MUNICIPALITY OF THE DISTRICT OF BARRINGTON

REQUEST FOR PROPOSALS

FOR

MoDB RFP-1603 – Purchase and Use of Cape Sable Island Elementary School

June 2016

The Municipality of the District of Barrington
Request for Proposal Number MoDB RFP-1603

Purchase and Use of Cape Sable Island Elementary School

TABLE OF CONTENTS

The Municipality of the District of Barrington
Request for Proposal Number MoDB-1603

Purchase and Use of Cape Sable Island Elementary School

Sealed Request for Proposals addressed to:

Rob Frost
Chief Administrative Officer
Municipality of the District of Barrington
PO Box 100
2447 Hwy 3
Barrington, NS
B0W 1E0

marked MoDB RFP-1603 "RFP – Cape Sable Island Elementary School" will be received until 2:00 pm on August 15, 2016.

Proposals will be opened publicly at 2:15 pm on August 15, 2016, in the Conference Room, in the Administrative Centre located at 2447 Highway No. 3, Barrington NS

The Municipality of the District of Barrington
Request for Proposal Number MoDB-1603

Purchase and Use of Cape Sable Island Elementary School

1. GENERAL

1.1 The Municipality of the District of Barrington (MoDB) has declared the Cape Sable Island Elementary School surplus and will consider proposals from proponents for the purchase of the Cape Sable Island Elementary School. MoDB will dispose of the property in accordance with the Municipal Government Act.

MoDB is issuing this call for "Request for Proposals" for the purchase and use of the Cape Sable Island Elementary School. MoDB's objective is to attract a non-profit organization, or a private business that will develop the school for the greatest benefit of the community.

The preferred project will be consistent with current Rural Development Zones, with preference given to non-profit organizations providing a service to the entire community, or to private entities looking to provide residential housing options.

MoDB in no way warrants the suitability of the property for any particular use, past or current and irrespective of past or current zoning, whether or not the intended use is disclosed.

1.2 MoDB's intention is to either grant the property to a non-profit entity, or sell the property to a private entity as per the Municipal Government Act requirements, thereby eliminating all ownership and operating costs associated with the building.

In this RFP, the successful Proponent shall be referred to as "the proponent".

The successful proponent(s) will be responsible for obtaining any and all permits from all relevant authorities that may be a requirement for any proposed changes. The proponent is responsible for making themselves aware of all relevant zoning, building, and permit requirements and ensuring compliance with regulations.

A site visit will be conducted at the Cape Sable Island Elementary School on August 8, 2016 at 10:00am.

1.3 The Community

The Municipality of the District of Barrington is located in Shelburne County, Nova Scotia. The Municipality covers an area of approximately 632 square kilometers, ranging from the communities of Clyde River in the North East to Charlesville in the South West.

The population of MoDB is approximately 7000 residents.

1.4 The Property

The Cape Sable Island Elementary School is located at 1319 Highway 330, Centreville, Shelburne County, Nova Scotia. This location is on Cape Sable Island, which is connected to the mainland by the Cape Sable Island Causeway.
PID# 82571936.

The total property area included in this RFP is 4.13 acres as per map attached.

This school was built in 1968, and was transferred to MoDB in 2014 when the Tri-County Regional School Board deemed this building to be surplus to their needs.

Any wells located on the Property at time of purchase are in no way represented or warranted to be suitable for use, including but not only residential, agricultural, commercial or industrial.

The Property is offered for proposals for purchase strictly in "as is" condition. Proponents are also solely responsible to satisfy themselves as to the suitability of the property for their intended or potential future use.

Attached is information regarding the clean up of a small oil spill that occurred in 2010, as well as an asbestos audit completed by the Southwest Regional School Board in 1999. (Appendix A and B)

Neither the MoDB or others who performed or participated in assessment or remediation of the Property can or do in any way warrant that work, nor warrant against undiscovered contamination on the Property. MoDB makes no representation or warranties with regard to the condition of the property or its suitability for any particular purpose. In particular, but not limited to, MoDB makes no representation with regard to the environmental condition of the property or the existence of any hazardous materials that might be located on or about the property. The successful proponent and

purchaser of the Property will be deemed to accept any and all risks of ownership, including any limitations for future use.

The Municipality does not accept any liability for any costs, expenses or losses occasioned by condition or use of the Property after sale, however arising.

1.5 The Building

MoDB makes no representation or warranties with regard to the condition of the building or suitability for any particular purpose. In particular, but not limited to, MoDB makes no representation with regard to the environmental condition of the building or the existence of any hazardous materials that might be located in or about the building. It shall be the sole responsibility of the proponent to satisfy itself with regard to the condition of the building and MoDB will endeavour to accommodate any request from the proponent for access to the property to inspect the building.

The proponent shall satisfy themselves as to National Building Code requirements for any proposed use.

1.6 Zoning

The current zoning on the property is Rural Development.

2.0 Submission Guidelines

Proponents are expected to respond to all of the components in the following Submission Components section and to include, in the submission, the response instructions/questions as provided in that section.

If a given question is not applicable to your proposal, simply enter "not applicable" as your response.

MoDB reserves the right to reject any proposal according to its sole and unfettered discretion including any proposal that is incomplete and/or does not follow the format outlined.

2.1 Submission Components

Proponent information

a) Name, mailing address, phone number, and email address of organization submitting Proposal.

b) Name and title of contact person for organization, including phone number(s) and email address.

Proposed Use. All proposals should include:

a) A business plan or at a minimum plan of use statement

b) Demonstrated financial stability

c) Positive economic and/or social impact on the municipality must be indicated

d) The project must add value to the community

e) Performance and time milestones must be indicated

f) Any conditions on which the purchase would be subject to.

3.0 General Evaluation Process

Based on the evaluation of submissions received, a short list may be determined and those proponents selected may be invited to present their proposal to MoDB. The purpose of the presentation would be to clarify, confirm and reinforce the written proposal and may result in adjustment to the initial evaluation scores.

Based on a review of the submissions and/ or presentations, MoDB may select a preferred proponent with whom MoDB may enter into negotiations to further refine a development and operation proposal and/ or negotiate a purchase and sale agreement.

MoDB may define a fixed period of time to negotiate a final selling price. If agreements are not reached within this period, negotiations may be terminated at the Municipality's sole option in writing and MoDB may elect to negotiate with other proponents in the order of their evaluation scores.

Proponent will be required to enter into a subsequent Purchase and Sale Agreement upon award of the Proposal by Council.

3.1 Evaluation of Proposals

In submitting the proposal, the proponent recognizes MoDB has the right to reject any or all proposals or to accept any proposal, or portion thereof, deemed to be in its best interest.

All responses will be evaluated by staff with a recommendation being made to Council. Municipal Council shall have sole and final authority over selection of the successful proponent. The transfer of this property will be subject to a public hearing of council.

3.2 Representations & Advice

MoDB, its' employees, agents and officials cannot counsel, advise or inform any proponent about the Property, nor the content of any proposal, except as provided by these instructions. No information, instruction or representation, except as provided within or in accordance with these instructions shall be binding on the Municipality.

4.0 Conditions

It is the responsibility of the proponent to review this document and any attachments included regarding this property that have been made available for background purposes only and on an Without Prejudice basis. No representation is made or implied for any reports or materials as to their accuracy, completeness or thoroughness. The proponent shall be responsible to inspect the property, its contents and systems, and to accept the property and building contained thereon "as is". In submitting a response to the RFP, the proponents acknowledge that they are not relying on MoDB about the condition of the property and will make their own investigations on the condition of the property or its suitability for development. As a condition of submitting a proposal, the proponent specifically acknowledges that they have no claim against the MoDB, or its employees as a result of the condition of the property.

An agreement of purchase and sale will be presented to the successful proponent to confirm the accepted terms of sale. The successful proponent will be obligated to execute a written agreement prior to proceeding with the sale. Unless otherwise agreed by both parties, the proponent's "Mandatory Submissions" shall be and become terms of the sale along with the terms and conditions of this Request For Proposals .

MoDB reserves the right to:

- Accept or reject any proposal whatsoever on whatever basis the MoDB deems fit in its complete and unfettered discretion and regardless of the aforementioned criteria;
- To consider proposals whatsoever including non-conforming proposals and to give additional time to any individual proponent if MoDB deems it to be in MoDB's best interest to do so;
- To terminate the Call for Request for Proposals process without choosing a proponent;
- To negotiate with any proponent that the Municipality wishes to in its unfettered discretion; and
- To cancel this Call for Request for Proposals at any time, before or after the Deadline for Submissions

MoDB reserves the right to request further information from any, or all, proponents.

5.0 Scoring Criteria

5.1 Proposals will be evaluated based on the following criteria:

Minimum Standard	-	10%
Community Service	-	25%
Inclusion	-	25%
Quality of Service	-	15%
Other Considerations	-	10%
Cost/Price	-	15%

100% total weighted score

The proposals will be evaluated by representatives of the Municipality of the District of Barrington in their sole discretion. All responses will be evaluated by staff with a recommendation being made to Council. Municipal Council shall have sole and final authority over selection of the successful proponent.

5.2 Definitions of Criteria

Minimum Standard – has the proposal provided all requested information
Community Standard – how will the proposal provide a service to the MoDB citizens
Inclusion – what percentage of the population of the MoDB will benefit from the

proposal (ie. Youth, seniors, special interest groups, etc...)
Quality of Service – has the proponent successfully completed similar projects, or has the proponent provided similar proposed service to the community in the past
Other considerations – this will include the validity of the plan, understanding of the property in question, and other considerations
Cost/ Price – the amount being offered for the property, as well as the direct affect to MoDB from future potential tax revenue

REQUEST FOR PROPOSALS SUBMISSION FORM

The Municipality of the District of Barrington
Request for Proposal Number MoDB RFP-1603

Purchase and Use of Cape Sable Island Elementary School

BUSINESS NAME: _____

BUSINESS ADDRESS: _____

_____

MAILING ADDRESS: _____

_____

TELEPHONE NUMBER: _____

FAX NUMBER: _____

EMAIL ADDRESS: _____

CONTACT PERSON: _____

SIGNATURE OF PROPONENT: _____

Checklist:

- ☐ Completed Submission Form
- ☐ Business plan, or plan of intended use
- ☐ Demonstrated financial stability/ability
- ☐ Demonstrated positive economic and/or social impact on MoDB
- ☐ Demonstrated additional value for the community
- ☐ Demonstrated performance and time milestones
- ☐ Any conditions on purchase and sale as requested by proponent

APPENDIX

A

Pinchin LeBlanc
ENVIRONMENTAL LTD.

