viewing and copies of the photographs for the years 1974, 1981, 1992 and 2003 are provided in Appendix 3. Google Earth aerial imagery from 2003 to 2017 (online) was reviewed; a copy of the 2017 aerial image is also provided in Appendix 3.

Fire insurance plans were reviewed at the Public Archives; however, none were available for the site.

4.1 PROPERTY OWNERSHIP

The subject property is currently owned by Armco Capital who acquired the subject property between 1997 and 2000. The subject property (Block E-1F) was created through various subdivisions and amalgamations between 1959 and 2004. The original parent parcel was primarily owned by L.M. Lively, under various business names until 1981. L.M. Lively operated the auto racing facility on the property. The site was then sold to various development companies between 1981 and the present.

4.2 HISTORICAL LAND USE

Historical land use observed in aerial photographs, survey plans, and Google Earth imagery is summarized in Table 4-2, below.

Table 4-1. Historical Land Use – PID No. 41071069 Snowberry Court, Middle Sackville, NS

DATE	SOURCE	
1959	Survey Plan	The subject site is listed as formerly owned by W.D. Hamilton, now L.M. Lively.
1964	Aerial Photograph	The subject site is tree covered and undeveloped. Lively Road, Woody's Lane and Stratmore Avenue are present and residentially developed.
1968	Survey Plan	The subject site is identified at Lot E on the plan titled "Land to be Acquired for Race Track" prepared for Doug Lively. The site is surrounded by properties owned by L.M. Lively.
1972	Survey Plan	Lot K is added to Lot E, which has also been amalgamated with Lots F and G.
1973	Aerial Photograph	Asphalt oval track and drag strip present on the subject site with associated parking, grandstands and observation towers. Auto scrap yard visible on north part of site. Commercial properties present on Lively Road to south of site. Earthworks/quarry activities observed on the north end of Lively Road.
1974	Aerial Photograph	Grandstands have been removed and a trailer is visible adjacent to the oval track. An additional tower has been constructed adjacent to the north end of the drag strip.
1978 - 1979	Survey Plan	Asphalt oval track and drag strip noted on the subject site. The parcel extends from "Old Windsor Highway" (Highway 1 – southwest of site) to the rail line (northeast of site) and on both sides of Lively Road. Properties to the southwest include residential development, Waverley Construction Company and a RCMP detachment.
1981	Aerial Photograph	Impounded water observed in the center of the oval track, in the former scrap yard and between the parking areas. A small shed is present on the southernmost part of the property. Vehicles no longer observed in the scrap yard area.

DATE	SOURCE	
1992	Aerial Photograph	Impounded water observed to the west of the southern part of the drag strip
1997	Aerial Photograph	No significant visible changes to the subject property or surrounding area.
2001 - 2003	Survey Plan	Subject site has been subdivided and the northeast half is listed as Phases 1, 2, 3 and 4 of the Berry Hills Subdivision.
2003	Aerial Photograph	Several areas of the drag strip and oval have piles of fill. The shed on the south part of the property is no longer present. Rosemary Drive, Rhodora Drive, Snowberry Court and Wilson Lake Drive have been constructed. Lively Road has been realigned to intersect with Rosemary Drive. Residential developments are present to the west on Nicks Lane, the northeast on Rosemary Drive, Rhodora Drive and Snowberry Court and Wilson Lake Drive to the east.
2004 - 2013	Google Earth	Fill storage ongoing at the subject site. Ongoing residential development on the surrounding properties.
2014 – 2017	Google Earth	No significant visible changes to the subject property or surrounding area.

5 SITE RECONNAISSANCE

Englobe conducted a site inspection on December 19, 2017 to visually inspect the site for the presence of potential environmental concerns such as petroleum storage tanks, surface soil staining, hazardous materials, chemicals and waste storage, and potential contamination from adjacent properties. During the site visit, access was provided to all areas of the subject property. The subject property was partially snow covered at the time of the inspection.

