

11 May 2012

WX16580

Manitoba Conservation
Environmental Operations
28-59 Elizabeth Drive
Thompson, Manitoba
R8N 1X4

Attn: Mr. Jeff Fountain – Environment Officer
Manitoba Conservation

**Re: Remedial Action Plan
Thompson, Plaza
Thompson, MB**

As per the Information Bulletin (96-02E) Contaminated Sites in Manitoba Submission of Remedial Action Plans, AMEC Environment & Infrastructure (AMEC) is submitting the following remedial action plan (RAP) for the Department's review. The subject property is located within the Thompson Plaza (Robin's Donuts drive thru) at the corner of Mystery Lake Road and Selkirk Avenue, Thompson, Manitoba. (herein referred to as the 'Site').

AMEC completed a drilling program on 2 and 3 June 2011 which consisted of eighteen (18) test holes (TH11-1 through TH11-19, excluding TH11-3), three (3) of which were completed as groundwater monitoring wells (TH11-2, TH11-4 and TH11-6).

An abandoned underground waste oil tank was encountered at TH11-3 at a depth of 1.1 m. Subsequent assessment determined oil remained in the tank and that the bottom of the tank was at a depth of 2.1 m. Approximately 2,200 litres of waste oil was removed by a licensed disposal contractor.

Based on the 2 and 3 June 2011 drilling program, AMEC has estimated approximately 150 m³ of potentially impacted soil, above the applicable criteria, is present in the area of the abandoned underground waste oil tank.

In the event groundwater enters the excavation and dewatering is required, the water will be pumped into a temporary storage tank and sampled to evaluate potential discharge options.

This Remedial Action Plan has been prepared for the removal of petroleum hydrocarbon (PHC) impacted soils that may be encountered upon removal of the underground tank and the completion of confirmatory sampling.


Based on the review of the project file, the following scope of work will be conducted at the Site:

- Conduct a soil sampling investigation of the excavation sidewalls, base and of excavated materials, consisting of the following:
 - Conduct field screening for combustible vapours of soil samples from the excavation sidewalls, base and excavated materials. Collect up to twelve (12) soil samples for possible submission for analysis for benzene, toluene, ethylbenzene and xylenes (BTEX), n-hexane, and PHC fractions F1 to F4 on a rush turn-around time.
- Prepare a letter report summarizing the results of the field and laboratory analysis programs.

SUMMARY OF REMEDIAL ACTION PLAN	
Existing Reports:	Subsurface Site Assessment (AMEC, 26 July 2011)
Remediation method:	Excavation, potential removal of soil to licensed treatment facility – LGD Mystery Lake Soil Treatment Facility, Thompson, MB.
Target remediation criteria:	CCME CWS and EQG
Site Plan(s):	Appended to this submission.
Estimated quantity of contaminated media:	Estimated potential volume of approximately 150 m ³ of impacted soil.
Destination of excavated material over applicable commercial guideline criteria:	LGD Mystery Lake Soil Treatment Facility, Thompson, MB.
Remediation work to commence on:	Summer 2012
Expected number of samples to be submitted for confirmatory analysis:	AMEC will collect up to twelve (12) soil samples from the excavation sidewalls, base and from excavated soil material and submit for analysis of BTEX, n-hexane, and F1 to F4 fractions.
Expected completion date of activities report:	Two (2) weeks following the receipt of laboratory analysis.


We trust that the information provided is suitable to allow Manitoba Conservation to review and comment on the proposed remedial work. Should you have any questions or concerns please contact the undersigned.

Sincerely,
AMEC Environment & Infrastructure


Justin Huberdeau, C.E.T.
Environmental Technologist


Karen Timlick, BSc.
Staff Environmental Scientist
Project Manager

Reviewed by:


Michael Bertram, P.Eng.
Senior Environmental Engineer
Att: Available Historical reports, Site Plan

SITE PLAN



CLIENT

MARLOWE-YEOMAN LIMITED

LEGENDS:



REMEDIAL ACTION PLAN
THOMPSON PLAZA
THOMPSON, MANITOBA

SITE AND SURROUNDING LAND USE

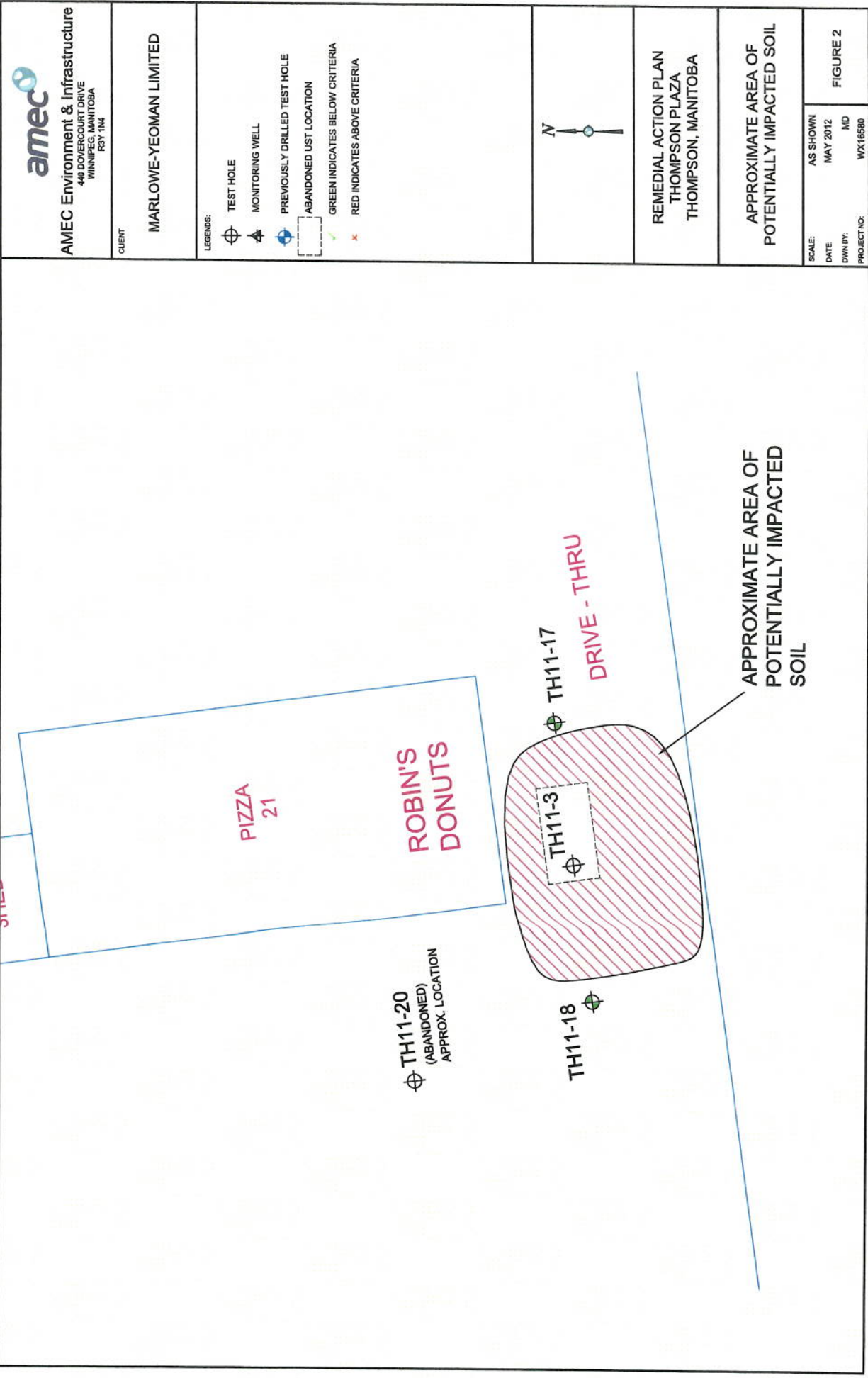
SCALE:- NOT TO SCALE

DATE: MAY 2012

DOWN BY: MD

FIGURE 1





AMEC Environment & Infrastructure
440 DOVERCOURT DRIVE
WINNIPEG, MANITOBA
R3Y 1N4

CLIENT

MARLOWE-YEOMAN LIMITED

LEGEND:

- TEST HOLE
- MONITORING WELL
- PREVIOUSLY DRILLED TEST HOLE
- ABANDONED UST LOCATION
- GREEN INDICATES BELOW CRITERIA
- RED INDICATES ABOVE CRITERIA



REMEDIAL ACTION PLAN
THOMPSON PLAZA
THOMPSON, MANITOBA

APPROXIMATE AREA OF
POTENTIALLY IMPACTED SOIL

SCALE: AS SHOWN
DATE: MAY 2012
DWN BY: MD
PROJECT NO: WX16580

FIGURE 2