ASBESTOS AUDIT
CAPE SABLE ISLAND ELEMENTARY SCHOOL (651)
CENTREVILLE, NOVA SCOTIA

Prepared for:

Southwest Regional School Board
69 Wentzell Drive
PO Box 380
Bridgewater, Nova Scotia
B4V 2W9

Pinchin LeBlanc Project 01-1578

July, 1999

300 Prince Albert Road, Suite 120, Dartmouth, Nova Scotia B2Y 4J2 (902) 461-9999 Fax: (902) 461-9932
• Saint John, New Brunswick • St. John's, Newfoundland •

TABLE OF CONTENTS

APPENDICES

1.0 INTRODUCTION

Pinchin LeBlanc Environmental Ltd. was retained by the Southwest Regional School Board to conduct audits of various schools, including Cape Sable Island Elementary School, located in Centreville, Nova Scotia for asbestos-containing materials (ACM).

The scope of work for the audits was to conduct general inspections of specific schools to identify any obvious and immediate hazards that may exist due to exposure to asbestos-containing materials (ACM) within the schools. The purpose of the inspections was to identify materials most likely to contain asbestos and to evaluate the degree of hazard to the occupants of the school during a typical school day.

The following report presents an investigation of condition, location, and type of ACM present in the subject building. The information in this report is provided in detail in the Building/Environmental Management System software that has been provided to the Board. This report should be read in conjunction with the Overview Report prepared by Pinchin LeBlanc Environmental, issued in July of 1999. The Overview Report contains information regarding regulatory requirements, survey scope, survey methodology and survey limitations.

As most regulations distinguish between friable[1] and non-friable[2] materials when assigning appropriate work practices, the asbestos building materials survey conducted included both friable and common non-friable ACM.

[1]The term friable is applied to a material that can be readily reduced to dust or powder by hand or moderate pressure. Friable ACM has a much greater potential to release airborne asbestos fibres when disturbed. The most common friable ACM used in the past are sprayed or trowelled materials (for fireproofing or thermal insulation), texture plaster (decorative or acoustic), and mechanical insulations.

[2]Common non-friable ACM include vinyl floor tiles, gasket materials, asbestos cement pipe or board (transite), and asbestos textiles. Although a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable.

2.0 ACTION LEVELS

The following Action Levels have been developed for recommended remedial work (if any) specifically for this project. The Action Levels 1,2,3 are described below, along with a recommended action timeframe. Surveyors may assign more stringent actions in the field due to specific site conditions. The Priority Matrix and Basis for Recommendations utilized throughout the audits are discussed in detail in the Overview Report.

Action Level	Description	Action Timeframe
1	Asbestos products/materials that exhibit a HIGH exposure potential to building occupants due to condition and/or location. Remedial work is recommended based on the condition of the material(s) and the potential for access of the materials during routine occupant activity or building maintenance operations. (i.e. damaged accessible mechanical insulation, fallen asbestos debris etc.)	IMMEDIATE
2	Asbestos products/materials that exhibit a MODERATE exposure potential to building occupants due to condition and/or location. Generally the potential for access to these materials would be limited to building maintenance operations, although if not addressed the potential to affect occupied areas of the school exists. (i.e. concealed damaged mechanical insulation, ceiling tiles)	EARLIEST CONVENIENCE
3	Asbestos products/materials that exhibit a LOW exposure potential due to limited access or condition. Including non-friable materials, and materials in good condition. (i.e. mechanical insulations in good condition, vinyl floor tiles, asbestos cement products)	NO ACTION REQUIRED (Maintain Surveillance And Management Program)

3.0 SURVEY INFORMATION

SURVEY DATE: June 3, 1999

SURVEYORS: Jason Stapleton
Bryan Guindon

4.0 RESULTS OF SAMPLE ANALYSIS

A total of thirteen (13) bulk samples were collected and submitted for asbestos content analysis at the Pinchin LeBlanc Environmental laboratory. The results of these analyses are presented in tabular form below, and a laboratory report is attached as Appendix I.

4.1 Asbestos Sample Summary Table

BULK ASBESTOS SAMPLE SUMMARY TABLE
CAPE SABLE ISLAND ELEMENTARY SCHOOL (651)

Sample No.	Description	Asbestos
651-01	Boiler Room – Ceiling Plaster	None Detected
651-02	Boiler Room – Wall Plaster	None Detected
651-03	Boiler Room – Parging Cement Pipe Elbow	Chrysotile 50-75%
651-04	Boiler Room – Cold Water Line Layered Paper Pipe Insulation	None Detected
651-05	Hallways – 9"x9" Green Floor Tile	Chrysotile 1-5%
651-06	Hallways – 9"x9" White Floor Tile	Chrysotile 1-5%
651-07	Classroom - 9"x9" Beige Vinyl Tile	Chrysotile 1-5%
651-08	Men's Washroom – 12"x12" Brown Floor Tile	None Detected
651-09	Hallways – AT-01 2'x2' Lay-in Ceiling Tile, Hole Pattern	None Detected
651-10	Library – Drywall Compound	None Detected
651-11	Gymnasium - 12"x12" White w/ Grey Speck Floor Tile	None Detected
651-12	Kitchen – Beige Vinyl Sheet Flooring	None Detected
651-13	Kitchen AT-02, 2'x2' Lay-in Ceiling Tile, Fissure and Hole Pattern	None Detected

Note that current provincial regulations classify materials which contain >1% asbestos by volume as asbestos-containing. Materials which contain trace amounts of asbestos (<1% by volume) are considered by Health Canada to have asbestos as a "minor component".

5.0 FINDINGS

The ACM found during this survey is discussed below. Detailed information regarding specific conditions, locations, and recommendations for all asbestos materials is contained in the computerized Building/Environmental Management System software.

.1 Sprayed or Trowelled Fireproofing or Thermal Insulation

No sprayed or trowelled fireproofing or thermal insulation was observed.

.2 Texture Finishes

No texture finishes were observed.

.3 Mechanical Insulation

Accessible piping straight sections throughout the school are insulated with non-asbestos fibreglass insulation, or are not insulated.

Accessible pipe elbows and fittings throughout the school are insulated with a grey parging cement that contains 50-75% chrysotile asbestos (sample 651-03). The parging cement elbows and fittings are generally concealed by the lay-in ceilings, and the majority are in GOOD condition. Minor quantities of pipe elbows and fittings are in FAIR condition. ACM fittings in FAIR condition are assigned an Action Level 2 as they are not generally accessible; items in GOOD condition are assigned an Action Level 3.

Asbestos-containing pipe elbows and fittings are present in the Boiler Room in GOOD, FAIR and POOR condition. FAIR and POOR condition items are assigned an Action Level 2, and GOOD condition items are assigned an Action Level 3.

Sampling of layered paper pipe insulation on cold water lines in the Boiler Room did not detect the presence of asbestos within this insulation (sample 651-04).

The computerized Building/Environmental Management System contains information

regarding the location, condition and other details regarding all asbestos-containing items.

.4 Acoustic Ceiling Tiles

No asbestos-containing ceiling tiles were identified.

Sampling of the two (2) visually distinctive ceiling tile types consisting of 2'x2' lay-in tiles identified by a hole pattern (AT-01), and a fissure and hole pattern (AT-02), did not indicate the presence of asbestos within these products (samples 651-09, 13).

.5 Plaster and Drywall Compound

Sampling of plaster finishes in the Boiler Room did not detect the presence of asbestos within the material (sample 651-01, 02).

Sampling of drywall compound did not detect the presence of asbestos within the material (sample 651-10).

.6 Asbestos Cement Products

Asbestos cement panels (commonly referred to as Transite) are present as soffit, overhang and fascia boards at the building exterior. Transite typically contains 10-25% chrysotile asbestos, and is considered a non-friable asbestos product. The Transite panels are in GOOD condition, and are assigned an Action Level 3.

.7 Vinyl Floor Tiles

Representative sampling of vinyl floor tiles throughout the school indicates the presence of 1-5% chrysotile asbestos within vinyl floor tiles, by the PLM Method (samples 651-05, 06, 07). The identified vinyl asbestos floor tiles (VAT) are described as:

9"	Green	9"	White
9"	Beige		

All floor tiles should be considered VAT unless specific sampling indicates otherwise. Non-friable VAT is assigned an Action Level 3.

Brown floor tiles and white with grey speck floor tiles, 12" in size, were sampled and no asbestos was detected within these products, by the PLM Method (samples 651-08, 11).

.8 Vinyl Sheet Flooring

Sampling of beige vinyl sheet flooring in the Kitchen did not detect the presence of asbestos within this flooring product (sample 651-12).

.9 Other Asbestos-Containing Products

No other suspect asbestos–containing products were observed.

.10 Suspect Asbestos Containing Materials

In addition to the asbestos-containing materials (ACM) described above, a number of other materials may be present in the building that are potentially asbestos-containing. These materials are grouped under the heading of Suspect ACM (random sampling, the need for dismantling equipment, and the lack of access, limit our ability to determine the asbestos content). As the presence of asbestos is suspected, these materials will require additional sampling to determine the asbestos content prior to building demolition or renovations that are likely to disturb them.

Suspect ACM include:

a) Materials which are not accessible and/or can not be sampled without demolition, dismantling or causing irreparable damage include: Boilers, pressure vessels, incinerators, components or wiring within motors or lights, high voltage wiring, mechanical packing and gaskets, underground services or piping, roofing felts and mastics, exterior fascias and soffits, flooring products under carpet, and materials located inside electrical fixtures or switch gear, transformers etc.

b) Materials with a historically, but random, asbestos content include: plaster finishes, drywall joint filling compound, fire-doors, window caulking, concrete levelling compound. (Details regarding the specific use of these materials is available in the Overview Report).

The asbestos sample numbers referenced above are taken from the Bulk Analysis Report in Appendix I. Refer to the Environmental Management System software for detailed information, and recommendations on all materials.