5.1 PETROLEUM STORAGE TANKS

At the time of the site inspection, no fuel oil storage tanks were observed. The property is currently vacant and no evidence of petroleum storage was observed at the site.

Since the mid-to late-1980's, NSE has documented and maintained environmental information on properties, including registration of petroleum storage tanks, in the *Environmental Registry*. Given that the subject property has been vacant since the 1980s, no request to NSE was made for the subject site as part of this assessment.

5.2 ASBESTOS

Asbestos has been used in many areas of building construction, such as insulating materials on walls, around ducts, in ceiling and floor tiles, on roof shingles and siding. Their use has been reduced since the late-1970s due to the hazards associated with inhalation of asbestos fibres.

Since the property is vacant and no potential sources of asbestos were observed during the site inspection by Englobe, asbestos-containing materials are not expected to be a concern for the subject property.

5.3 UFFI

UFFI was developed in the 1950s as an improved means of insulating difficult-to-reach cavities in house walls. It was typically made at a construction site from a mixture of urea-formaldehyde resin, a foaming agent and compressed air. When the mixture was injected into the wall, urea and formaldehyde united and "cured" into insulating foam plastic. During the 1970s, when concerns about energy efficiency led to efforts to improve home insulation in Canada, UFFI was widely used to retrofit existing houses. Most installations occurred between 1977 and its ban in Canada in 1980 due to the health concerns associated with exposure to the off-gassing chemicals.

As the site is vacant, UFFI is not expected to be a concern for the subject property.

5.4 PCBs

PCBs are normally associated with old transformers and fluorescent light ballasts. By 1979 Canadian regulations had banned the use of PCBs in the manufacturing of these items. In the future, power will be supplied to the site off the main NS Power lines located along the adjacent roadways.

Since the site is vacant and no PCB-containing equipment was noted on the site, PCBs are not expected to be a concern at the subject property.

5.5 LEAD

Lead is normally associated with old paints, weather flashing, old pipes and lead solder on copper pipes. By 1976, Canadian regulations had restricted the use of lead in interior paints to 0.5% by weight.

Given the site is vacant, we do not anticipate any sources of lead based paint or other lead containing materials at the subject property.

5.6 OZONE-DEPLETING SUBSTANCES

Chlorofluorocarbons (CFCs) are coolants that are typically found in air conditioning and refrigeration systems, and are ozone-depleting substances. No refrigerators or any other equipment suspected to have CFCs were observed on-site.

5.7 WASTE AND HAZARDOUS CHEMICAL STORAGE

Currently no solid wastes are being generated at the site.

No hazardous chemicals or wastes that require special handling are currently generated or stored on the property.

Piles of fill material containing soil, concrete, asphalt, grubbings and other material were observed on the drag strip, in the center of the oval track and along the roadways on the property. As the nature and origin of the fill material is unknown, we recommend a Phase II ESA be undertaken to assess the potential for environmental contamination related to the fill.

5.8 RADON

Radon is a colourless, odourless and radioactive gas that is naturally occurring. It is produced from the breakdown of uranium contained in soil and bedrock, which is slowly released into the surrounding soil. Geologic settings that typically contain more uranium and resulting radon gas are those comprised of granite and shale.

Radon gas typically collects in the lower parts of a building (i.e. basement) as it enters through the foundation of the structure. The entry points may include (but are not limited to), openings in the foundation for services, floor drains, foundation cracks and unsealed joints in the concrete foundation. Thus the amount of radon gas that enters a building depends on a variety of factors including the actual amount of radon available in the underlying soil (geologic setting) and the construction details of the building. Buildings without conventional foundations are often at greater risk. Since there are many factors that contribute to elevated radon gas concentrations, it is difficult to determine the amount of exposure without completing radon testing. No radon testing was conducted as part of the current assessment.

5.9 WATER AND SEWER

The surrounding area is currently serviced by private water wells and on-site septic systems; municipal water and sewer service provided by Halifax Water is present farther to the south. In the future, the property is expected to be serviced with municipal water and sewer infrastructure provided by Halifax Water.

