

SITE MANAGEMENT PLAN OPEN HOUSE EVENT HOUNSFIELD HEIGHTS - BRIAR HILL COMMUNITY 27 MAY 2014

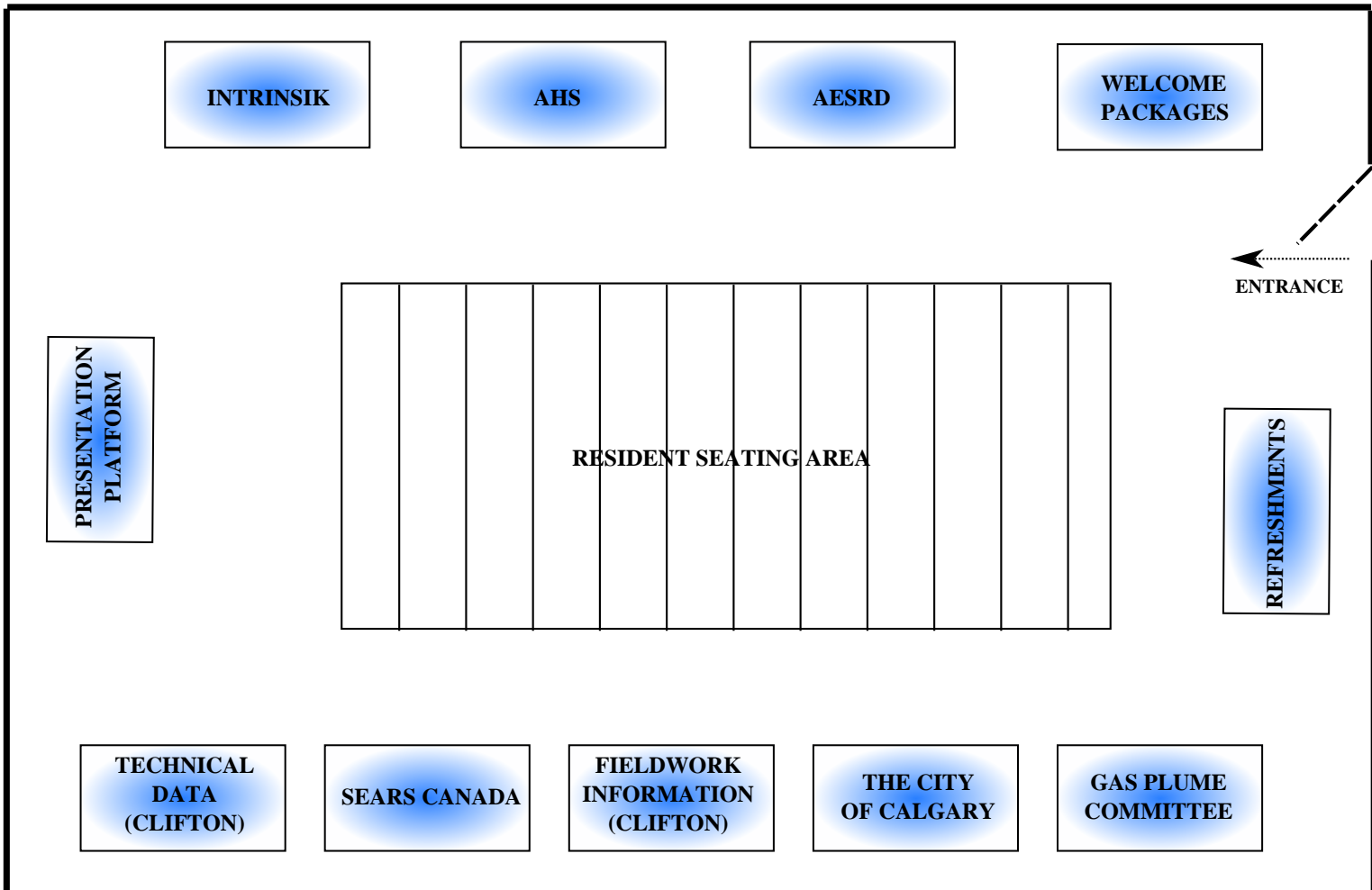
AGENDA:

INFORMATION PRESENTATION (7:00 PM - 7:30 PM)