6.0 ACTION SUMMARY

No Action Level 1 items are present. Recommended Action Level 2 items have been summarized in tabular form below.

Action	Location/Description	Fair	Poor	Units	Notes
2	Floor 1 Corridor Near Offices – Pipe Fittings	10		EA	Above Ceiling
2	Boiler Room – Pipe Fittings	3	2	EA	

Units: SF – Square Feet LF – Linear Feet EA – Each (Elbows/Fittings, individual units)
All quantities are estimates only and may vary when compared to actual site takeoffs.
This table only provides estimated quantities of materials and items assigned an Action Level of 1-2. (i.e. GOOD condition materials and non-friable materials assigned Action Level 3 are not included – refer to Environmental Database Software System).

It is generally recommended that FAIR and POOR condition items assigned an Action Level 2, at a minimum, be repaired. The removal of Action Level 2 items would negate the requirement for future management of those items and would eliminate the potential for recurring damage.

7.0 RECOMMENDATIONS

1. The implementation of an Asbestos Management Programme is required due to the presence of asbestos. A discussion of the criteria for an Asbestos Management Programme is found in the Overview Report. The Management Programme provides the framework for the safe and effective management of asbestos in buildings, and addresses items such as responsibilities, notification requirements, prioritizing of remedial work and effective record keeping.

2. Use appropriate asbestos work procedures (Glove Bag or Type 2) to remove and/or repair damaged mechanical insulations (pipe elbow/fitting parging cement) in FAIR and POOR condition assigned Action Levels of 2.

3. Use Type 1 procedures for any work involving the disturbance of non-friable asbestos products such as vinyl asbestos floor tile, and Transite.

4. It is recommended that prior to any major alteration, renovation or demolition that cannot be performed without disturbing asbestos-containing materials (ACM) that the ACM be removed.

5. Develop plans and specifications for the safe removal and handling of all asbestos-containing materials.

Scott McCarthy
Projects Manager/Senior Consultant
Pinchin LeBlanc Environmental Ltd.

Jason Stapleton
Environmental Technician
Pinchin LeBlanc Environmental Ltd.

APPENDIX I

RESULTS OF BULK SAMPLE ANALYSIS FOR ASBESTOS

Pinchin LeBlanc
ENVIRONMENTAL LTD.

ANALYSIS OF BULK SAMPLES FOR ASBESTOS CONTENT BY POLARIZED LIGHT MICROSCOPY AND DISPERSION STAINING

PROJECT NAME:	Cape Sable Island Elementary School #651 South Western Regional School Board
PROJECT NO.:	01-1578
LAB REFERENCE NO.:	Db1790-1999
DATE:	July 6, 1999

Thirteen samples were submitted for determination of their asbestos content by Polarized Light Microscopy and Dispersion Staining.

Sample preparation and analytical procedures are in compliance with the Code for the Determination of Asbestos from Bulk Insulation Samples, dated the 23rd of August, 1985 and issued by the Occupational Health and Safety Division of the Ontario Ministry of Labour, and U.S. EPA Method 600/R-93/116 dated July, 1993. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the volume percentage of asbestos present. The lower limit of reliable quantitation is estimated to be 0.1%. A reported concentration of <0.1% indicates the presence of confirmed asbestos in trace quantities limited to only a few fibres or fibre bundles in an entire sample. Multiple phases within a sample are analyzed separately. A total of fourteen analyses were performed.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

This test relates only to the items tested. The results are presented in the attached table.

PINCHIN LEBLANC
ENVIRONMENTAL LTD.

PADDLER'S COVE
300 PRINCE ALBERT ROAD
SUITE 120
DARTMOUTH, N.S.
B2Y 4J2

BULK SAMPLE ANALYSIS

PROJECT NAME: Cape Sable Island Elementary #651
South Western Regional School Board

PREPARED FOR: S. McCarthy
Pinchin LeBlanc Environmental Ltd.

LAB REFERENCE No: Db1790 - 1999

DATE: June 29, 1999

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE) ASBESTOS	OTHER	COMMENTS
1578-651-001 Ceiling Plaster, Boiler Room, Location 01	Homogeneous, beige, hard, cementitious material.	None Detected	Non-fibrous Material >75%	
1578-651-002 Wall Plaster, Boiler Room, Location 01	Homogeneous, beige, hard, cementitious material.	None Detected	Non-fibrous Material >75%	
1578-651-003 Parging cement Elbow, Boiler Room, Location 01	Homogeneous, grey, soft, cementitious material.	Chrysotile 50-75%	Non-fibrous Material 25-50%	
1578-651-004 Cold Water Lines Paper Insulation, Boiler Room, Location 01	2 Phases: a) Homogeneous, brown, layered paper.	None Detected	Cellulose >75% Non-fibrous Material 1-5%	
	b) Homogeneous, black, tar impregnated paper.	None Detected	Cellulose 50-75% Tar and Other Non-fibrous Material 25-50%	

ANALYST: Kathy Connolly

PINCHIN LEBLANC
ENVIRONMENTAL LTD.

PADDLER'S COVE
300 PRINCE ALBERT ROAD
SUITE 120
DARTMOUTH, N.S.
B2Y 4J2

BULK SAMPLE ANALYSIS

PROJECT NAME: Cape Sable Island Elementary #651
South Western Regional School Board

PREPARED FOR: S. McCarthy
Pinchin LeBlanc Environmental Ltd.

LAB REFERENCE No: Db1790 - 1999

DATE: June 29, 1999

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE) ASBESTOS		OTHER		COMMENTS
1578-651-005 9"x9", Green Vinyl Floor Tile, Hallway, Location 02	Homogeneous, olive green, consolidated material.	Chrysotile	1-5%	Non-fibrous Material	>75%	*Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method, therefore the estimated percentage of asbestos in this sample should be treated as a minimum value only. A more reliable estimate of asbestos content may be obtained by analysis by Transmission Electron Microscopy (TEM).
1578-651-006 9"x9", White Vinyl Floor Tile, Hallway, Location 02	Homogeneous, off-white, consolidated material.	Chrysotile	1-5%	Non-fibrous Material	>75%	*See Comment Sample 1578-651-005.
1578-651-007 9"x9", Beige Vinyl Floor Tile, Location 02	Homogeneous, light beige, consolidated material.	Chrysotile	1-5%	Non-fibrous Material	>75%	*See Comment Sample 1578-651-005.

ANALYST: Kathy Coughlan

PINCHIN LEBLANC
ENVIRONMENTAL LTD.

PADDLER'S COVE
300 PRINCE ALBERT ROAD
SUITE 120
DARTMOUTH, N.S.
B2Y 4J2

BULK SAMPLE ANALYSIS

PROJECT NAME: Cape Sable Island Elementary #651
South Western Regional School Board

PREPARED FOR: S. McCarthy
Pinchin LeBlanc Environmental Ltd.

LAB REFERENCE No: Db1790 - 1999

DATE: June 29, 1999

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)		COMMENTS
		ASBESTOS	OTHER	
1578-651-008 12"x12", Brown Vinyl Floor Tile, Men's Washroom, Location 02	Homogeneous, beige, consolidated material.	None Detected	Synthetic Fibres 1-5% Cellulose 1-5% Non-fibrous Material >75%	+Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is recommended.
1578-651-009 2'x2', AT-01 Hole Pattern Ceiling Tile, Hallway, Location 02	Homogeneous, beige, layered, compressed, fibrous material.	None Detected	Mineral Wool 50-75% Cellulose 25-50% Non-fibrous Material 5-10%	
1578-651-010 Drywall Joint Fill Compound, Library, Location 03	Homogeneous, off-white, hard, cementitious material.	None Detected	Non-fibrous Material >75%	
1578-651-011 12"x12", White With Grey Speck Vinyl Floor Tile, Location 04	Homogeneous, white, consolidated material.	None Detected	Non-fibrous Material >75%	+See Comment Sample 1578-651-008.
1578-651-012 Vinyl Sheet Flooring, Location 04	Homogeneous, beige, consolidated material.	None Detected	Cellulose 10-25% Non-fibrous Material >75%	

ANALYST: Kathy Cowan

PINCHIN LEBLANC
ENVIRONMENTAL LTD.

PADDLER'S COVE
300 PRINCE ALBERT ROAD
SUITE 120
DARTMOUTH, N.S.
B2Y 4J2

BULK SAMPLE ANALYSIS

PROJECT NAME: Cape Sable Island Elementary #651
South Western Regional School Board

PREPARED FOR: S. McCarthy
Pinchin LeBlanc Environmental Ltd.

LAB REFERENCE No: Db1790 - 1999

DATE: June 29, 1999

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)			COMMENTS
		ASBESTOS	OTHER		
1578-651-013 2'x2', AT-02, Fissure and Hole Pattern Ceiling Tile, Kitchen, Location 04	Homogeneous, light beige, layered, compressed, fibrous material.	None Detected	Mineral Wool Cellulose Wollastonite Perlite	50-75% 25-50% 5-10% 5-10%	

ANALYST: Kathy Cougle

APPENDIX

B

May 11, 2010
File 10-1753

ECCO
Environmental
Consulting &
Contracting Inc.
170 Ochterloney St
Dartmouth NS B2Y 1E1
tel: NS 902.466.7890
NB 506.382.7890
fax 902.463-0898
www.eccoenviro.ca

Mr. Wayne Cobbett
c/o Robicheau's Pumping Service Ltd.
P.O. Box 158
Tusket NS B0W 3M0
e-mail: wcobbett@eastlink.ca

**Regarding: Petroleum Hydrocarbon Investigation,
Cape Sable Island Elementary School,
1319 Highway 330, Centreville, Nova Scotia,
PID 80026776**

Dear Mr. Cobbett:

ECCO Environmental Consulting & Contracting Inc. (ECCO) is pleased to present this report of the documenting the environmental conditions of the soil following the removal of hydrocarbon contaminated soil from the property at 1319 Highway 330, Centreville, Nova Scotia.