A well log record for the subject property was uncovered during the background research. According to the log, a well was drilled on the property in 1968 for Drag City Speedway Ltd. The well was drilled to a depth of 305 feet below surface. No wells were observed on the property during the site visit. If the well is still present it should be decommissioned by a licensed well driller.

5.10 SURFACE STAINING

At the time of the site inspection, no surface staining was observed at the site. However, the site was partially snow covered at the time of the inspection.

5.11 POTENTIAL SOURCES OF OFF-SITE CONTAMINATION

Potential sources of off-site contamination may be migration of petroleum products or other chemicals from accidental leaks or spills on upgradient neighbouring properties. Neighbouring properties consist of:

- Sackville Trenching and the Dexter Institute to the south;

- A commercial warehouse building to the west on Lively Road;
- Undeveloped land (former drag strip staging area) to the north; and
- Residential properties on Lively Road and Rosemary Drive to the west, Wilson Lake Drive and Snowberry Court to the east.

In our opinion the potential for contamination from off-site sources does not merit additional investigation at this time.

6 CONCLUSIONS

Based on the information gathered and observations made during site reconnaissance, the assessment has revealed potential environmental concerns at the subject property.

A former auto scrapyard was observed in the northwest portion of the property in the 1973 and 1974 aerial photographs. Piles of fill material containing soil, concrete, asphalt, grubbings and other material were observed on the drag strip, in the center of the oval track and along the roadways on the property. We recommend a Phase II ESA be undertaken to assess the for potential environmental contamination related to the auto yard and fill material.

Some considerations to note with respect to future re-development of the site are outlined below.

A well log record for the subject property was uncovered during the background research for the property. According to the log, a well was drilled on the property in 1968 for Drag City Speedway Ltd. The well was drilled to a depth of 305 feet below surface. No wells were observed on the property during the site visit. If the well is still present it should be decommissioned by a licensed well driller.

Given the geologic mapping for the subject area, the site may be underlain by sulphide bearing Cunard Formation slate bedrock and, as such, any disturbance of the rock must be in accordance with the *Sulphide Bearing Material Disposal Regulations*. This could also have implications on future re-development of the site.

7 REPORT USE AND CONDITIONS

This report was prepared for the exclusive use of Armco Capital and is based on data and information obtained during a site visit by Englobe on the subject property; and is based solely upon the condition of the property on the date of such inspection, supplemented by information obtained and described herein.

The evaluation and conclusions contained in this report have been prepared in light of the expertise and experience of Englobe. In evaluating the property, Englobe has relied in good faith upon representation and information furnished by individuals noted in the report with



respect to operations and existing property conditions and the historic use of the property to the extent that they have not been contradicted by data obtained by other sources. Accordingly, Englobe accepts no responsibility for any deficiency or inaccuracy in this report as a result of omissions, misstatements or misrepresentations of the persons interviewed. In addition, Englobe will not accept liability for loss, injury, claim or damage arising from any use or reliance on this report as a result of misrepresentation or fraudulent information.

Environmental conditions are dynamic in nature and changing circumstances in the environment and in the use of the property can alter radically the conclusions and information contained herein.