- Mr. Stephen d'Abadie, E.I.T. (Clifton Associates Ltd.) - Introductions
- Mr. Greg Paliouras (Sears Canada Inc.) - Message to Residents
- Mr. Mark A. Lehar, P.Geo. (Clifton Associates Ltd.) - Site Environmental History
- Mr. Mark A. Lehar, P.Geo. (Clifton Associates Ltd.) - Introduction to the new Site Management Plan
- Mr. Stephen d'Abadie, E.I.T. (Clifton Associates Ltd.) - Closing Remarks

QUESTION AND ANSWER SESSION (7:30 PM - 9:00 PM)

Please, join Clifton Associates Ltd. and Sears Canada Inc. along with representatives from Alberta Health Services (AHS), Alberta Environment and Sustainable Resources Development (AESRD), the Hounsfeld Heights-Briar Hill Community Association Gas Plume Committee, the City of Calgary and Intrinsik in a question and answer session related to the new Site Management Plan (SMP). Each group will be able to discuss their roles and responsibilities associated with the new SMP at their respective stations, as seen in the Open House Stations Diagram, below:



Questionnaire

Dear Property Owner,

Thank you for allowing us to host the Open House event in your community. We are collecting background informations that will allow us to better interpret soil and groundwater analytical results in your community. If you would, please take a moment to answer the following questions. Property owners that do not respond at the Open House event will be contacted at a later date.

Contact Information:

Name: _____

Address: _____

Phone (Home): _____ Phone (Cell/Business): _____

E-mail: _____

How would you prefer to be contacted?	by Phone	by E-mail	by Mail	In Person	I do not wish to be contacted
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does your property feature any of the following?	Basement	Crawl Space	Sump Pump/Floor Drain	Visible Cracks at the Lowest Level (Floors, Wall/Floor Joint)	None of the mentioned
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Would you be willing to provide access to your property (when required) for:	Indoor Air Quality Sampling	Soil Sampling	Soil Vapour Sampling	Groundwater Monitoring Well Installation	I do not want to provide access to my property
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

QUICK COMMENTS CARD

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YOUR NAME (OPTIONAL) _____

I HAVE A QUESTION OR COMMENT:



Clifton Associates

SEARS Canada Inc.

YOUR NAME (OPTIONAL) _____

I HAVE A QUESTION OR COMMENT:



Clifton Associates

SEARS Canada Inc.

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Questions and Answers

1) Why is it taking so long to complete the remediation?

The remediation has taken a long time to complete due to the complexities of the site and the amount of data needed to undertake the work. If we consider the original underground fuel tanks as the primary source, then the secondary source is the soil around the tanks in the mall area that contains liquid. The Site Management Plan (SMP) for Hounsfield Heights was designed to first address the highest concentrations of secondary source liquid. Therefore, those soils were excavated in the area near the mall, a task which was completed over a few years.

Meanwhile, a health risk assessment (RA) was then completed for Hounsfield Heights. The RA determined that there was no health risk to the residents, due to the levels of clay and other materials that exist under the ground between the surface and the contamination area which prevents any rising to the surface.

Then, a dual phase vapour extraction (DPVE) (Dual phase refers to removal of liquid and vapour) system was constructed in Hounsfield Heights to remove liquid-phase hydrocarbons (LPH) in the neighbourhood over the course of approximately 3-5 years.

The DPVE system, now in its fourth year of operation, has led to the reduction of LPH to non-detectable levels.

Since this original SMP, Alberta Environment and Sustainable Resource Development (AESRD) have asked Sears to meet new guidelines. Therefore, we are starting additional work in the neighbourhood and informing residents of this tonight. To meet these requirements, we now need to gather additional data, which will require a new network of wells, continuing to use the DPVE.

The timeline may seem long, however sub-surface remediation can be extremely difficult in a dense urban area, due to the complexities involved in unknown conditions 20 - 25 feet below the surface and also due to the physical limitations at the surface.

2) Has the DPVE system been running continuously?

The DPVE system has been continuously operating since March 2014. During the previous three years of operation, the system underwent various maintenance, repairs, and modifications due to the hydrogeologic conditions at the site. This is normal, but it is only non-operational while maintenance and repairs are being performed.