1.0 INTRODUCTION

The Elementary School on Cape Sable Island is situated near McGrays Cove with the property identified as PID 80026776 (Figure 1). In April, 2010 Robicheau's Pumping Service (1993) Ltd. (Robicheau's) was retained by the Shelburne County District School Board to investigate the presence of hydrocarbon vapours within the bathrooms of the school. This investigation suggested that gas pocket had been released into the bathrooms during a septic tank malfunction. The tank was opened and repaired but during this time hydrocarbons were observed in the septic line from the school. The hydrocarbons are believed to have originated from a release in the mechanical room that had migrated into the floor drain and from there into the septic system.

Following this discovery, ECCO was retained by Robicheau's to assist with the investigation. A general site diagram of the school, including a layout of the septic tank is provided by Figure 2.

2.0 REGULATORY FRAMEWORK

The property is located in a potable area of Sable Island and is designated as commercial; consequently, the *Atlantic RBCA Tier I guidelines* for a commercial property will be used for 1319, Highway 330 to determine the maximum allowable concentration of hydrocarbons in soil. Under these guidelines, the site is regarded as potable with fine grained soils.

Relevant portions of the *Atlantic RBCA Tier I guidelines* are provided for reference in Appendix A for review.

3.0 INVESTIGATION

The preliminary investigation did not suggest the presence of hydrocarbons beneath the footprint of the school. Consequently, the exterior, in the vicinity of the septic system, became the focus of the additional work.

ECCO performed a site visit on April 9, 2010 and directed the excavation of 6 test pits to examine the underlying soil and delineate any the potential, hydrocarbon plume. The location of these test pits may be noted on Figure 2.

The majority of the soil within the test pits has been identified as fill comprised of a silty sand with minor gravel, extending to a depth of roughly 3m where the water table was encountered. Hydrocarbon odours were noted in TPM105 and TPM106 but not in TPM101- 4. This information suggested that the majority of any hydrocarbon contamination would exist in the vicinity of the septic system. Note that, due to the access restrictions, a test pit was not completed downgradient of the septic system.

During completion of TPM105 hydrocarbon odours were noted at the base of the test pit, in close proximity to the water table. Upon encountering the pipe leading from the building to the septic tank a sample was collected and submitted for analysis of hydrocarbon content.

Table 3.1: Petroleum Hydrocarbons in Soil

Sample ID	Depth (metres)	Date Sampled	Benzene	Toluene	Ethyl-benzene	Xylenes	Modified TPH
Exterior Boundary Samples							
TPM105 Pipe	1.5 mbg	9 Apr. 2010	nd	nd	nd	0.16	34
Atlantic RBCA Tier I Guidelines,							
Commercial, Potable, Fine Grained-Diesel #2			**0.03**	**0.38**	**0.08**	**11**	**840**

Notes: All units are mg/kg
nd - not detected at minimum laboratory detection limit
mbg - metres below grade

The septic system consists of a separation tank followed by a pumping station to move sewage into the adjacent field. When inspected, the presence of hydrocarbons, nor odours, were not noted within the pumping station.

4.0 REMEDIATION

Once delineated, contaminate soil removal was undertaken by Robicheau's in the vicinity of the school's septic system. ECCO returned to the site on April 13, 2010 to review the progress and provide environmental direction. At that time, ten samples were collected from the excavation boundaries for submission to a laboratory to determine the presence and/or concentrations of hydrocarbons in soil. A site drawing, included as Figure 3 was completed showing the excavation boundaries and sample locations.

Upon completion the excavation measured approximately 4.5 x 3 metres x 3.9 metres at its deepest. A total of 294.98 metric tons of soil, 45,461 litres of sewage, and 47,734 litres of water were removed from the excavation during the remediation program.

5.0 ANALYTICAL RESULTS

Ten soil samples were collected in approved laboratory containers using industry standard sampling practices, and were submitted to Maxxam Analytics Inc. in Bedford, Nova Scotia, for petroleum hydrocarbon (BTEX/TPH) analysis using the Atlantic MUST protocol. The applicable *RBCA Tier I guidelines* are included in the tables of analytical results for comparison.

5.1 Hydrocarbons in Soil

Table 5.1 provides the hydrocarbon concentrations detected within the soil samples submitted. The laboratory results are provided in Appendix B while the location of these samples within the excavation are noted on Figure 3.

Table 5.1: Petroleum Hydrocarbons in Soil

Sample ID	Depth (metres)	Date Sampled	Benzene	Toluene	Ethyl-benzene	Xylenes	Modified TPH
Exterior Boundary Samples							
EXM1(3.9mbg)	3.9	13 Apr. 2010	nd	nd	nd	nd	nd
EXM2(4.2mbg)	4.2	13 Apr. 2010	nd	nd	nd	nd	nd
EXM3(2.1mbg)	2.1	13 Apr. 2010	nd	nd	nd	nd	nd
EXM4(3.0mbg)	3.0	13 Apr. 2010	nd	nd	nd	nd	nd
EXM5(3.45mbg)	3.45	13 Apr. 2010	nd	nd	nd	nd	nd
EXM6(2.1mbg)	2.1	13 Apr. 2010	nd	nd	nd	nd	nd
EXM7(3.0mbg)	3.0	13 Apr. 2010	nd	nd	nd	nd	nd
EXM8(2.0mbg)	2.0	13 Apr. 2010	nd	nd	nd	nd	nd
EXM9(3.25mbg)	3.25	13 Apr. 2010	nd	nd	nd	nd	nd
EXM10(2.5mbg)	2.5	13 Apr. 2010	nd	nd	nd	nd	nd
Atlantic RBCA Tier I Guidelines,							
Commercial, Potable, Fine Grained-Diesel #2			**0.03**	**0.38**	**0.08**	**11**	**840**

Notes: All units are mg/kg
nd - not detected at minimum laboratory detection limit
mbg - metres below grade

Analytical results provided in Table 5.1 indicate compliance with the applicable environmental guidelines.

5.2 Hydrocarbons in Water

Potable water is supplied to the elementary school from a well located to the west of the building.

A water sample was collected from the potable domestic well to verify if hydrocarbons were present. The sample was collected in approved laboratory containers and submitted to Maxxam Analytics in Bedford, Nova Scotia for BTEX/TPH analysis. The analytical results are provided in table 5.2 along with the appropriate environmental guidelines.

Table 5.2: Petroleum Hydrocarbons in Water

Sample ID	Date Sampled	Benzene	Toluene	Ethyl-benzene	Xylenes	Modified TPH
Potable Well						
DW1	13 Apr. 2010	nd	nd	nd	nd	nd
Atlantic RBCA Tier I Guidelines,						
Commercial, Potable, Fine Grained-Diesel #2		**0.005**	**0.024**	**0.0024**	**0.3**	**15**

Notes: All units are mg/L
nd - not detected at minimum laboratory detection limit

As shown in Table 5.2, the analytical data for the sample collected from the domestic well does not indicate the presence of petroleum hydrocarbons in the potable water supply.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Following the discovery of hydocarbon odours within the bathroom of the elementary school, Robicheau's was retained to investigate the potential source. This program suggested that gas pocket had been released into the bathrooms during a septic tank malfunction and resulted in the discovery of hydrocarbons in the septic line from the school. Following this ECCO was retained by Robicheau's to assist with the investigation.

Remediation at the site consisted of the removal of hydrocarbon contaminated soil from the vicinity of the septic system with approximately 295 tonnes of soil, 45,500 litres of sewage, and 47,700 litres of water removed for disposal. Samples collected from the boundary of the excavation do not indicate the presence of hydrocarbons remaining in the soil surrounding the system. This suggests the program has been effective in remediating the soil in the area where fuel oil was discovered.

To ensure the health and safety of the occupants, a water sample was collected from the domestic well. Analytical results do not indicate the presence of hydrocarbons.

To ensure due diligence, the completion of a groundwater study is recommended. This would involve the placement of three monitoring wells to determine the flow direction, to verify conditions and confirm the integrity of the groundwater. The reasons for this are based on the following data.

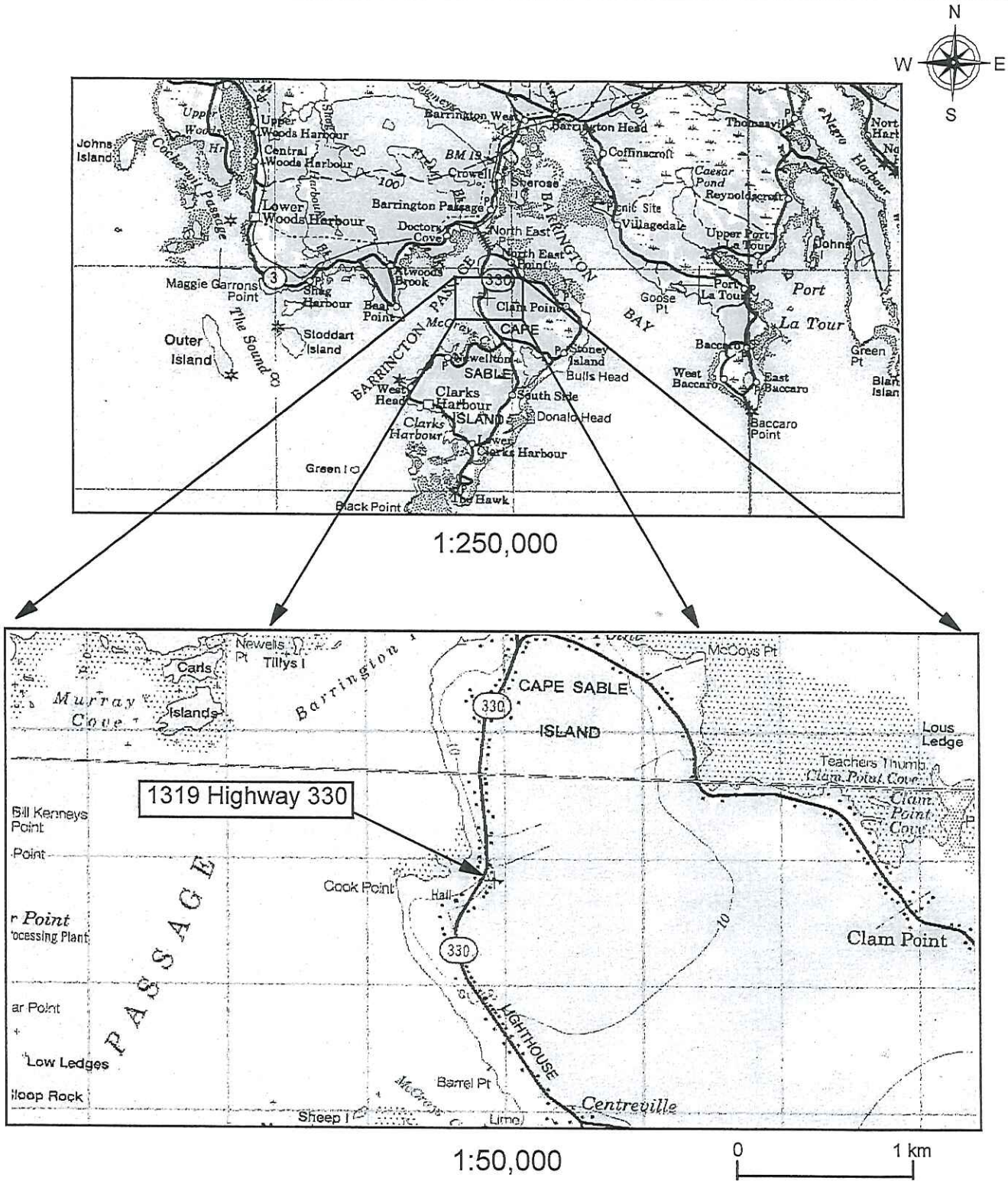
- At present, it is unknown if the current contamination event represents the only occurrence of this nature consequently, the possibility exists that hydrocarbons may have previously been transferred into the septic field.
- The current investigation suggested the presence of hydrocarbons at the water table and the excavation extended approximately 1 metre below this depth, potentially indicating contamination of the groundwater.