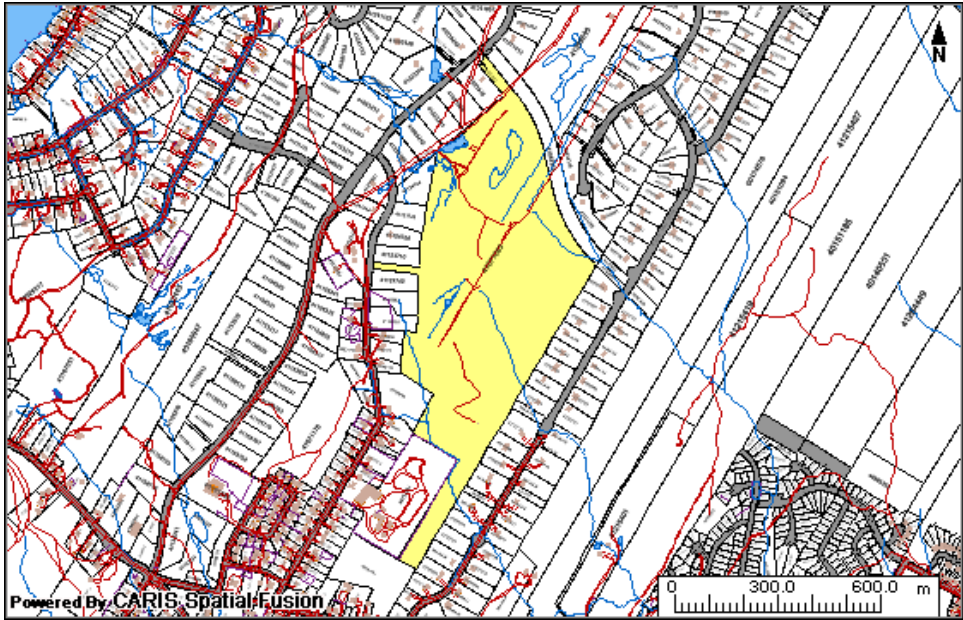
Appendix 1

Property Map, Parcel Information Report



Property Online Map

Date: Dec 12, 2017 8:44:21 AM



PID:	41071069	Owner:	ARMCO CAPITAL INC. ARMCO CAPITAL INC. ARMCO CAPITAL INC. ARMCO CAPITAL INC. ARMCO CAPITAL INC	AAN:	04110536
County:	HALIFAX COUNTY	Address:	SNOWBERRY COURT MIDDLE SACKVILLE	Value:	\$72,400 (2017 RESIDENTIAL TAXABLE)
LR Status:	LAND REGISTRATION				

The Provincial mapping is a graphical representation of property boundaries which approximate the size, configuration and location of parcels. Care has been taken to ensure the best possible quality, however, this map is not a land survey and is not intended to be used for legal descriptions or to calculate exact dimensions or area. The Provincial mapping is not conclusive as to the location, boundaries or extent of a parcel [*Land Registration Act* subsection 21(2)]. THIS IS NOT AN OFFICIAL RECORD.

Property Online version 2.0

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Search Provincial Map Bulletin Board Help

Property Details

PID	41071069	Parcel Type	STANDARD PARCEL	Status	ACTIVE
Area	93.38 ACRE(S)	Parcel Access	PUBLIC	Manag. Unit	MU0817
Lot		Created	Apr 05, 2002 12:00:00AM		
PDCA Status	APPROVED	Municipal Unit	HALIFAX REGIONAL MUNICIPALITY	Manner of Tenure	NOT APPLICABLE
LR Status	LAND REGISTRATION	LR Date	Apr 24, 2013 01:33:31PM		

Location	County	Primary Location	Source
SNOWBERRY COURT MIDDLE SACKVILLE	HALIFAX COUNTY	Yes	Assigned by Municipality

Comments

Assessment Account	Value	Tax District	Tax Ward	Tax Sub
04110536	\$72,400 (2017 RESIDENTIAL TAXABLE)	140	000	
View All Related PIDs History	Back to Results	Land Registration View	Parcel Archive View	Map View

Owner Name	Interest Holder Type	Qualifier	Province	Country
ARMCO CAPITAL INC.	FEE SIMPLE		NS	
ARMCO CAPITAL INC.	FEE SIMPLE		NS	
ARMCO CAPITAL INC.	FEE SIMPLE		NS	
ARMCO CAPITAL INC.	FEE SIMPLE		NS	
ARMCO CAPITAL INC.	FEE SIMPLE		NS	