The main purpose of the DPVE system was to remove subsurface LPH with an ancillary benefit of removing dissolved phase petroleum hydrocarbons. The project has successfully completed the removal of LPH from the subsurface to the point where LPH is not present in any of the Hounsfield Heights monitor wells.

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3) Are there any health risks to me or my family?

Based on the previous health risk assessment completed for the Site, there is no health risk. Although we have data and reports that support no risk to human health, we want to go a step further. Working with AESRD, we are conducting additional tests to further support the data that indicates there is no risk to human health. The new Updated SMP (2014) includes additional testing methods (air, for example) to help assure this.

4) Why hasn't Sears been more aggressive at remediating this site?

Upon discovery of the plume, remediation efforts by Sears have been taking place. Sears has actively been on site dedicating many resources to correcting the situation. Sub-surface remediation is not an exact science and although this has taken longer than we would have liked, Sears continues to take an active role in remediating the site.

5) Why has it taken so long to complete the new SMP?

The new Updated SMP (2014) for the Hounsfield Heights site is a document consisting of approximately 500 pages. It is intended to be a working document for a new phase of the remediation process. Due to changes in the regulations, what was once considered to be a satisfactory delineation of the contaminant plume is no longer the case. Additional investigation is required to complete the required delineation. Since additional work was already required, it was decided to move the investigation into a more detailed phase at the same time to see if the Site remediation could be accelerated with the gathering of more specific information.

Unfortunately, due to the size and complexity of the Site, and with so much information from over a decade of work, it takes time to re-evaluate the additional specific data needs required to facilitate this process. Planning and designing the appropriate data collection points to further the remedial goals in the Hounsfield Heights area, in cooperation with other parties such as AESRD, Alberta Health Services, the City of Calgary, and your own Gas Plume Committee that is a part of the Community Association, take considerable time.

6) Why is Sears installing a monitoring well between my sidewalk and the road?

Sears has found over the years that the monitoring wells installed in the roadway take excessive amounts of damage and require extensive repairs. Additionally, these wells may have their covers ripped off by traffic and snow plows, opening the well to the weather and other contaminants, thereby potentially compromising the data. The City of Calgary controls a land a certain distance from the road called the right of way (ROW). The ROW allows the City of Calgary, utility companies and others to work in an area prior to the property line of the homeowner. We are choosing to install the new monitoring wells in the ROW to avoid future damage to them and provide a more efficient network that can be located during the winter months with snow on the ground. This will allow us to accelerate future remediation.

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7) Why is Sears requesting to install a monitoring well in my yard?

Currently, the available information that we have developed for the Hounsfield Heights area has mainly been confined to City of Calgary streets. This leaves gaps in our data set. If we were to have permission to install a monitoring well in selected residential properties, we would be able to considerably define the plume in more detail, thereby reducing the time required for data gathering and allowing us to move more quickly into designing additional remedial options.

8) I'm afraid of a monitoring well pipe sticking up in my yard. Is there any danger?

The monitoring wells are designed to be “flush-mounted”, which means that they are flush with the surface of the ground and do not stick up. They are designed so that you can run a lawn mower over the top of them without a worry.

9) What about access to my yard? Fencing? Repairs?

Any Site access issues will be handled professionally by Sears, such that all yards will be restored to pre-existing conditions. Attempts will be made to minimize any damage to the yard up front through the use of rig matting to prevent tracking or ruts. Fence panels will be disassembled and repaired professionally. Yards and lawn repairs, if required, will also be handled professionally. All waste debris or soil will be promptly removed.

10) What happens to the remediation efforts if Sears changes ownership?

The changes regarding Sears Canada, announced last week in the media, are an ownership matter, not an operational matter. No matter what the makeup of the ownership of Sears, we expect the remediation efforts to continue as proposed in the Updated SMP (2014). Sears has an obligation to the current owners and potential new owners to disclose this information to ensure it can make available the necessary resources to see things through.

11) Where can I obtain copies of historical and future reports related to this project?

Currently, copies of historical reports can be obtained either from the Sears Gas Plume Committee or through the Alberta Environment Site Assessment Repository database (<http://www.environment.alberta.ca/01520.html>).