Please contact us at 902.466.7890 if you have any questions regarding this report. Thank you for the opportunity to provide our services.

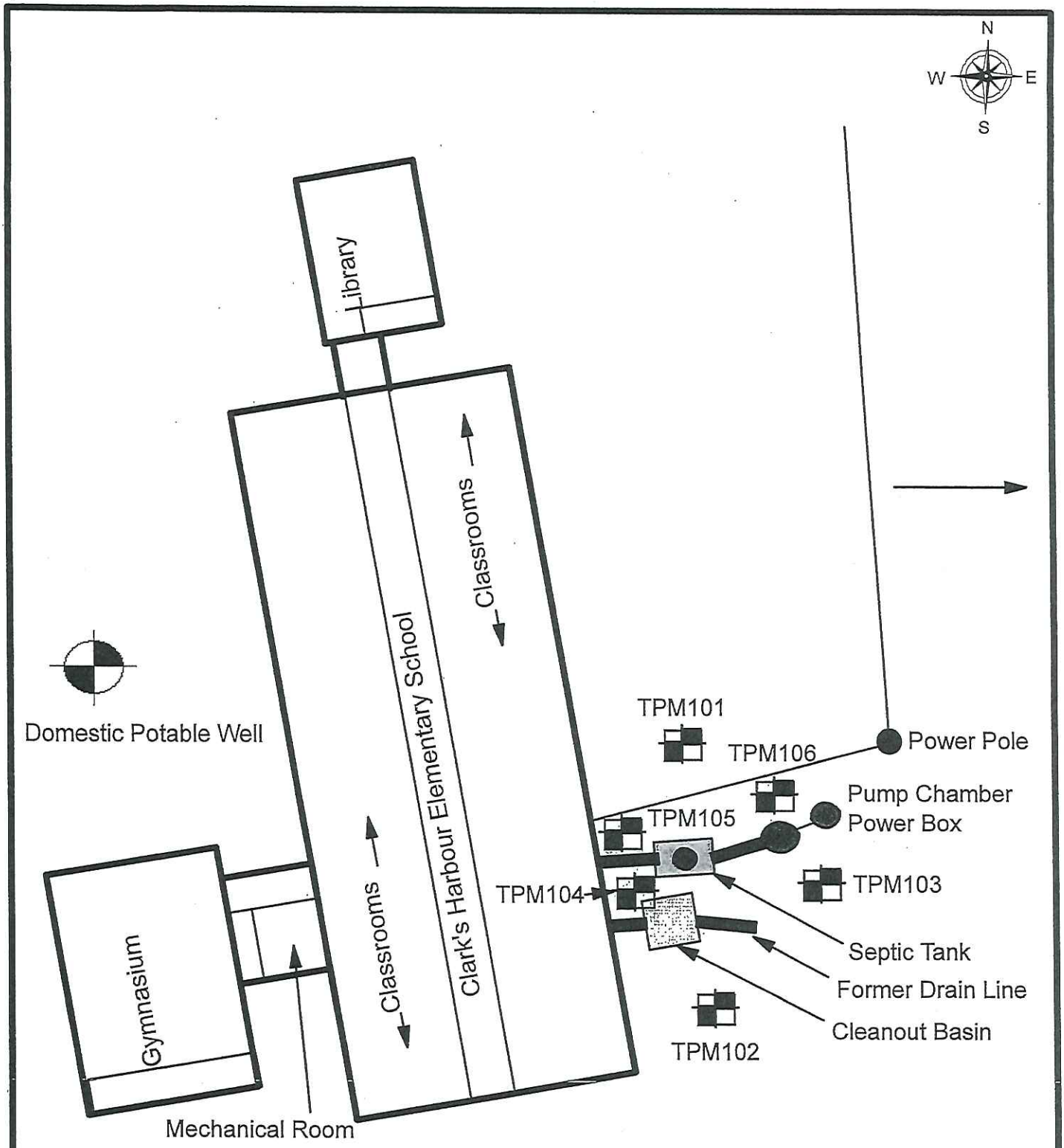
Sincerely,

ECCO Environmental Consulting & Contracting Inc.

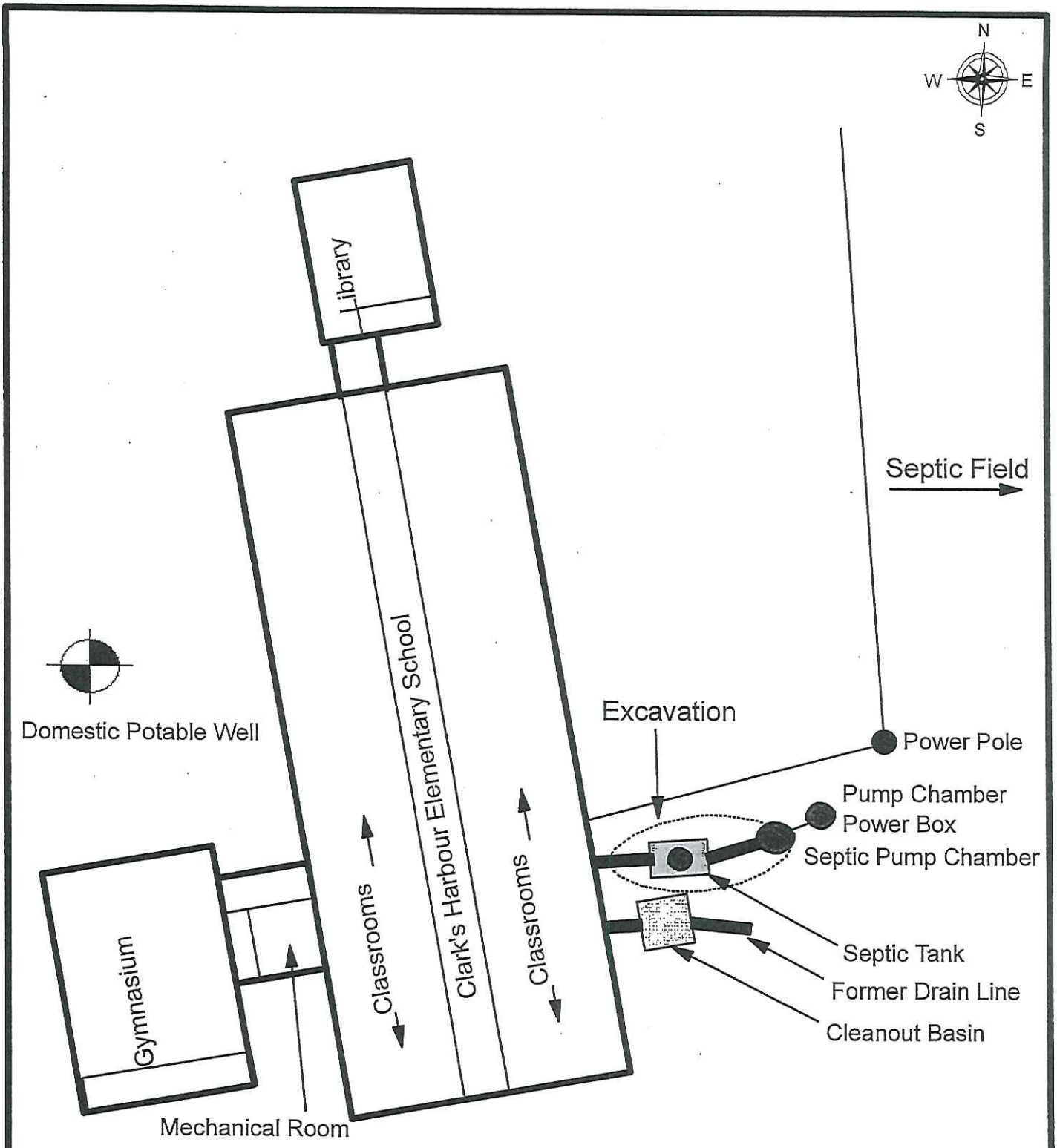
J. Russell Finley, MASc,P.Geo,CESA,LSP.
Manager/Sr. Hydrogeologist



ENVIRONMENTAL ECCO CONSULTING & CONTRACTING INCORPORATED	**DRAWING TITLE:** 1319 Highway 330, Centreviller, NS Geographical & Site Location Maps	FIGURE 1
	SITE CLIENT: Robicheau's Pumping Services	DATE: April 2010 Scale: As shown



ENVIRONMENTAL ECCO CONSULTING & CONTRACTING INCORPORATED	**DRAWING TITLE:** 1319 Highway 330, Centreville, NS Test Pit Locations	**FIGURE 2**
	SITE CLIENT: Robicheau's Pumping Services	**DATE: April 2010** **Scale: NTS**