Inst Type	Inst No	Year	Type	Book/Page	Registration System	Registration Date
Document	102878098	2013	SECT 43 - NOTICE OF REGISTRATION	Book 8123 Page 696	REGISTRY OF DEEDS	Apr 24, 2013
Document	93377803 View Doc	2009	CHANGE OF NAME		REGISTRY OF DEEDS	May 19, 2009
Document	2049 View Doc	2004	NOTICE OF PLAN OF SUBDIVISION	Book 7590 Page 441	REGISTRY OF DEEDS	Jan 16, 2004
Document	27657 View Doc	2003	NOTICE OF PLAN OF SUBDIVISION	Book 7397 Page 593	REGISTRY OF DEEDS	Jul 04, 2003
Document	26511 View Doc	2003	NOTICE OF PLAN OF SUBDIVISION	Book 7390 Page 553	REGISTRY OF DEEDS	Jun 30, 2003
Document	23561 View Doc	2003	AGREEMENT RE USE OF LAND	Book 7372 Page 531	REGISTRY OF DEEDS	Jun 12, 2003
Document	13757 View Doc	2003	NOTICE OF PLAN OF SUBDIVISION	Book 7316 Page 257	REGISTRY OF DEEDS	Apr 10, 2003
Document	34599 View Doc	2002	AGREEMENT RE USE OF LAND	Book 7128 Page 277	REGISTRY OF DEEDS	Aug 14, 2002
Document	25200 View Doc	2002	NOTICE OF PLAN OF SUBDIVISION	Book 7073 Page 937	REGISTRY OF DEEDS	Jun 24, 2002
Document	19300 View Doc	2001	EASEMENT/RIGHT OF WAY	Book 6776 Page 1014	REGISTRY OF DEEDS	Jun 12, 2001
Document	21347 View Doc	2000	DEED	Book 6593 Page 747	REGISTRY OF DEEDS	Jul 13, 2000
Document	14612 View Doc	1999	AGREEMENT RE USE OF LAND	Book 6381 Page 1176	REGISTRY OF DEEDS	May 12, 1999
Document	5223 View Doc	1997	DEED	Book 6010 Page 423	REGISTRY OF DEEDS	Feb 05, 1997
Document	5222 View Doc	1997	DEED	Book 6010 Page 412	REGISTRY OF DEEDS	Feb 05, 1997
Document	5221 View Doc	1997	ESTATE DEED	Book 6010 Page 401	REGISTRY OF DEEDS	Feb 05, 1997
Document	5220 View Doc	1997	DEED	Book 6010 Page 390	REGISTRY OF DEEDS	Feb 05, 1997

Inst Type	Inst No	Year	Type	Plan Name	Drawer Number	Registration Date
Plan	36192	2004	SUBDIVISION & AMALGAMATIONS	LOTS 600 - 604	399	Jan 16, 2004



Appendix 2 Site Photographs



Photo 1: View (facing southwest) of the former drag strip on the subject property. (December 19, 2017)



Photo 2: View (facing southwest) of portion of the oval track on the subject property. Note the grubblings to the left of the track (December 19, 2017)



Photo 3: View (facing north) of concrete debris observed on the property. Note the overgrown fill mounds behind the debris. (December 19, 2017)



Photo 4: View (facing east) of overgrown fill mounds on the drag strip. (December 19, 2017)



Photo 5: Derelict cars observed on the east side of the drag strip (facing south). (December 19, 2017)



Photo 6: Impounded water observed on the west side of the drag strip (facing west). (December 19, 2017)