ENVIRONMENTAL ECCO CONSULTING & CONTRACTING INCORPORATED	**DRAWING TITLE:** 1319 Highway 330, Centreville, NS Excavation Location	FIGURE 3
	SITE CLIENT: Robicheau's Pumping Services	DATE: April 2010 Scale: NTS

APPENDIX A

TIER I RISK-BASED SCREENING LEVEL (RBSL)

TABLE 7: Tier I Risk-Based Screening Level (RBSL) Table: Soil (mg/kg)

September 2003

Receptor	Groundwater Use	Soil Type	Compound of Concern						
			Benzene	Toluene	Ethyl Benzene	Xylenes	Modified TPH		
							Gas	Diesel/#2	#6 Oil
Residential	Potable	Coarse-grained	0.03	0.38	0.08	11	39	140	690
		Fine-grained	0.01	0.08	0.02	2.3	140	220	970
	Non-potable	Coarse-grained	0.16	14	58	17	39	140	690
		Fine-grained	1.5	120	430	160	330	4,400	8,300
Commercial	Potable	Coarse-grained	0.03	0.38	0.08	11	450	7,400	10,000
		Fine-grained	0.01	0.08	0.02	2.3	520	840	4,700
	Non-potable	Coarse-grained	1.8	160	430	200	450	7,400	10,000
		Fine-grained	11	680	430	650	10,000	7,700	10,000

TABLE 7: Tier I Risk-Based Screening Level (RBSL) Table: Groundwater (mg/L)

September 2003

Receptor	Groundwater Use	Soil Type	Compound of Concern						
			Benzene	Toluene	Ethyl Benzene	Xylenes	Modified TPH		
							Gas	Diesel/#2	#6 Oil
Residential	Potable	Coarse-grained	0.005	0.024	0.0024	0.3	4.4	3.2	7.8
		Fine-grained	0.005	0.024	0.0024	0.3	4.4	3.2	7.8
	Non-potable	Coarse-grained	1	20	20	20	12	20	20
		Fine-grained	8.9	20	20	20	20	20	20
Commercial	Potable	Coarse-grained	0.005	0.024	0.0024	0.3	19	15	20
		Fine-grained	0.005	0.024	0.0024	0.3	19	15	20
	Non-potable	Coarse-grained	6.9	20	20	20	20	20	20
		Fine-grained	20	20	20	20	20	20	20

Tier I RBSL Table Notes:

1. Upper Concentration Limit (UCL) of 10,000 mg/kg is applied to any calculated soil Modified TPH concentration that is >RES or exceeds 10,000 mg/kg.
2. Soil BTEX RBSL are set at the value of RES when calculated concentration >RES.
3. Upper Concentration Limit (UCL) of 20 mg/L is applied to any calculated groundwater value that is >SOL or exceeds 20 mg./L.

APPENDIX B

LABORATORY CERTIFICATES

Maxxam Job #: B044359
Report Date: 2010/04/15

ECCO Environmental Consulting
Client Project #: 10-1754
Project name: CLARK'S HARBOUR
Your P.O. #: 10-422
Sampler Initials: JM

ATLANTIC RBCA HYDROCARBONS (SOIL)

Maxxam ID		FO8097	FO8099	FO8100	FO8101	FO8102	FO8103		
Sampling Date		2010/04/13	2010/04/13	2010/04/13	2010/04/13	2010/04/13	2010/04/13		
COC Number		N/A	N/A	N/A	N/A	N/A	N/A		
	Units	**EXM1 (3.9M BG)**	**EXM2 (4.2M BG)**	**EXM3 (2.1M BG)**	**EXM4 (3.0M BG)**	**EXM5 (3.45M BG)**	**EXM6 (2.1M BG)**	**RDL**	**QC Batch**
Petroleum Hydrocarbons									
Benzene	mg/kg	ND	ND	ND	ND	ND	ND	0.003	2124249
Toluene	mg/kg	ND	ND	ND	ND	ND	ND	0.03	2124249
Ethylbenzene	mg/kg	ND	ND	ND	ND	ND	ND	0.01	2124249
Xylene (Total)	mg/kg	ND	ND	ND	ND	ND	ND	0.05	2124249
C6 - C10 (less BTEX)	mg/kg	ND	ND	ND	ND	ND	ND	3	2124249
>C10-C21 Hydrocarbons	mg/kg	ND	ND	ND	ND	ND	ND	15	2123943
>C21-<C32 Hydrocarbons	mg/kg	ND	ND	ND	ND	ND	ND	15	2123943
Modified TPH (Tier1)	mg/kg	ND	ND	ND	ND	ND	ND	20	2123688
Surrogate Recovery (%)									
Isobutylbenzene - Extractable	%	89	90	88	85	87	87		2123943
n-Dotriacontane - Extractable	%	109 (1)	109 (1)	108 (1)	97	104	103 (1)		2123943
Isobutylbenzene - Volatile	%	62	107	118	103	86	112		2124249

ND = Not detected
N/A = Not Applicable
RDL = Reportable Detection Limit
QC Batch = Quality Control Batch
(1) Silica gel clean-up performed prior to analysis as per client request.

Maxxam Analytics International Corporation o/a Maxxam Analytics 200 Bluewater Rd, Suite 105, Bedford, Nova Scotia Canada B4B 1G9 Tel:902-420-0203 Toll-free:800-565-7227 Fax:902-420-8612 www.maxxamanalytics.com

Maxxam Job #: B044359
Report Date: 2010/04/15

ECCO Environmental Consulting
Client Project #: 10-1754
Project name: CLARK'S HARBOUR
Your P.O. #: 10-422
Sampler Initials: JM

ATLANTIC RBCA HYDROCARBONS (SOIL)

Maxxam ID		FO8104	FO8105	FO8106	FO8107		
Sampling Date		2010/04/13	2010/04/13	2010/04/13	2010/04/13		
COC Number		N/A	N/A	N/A	N/A		
	Units	**EXM7 (3.0M BG)**	**EXM8 (2.0M BG)**	**EXM9 (3.25M BG)**	**EXM10 (2.5M BG)**	**RDL**	**QC Batch**
Petroleum Hydrocarbons							
Benzene	mg/kg	ND	ND	ND	ND	0.003	2124249
Toluene	mg/kg	ND	ND	ND	ND	0.03	2124249
Ethylbenzene	mg/kg	ND	ND	ND	ND	0.01	2124249
Xylene (Total)	mg/kg	ND	ND	ND	ND	0.05	2124249
C6 - C10 (less BTEX)	mg/kg	ND	ND	ND	ND	3	2124249
>C10-C21 Hydrocarbons	mg/kg	ND	ND	ND	ND	15	2123943
>C21-<C32 Hydrocarbons	mg/kg	ND	ND	ND	ND	15	2123943
Modified TPH (Tier1)	mg/kg	ND	ND	ND	ND	20	2123688
Surrogate Recovery (%)							
Isobutylbenzene - Extractable	%	86	88	91	89		2123943
n-Dotriacontane - Extractable	%	101	100	98	96		2123943
Isobutylbenzene - Volatile	%	106	104	105	106		2124249

ND = Not detected
N/A = Not Applicable
RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Maxxam Analytics International Corporation o/a Maxxam Analytics 200 Bluewater Rd, Suite 105, Bedford, Nova Scotia Canada B4B 1G9 Tel:902-420-0203 Toll-free:800-565-7227 Fax:902-420-8612 www.maxxamanalytics.com

Maxxam Job #: B044359
Report Date: 2010/04/15

ECCO Environmental Consulting
Client Project #: 10-1754
Project name: CLARK'S HARBOUR
Your P.O. #: 10-422
Sampler Initials: JM

ATLANTIC RBCA HYDROCARBONS (WATER)

Maxxam ID		FO8108		
Sampling Date		2010/04/13		
COC Number		N/A		
	Units	**DW1**	**RDL**	**QC Batch**
Petroleum Hydrocarbons				
Benzene	mg/L	ND	0.001	2124184
Toluene	mg/L	ND	0.001	2124184
Ethylbenzene	mg/L	ND	0.001	2124184
Xylene (Total)	mg/L	ND	0.002	2124184
C6 - C10 (less BTEX)	mg/L	ND	0.02	2124184
>C10-C21 Hydrocarbons	mg/L	ND	0.05	2123584
>C21-<C32 Hydrocarbons	mg/L	ND	0.1	2123584
Modified TPH (Tier1)	mg/L	ND	0.1	2124170
Surrogate Recovery (%)				
Isobutylbenzene - Extractable	%	98		2123584
n-Dotriacontane - Extractable	%	116		2123584
Isobutylbenzene - Volatile	%	102		2124184

ND = Not detected
N/A = Not Applicable
RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Maxxam Analytics International Corporation o/a Maxxam Analytics 200 Bluewater Rd, Suite 105, Bedford, Nova Scotia Canada B4B 1G9 Tel:902-420-0203 Toll-free:800-565-7227 Fax:902-420-8612 www.maxxamanalytics.com

APPENDIX C

SITE PHOTOGRAPHS

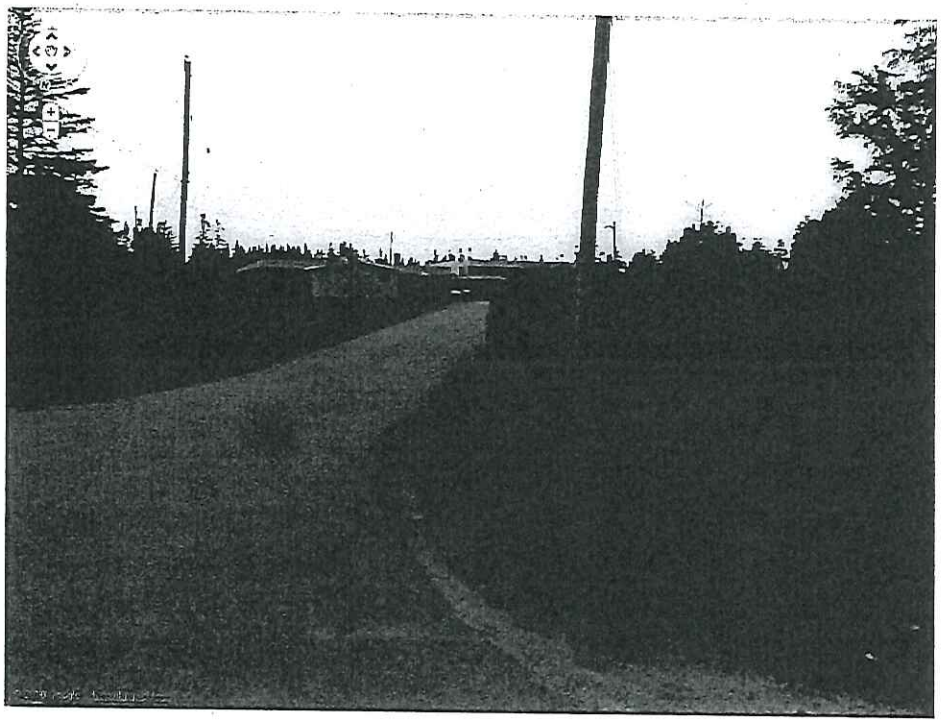


Photo #1: View of school from Highway 330.