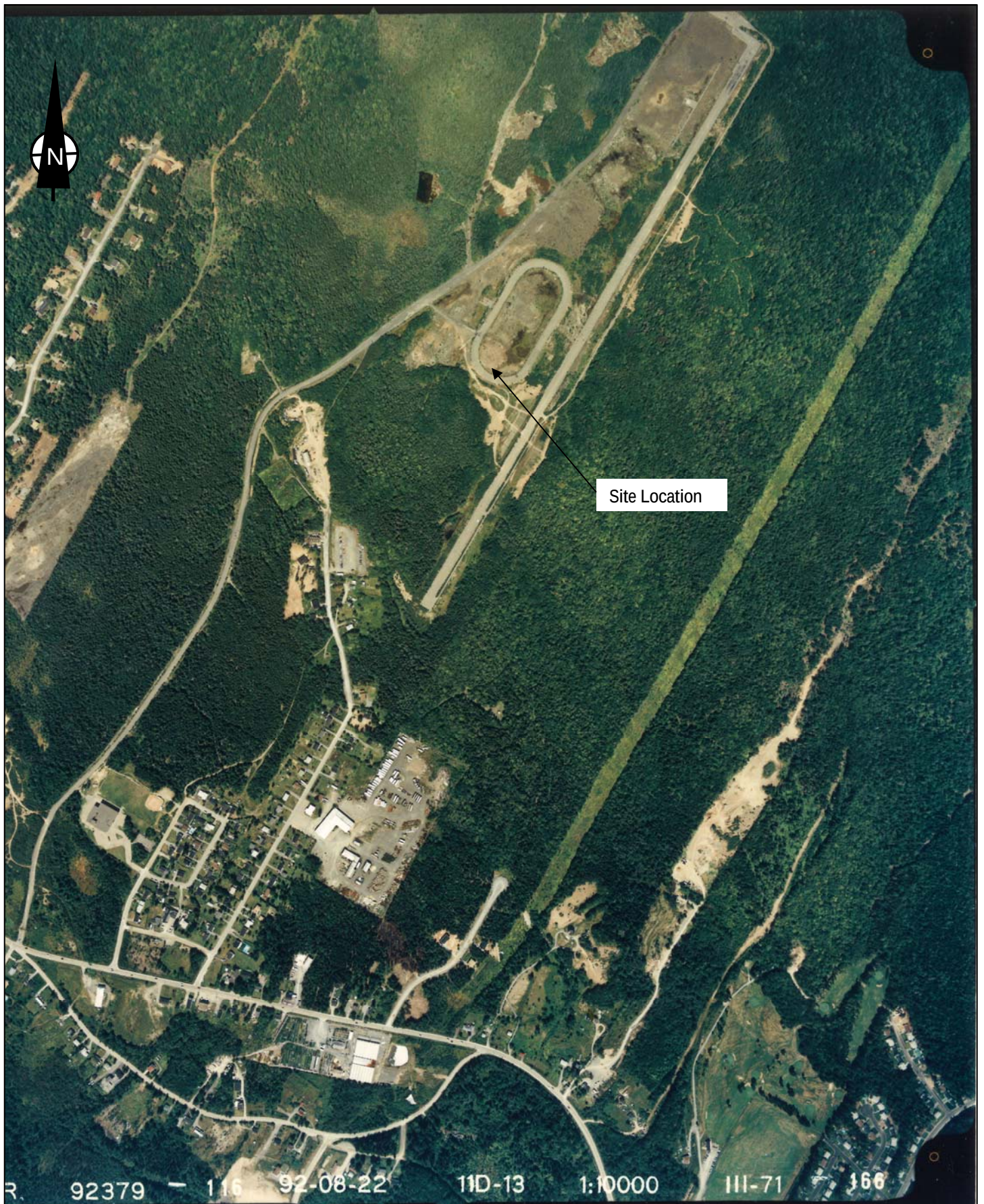
Appendix 3

Aerial Photographs

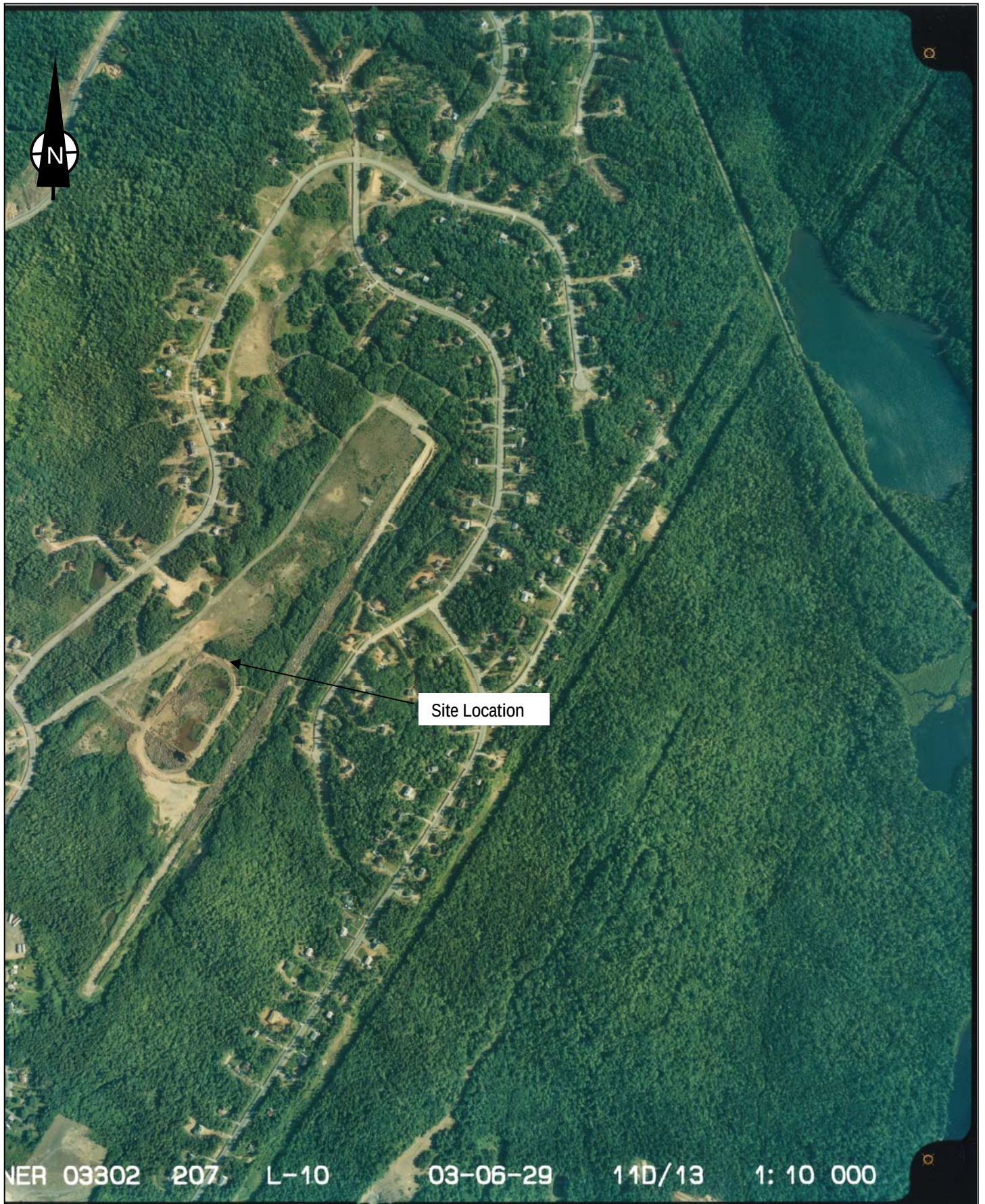


	Job No.: P-0013149-0-02-200 Date: January 2018 Scale (Approx.): 1:10,000	1974 - Aerial Photograph Phase I Environmental Site Assessment PID No. 41071069 Snowberry Court, Middle Sackville, NS	Plate 3-1
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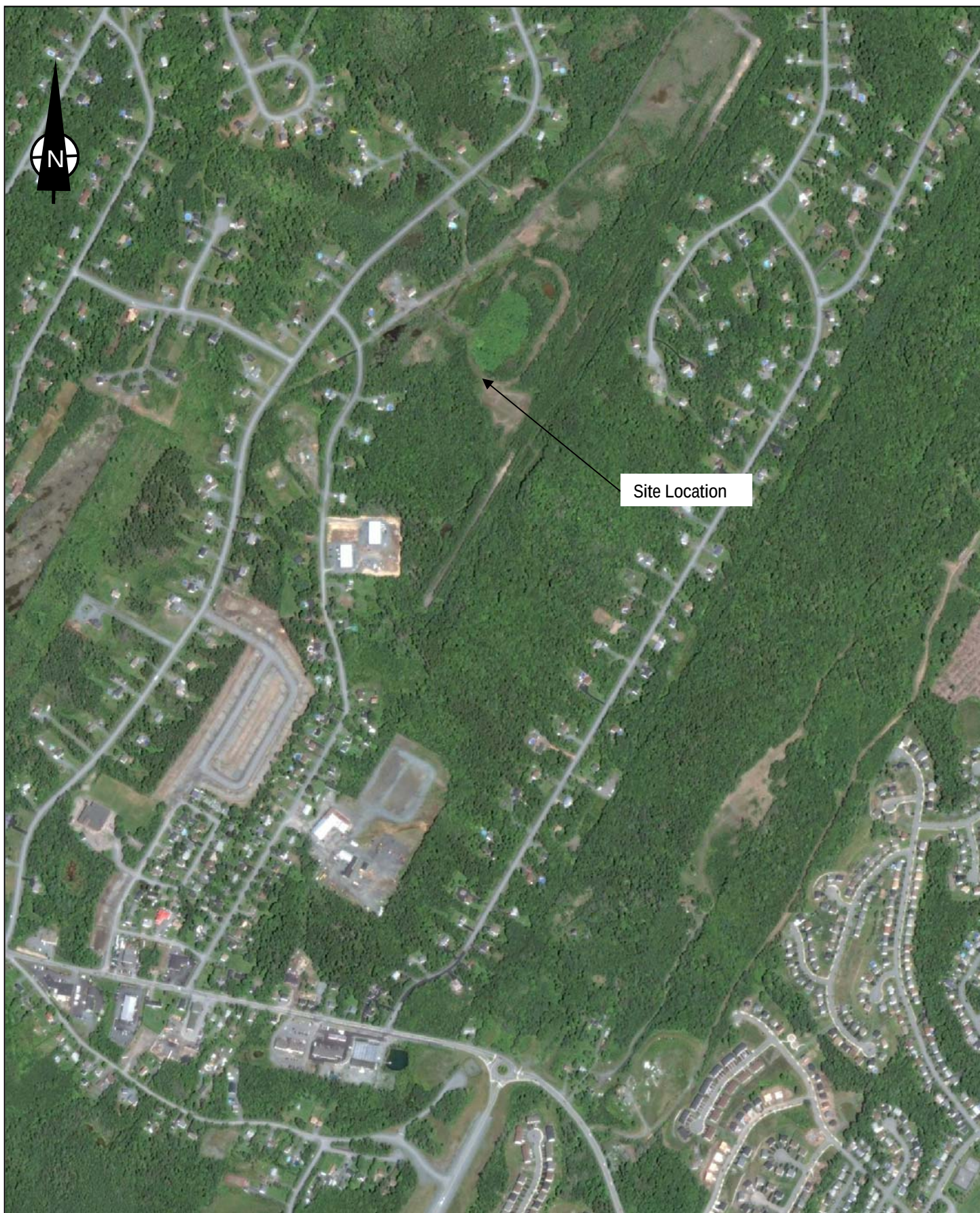
 Englobe	Job No.: P-0013149-0-02-200 Date: January 2018 Scale (Approx.): 1:10,000	1992 - Aerial Photograph Phase I Environmental Site Assessment PID No. 41071069 Snowberry Court, Middle Sackville, NS	Plate 3-3
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Job No.: P-0013149-0-02-200
Date: January 2018
Scale (Approx.): 1:10,000

2003 - Aerial Photograph
Phase I Environmental Site Assessment
PID No. 41071069 Snowberry Court, Middle Sackville, NS

Plate 3-4



 Englobe	Job No.: P-0013149-0-02-200 Date: January 2018 Scale (Approx.): NTS	2017 – Google Earth Image Phase I Environmental Site Assessment PID No. 41071069 Snowberry Court, Middle Sackville, NS	Plate 3-5
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