Photo #2: Area of concern.

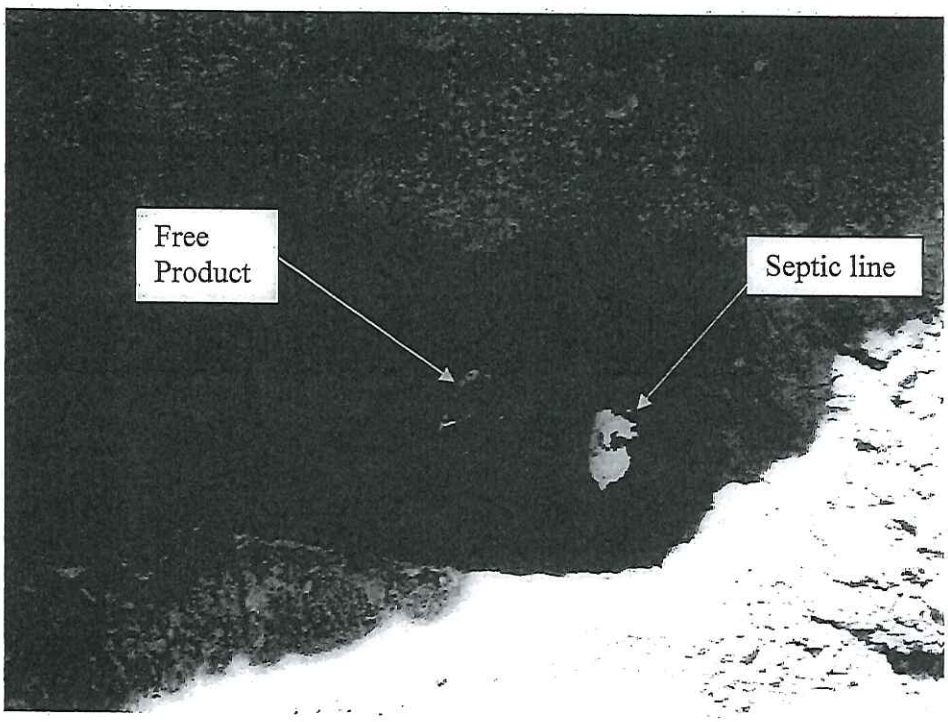


Photo #3: Free product in test pit, initial site visit.

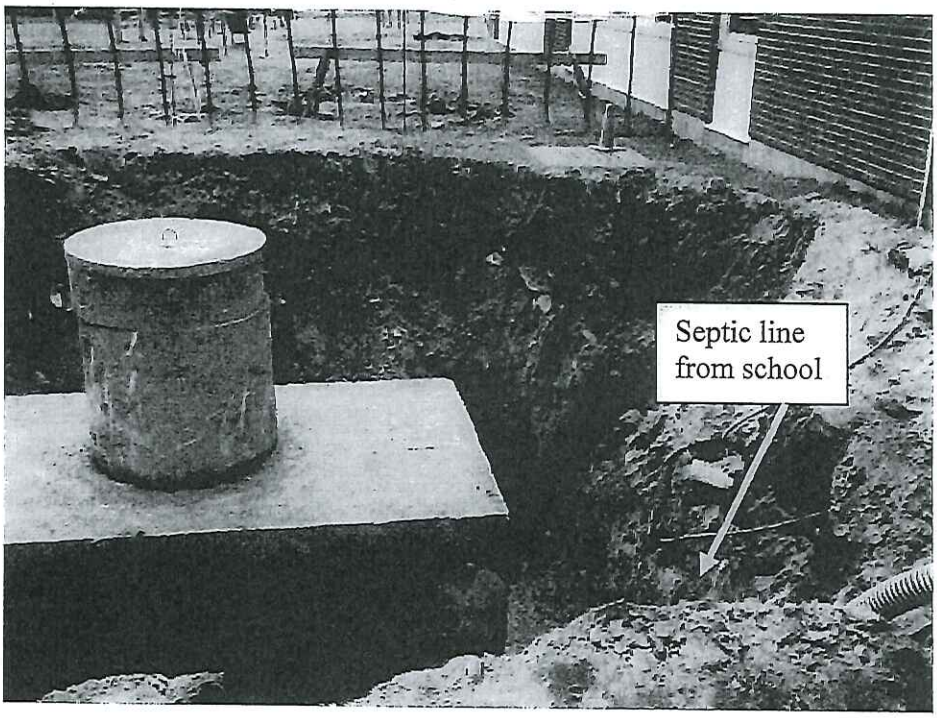


Photo #4: Septic Tank where contaminated soils were excavated and removed from the site.

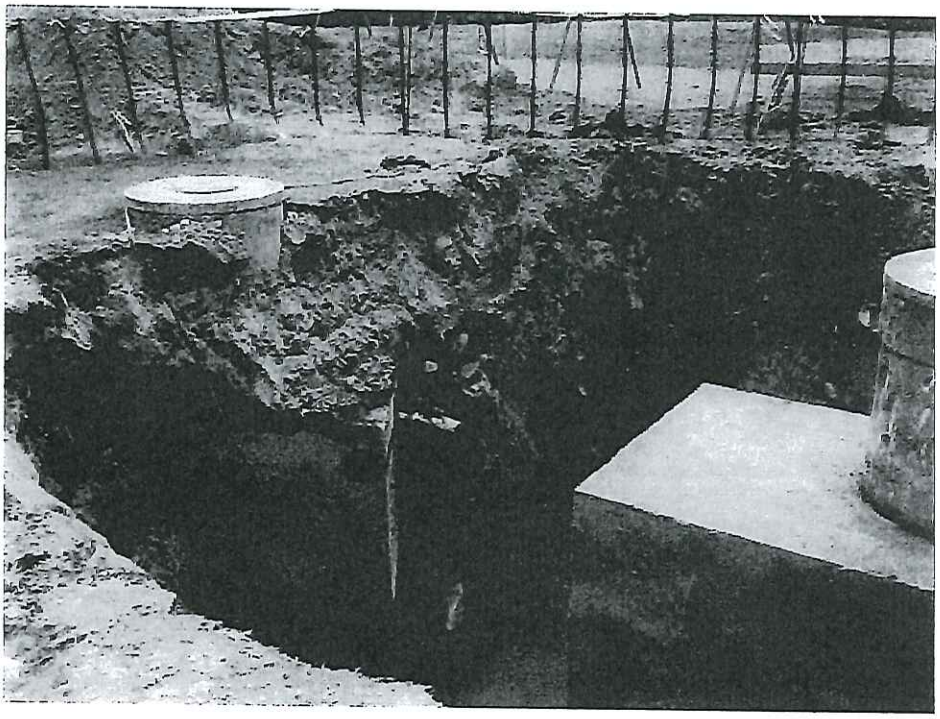


Photo #5: Septic pump chamber at left, also shown is the extent of the excavation around the septic tank.

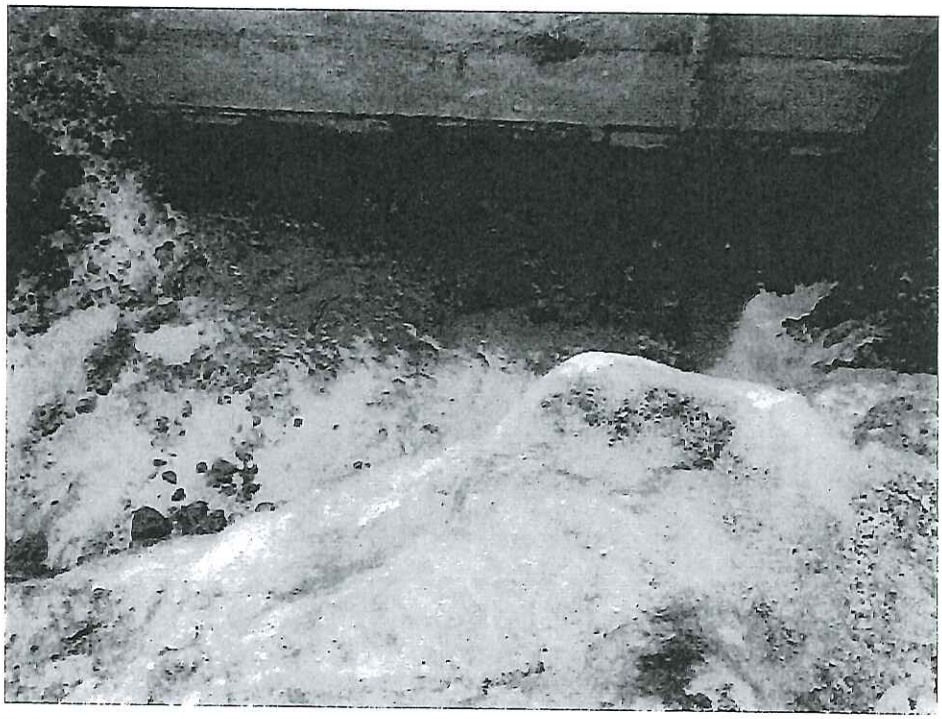
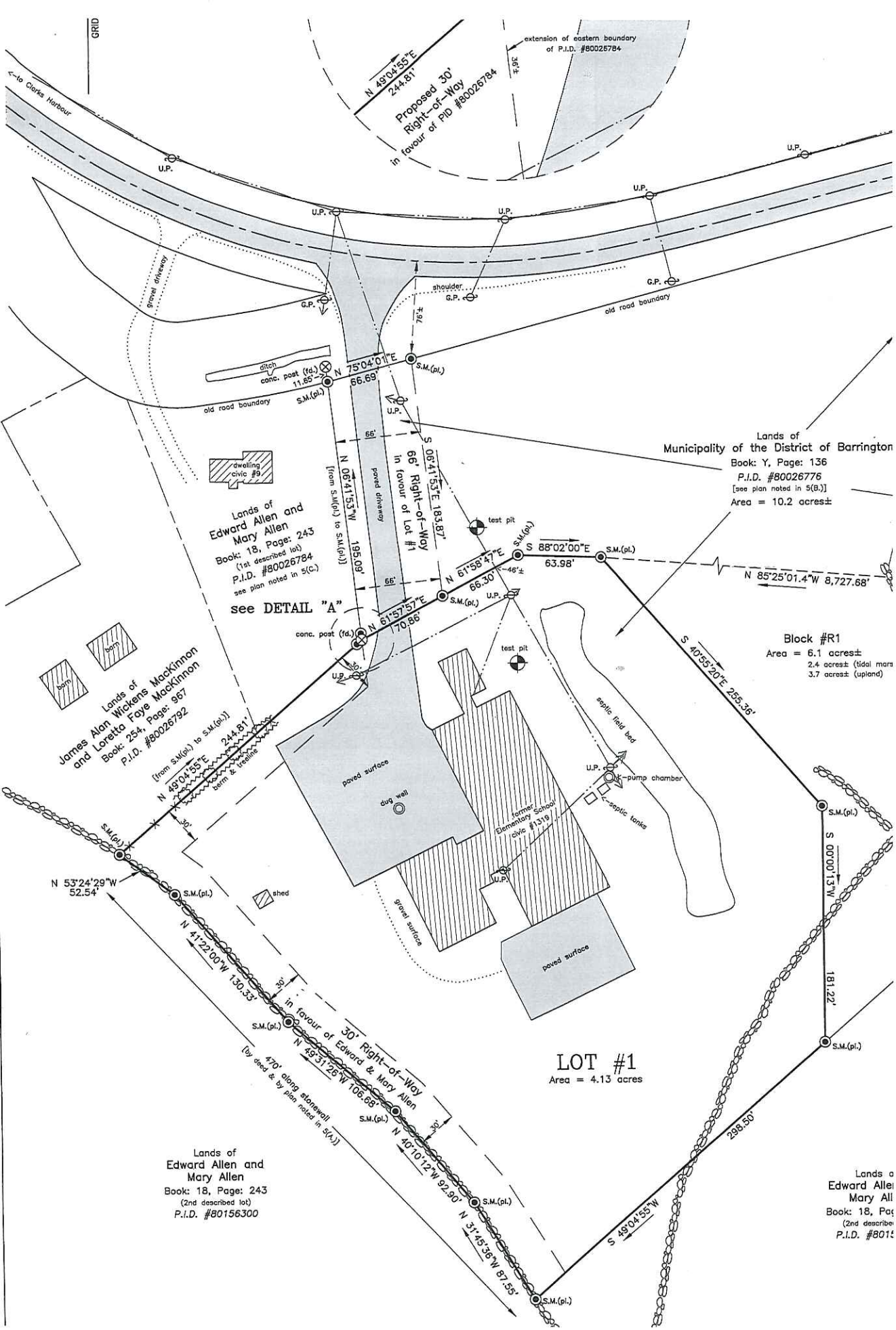


Photo #6: Soil removal near water table.

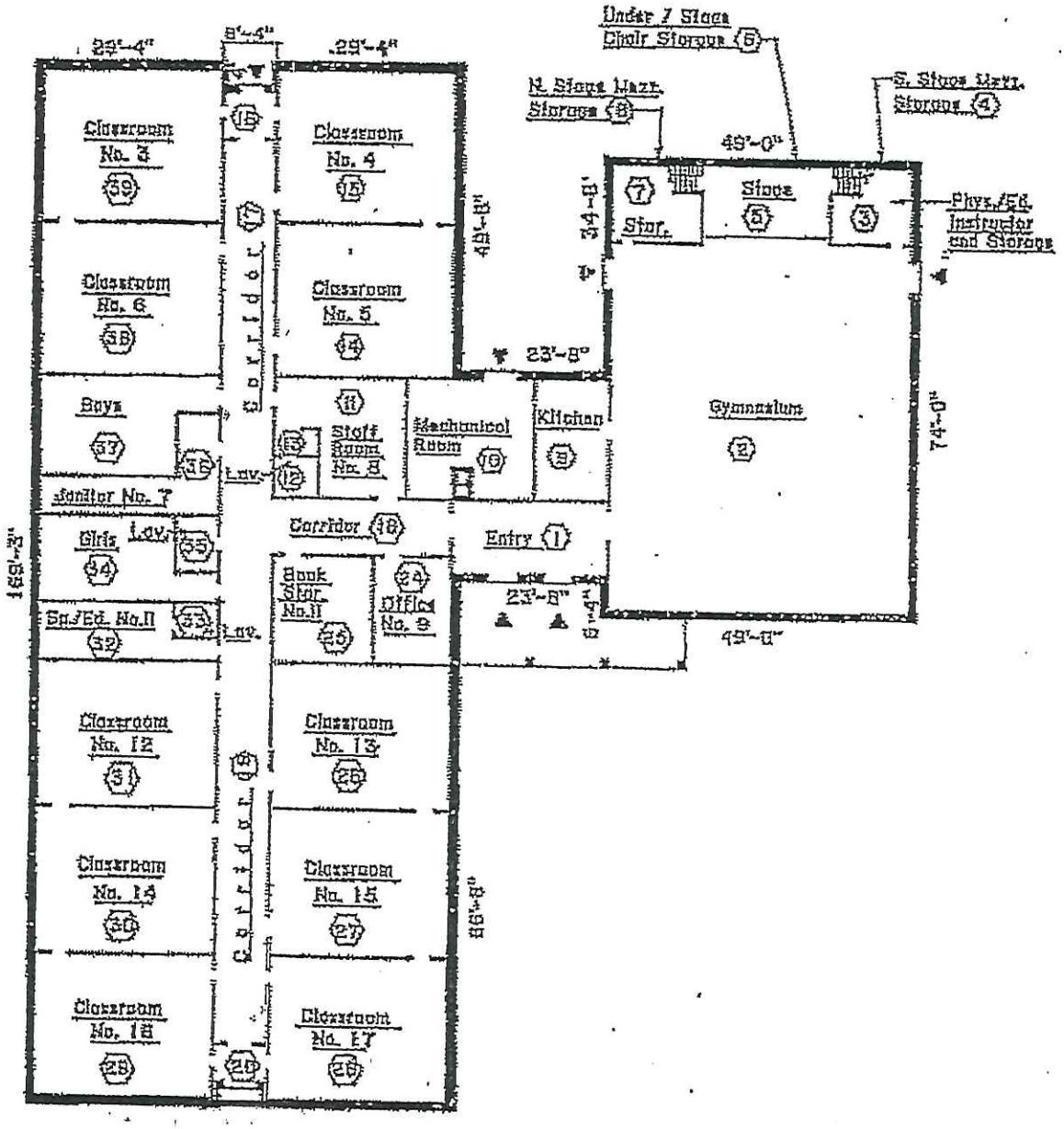
APPENDIX

C


GRID
<-to Clarks Harbour
N 49°04'55"E
244.81'
Proposed 30' Right-of-Way in favour of PID #80026784
extension of eastern boundary of P.I.D. #80026784
364'±
U.P.
G.P.
shoulder
gravel driveway
old road boundary
ditch
conc. post (fd.)
11.85'
N 75°04'01"E
66.69'
S.M.(pl.)
dwelling civic #9
Lands of
Edward Allen and
Mary Allen
Book: 18, Page: 243
(1st described lot)
P.I.D. #80026784
see plan noted in 5(C.)
see DETAIL "A"
N 06°41'53"W
195.09'
[from S.M.(pl.) to S.M.(pl.)]
paved driveway
66'
S 06°41'53"E 183.87'
66' Right-of-Way in favour of Lot #1
test pit
N 61°58'47"E
66.30'
46'±
S 88°02'00"E
63.98'
N 85°25'01.4"W 8,727.68'
Lands of
Municipality of the District of Barrington
Book: Y, Page: 136
P.I.D. #80026776
[see plan noted in 5(B.)]
Area = 10.2 acres±
Block #R1
Area = 6.1 acres±
2.4 acres± (tidal mars
3.7 acres± (upland)
N 61°57'57"E
70.86'
conc. post (fd.)
30'
S 40°55'20"E 255.36'
barn
barn
Lands of
James Alan Wickens MacKinnon
and Loretta Faye MacKinnon
Book: 254, Page: 967
P.I.D. #80026792
[from S.M.(pl.) to S.M.(pl.)]
N 49°04'55"E
244.81'
berm & treeline
septic field bed
pump chamber
septic tanks
former Elementary School civic #1319
paved surface
dug well
gravel surface
shed
N 53°24'29"W
52.54'
N 41°22'00"W 130.33'
in favour of Edward & Mary Allen
N 49°31'26"W 106.68'
N 40°10'12"W 92.90'
N 31°45'36"W 87.55'
[by deed & by plan noted in 5(A.)]
470' along stonewall
LOT #1
Area = 4.13 acres
S 00°00'13"W
181.22'
298.50'
S 49°04'55"W
Lands of
Edward Allen and
Mary Allen
Book: 18, Page: 243
(2nd described lot)
P.I.D. #80156300
Lands o
Edward Alle
Mary All
Book: 18, Pag
(2nd describe
P.I.D. #801

APPENDIX

D



NOTE: THE MUNICIPALITY OF BARRINGTON MAKES NO REPRESENTATIONS AND WARRANTIES WITH RESPECT TO THIS FLOOR PLAN.

H. CAPE SABLE ISLAND
ELEMENTARY SCHOOL