



Sealand

Diesel Services Ltd.

P.O. Box 488, Baie Verte, NL A0K 1B0

Tel. 709-532-4445/4899 Fax. 709-532-4890 Cell. 709-532-6104

Sealand Diesel is planning on constructing a marine industrial repair facility at 301A Highway 410, in Baie Verte, NL. All work will be contained inside and there will be no oil or any other chemicals stored on site. The building will measure approximately 50' x 85' and will be approximately 16' high, and will not have floor drains. Our building will be heated by an outdoor wood fired furnace.

Work description on site:

We operate a 24/7 on call marine industrial repair facility now located approximately opposite highway 410 from the proposed new site. We are currently leasing the building and would like to expand pending approval.

Lot description:

Lot will be level with highway 410. The property will stay heavily wooded behind the building. The building will be 384 feet from the high water mark of Baie Verte River.

Businesses and facilities located along Baie Verte River, in Baie Verte , NL.

- Hospital sewer treatment facility
- Family Resource Center
- Department of Fisheries & Oceans
- Office Building
- Noble Distributing/ Molson Distributor- heavy equipment on site
- RV Dumping Station
- Miners Museum & Offices
- Barker's Office Building
- Bayco Sales & Rentals- oil storage on site (closer to river than we will be)
- JR's Auto Clinic- automotive repair garage
- Office/ Apartment Building
- Stadium-ammonia refrigeration system
- Current Sealand Diesel Services Ltd (closer to river in this location than new location)
- Howard's Home Heating

Regards

Richard Ballott

NAME OF UNDERTAKING: SEALAND DIESEL MARINE, INDUSTRIAL REPAIR FACILITY

PROPONENT:

I. Name of Corporate Body: SEALAND DIESEL SERVICES LTD

II. Address: P.O. Box 488, Baie Verte, NL A0K 1B0

III. Chief Executive Officer:

Name: Richard Ballott

Official Title: Owner/Operator

Address: P.O. Box 488, Baie Verte, NL A0K 1B0

Telephone #: 709-532-4445 (w), 709-532-6104 (cell)

IV. Principal Contact Person for purposes of environmental assessment:

Name: Richard Ballott

Official Title: Owner/Operator

Address: P.O. Box 488, Baie Verte, NL A0K 1B0

Telephone #: 709-532-4445 (w), 709-532-6104 (cell)

Email-sealanddiesel@nf.aibn.com

UNDERTAKING:

I. Nature of Undertaking:

To construct a marine and industrial engine repair facility. The project consists of filling land with crushed rock and pouring a concrete pad on which a pre-engineered steel building will be erected to expand an existing business.

II. Purpose/Rationale/Need for the undertaking:

Purpose: To provide a more economical way for Sealand Diesel to operate, rather than paying out rent.

Rational: Sealand Diesel currently operates out of a rented building not that far from the new proposed site. The building is old, hard to heat and the rent is high. The parking lot is not paved. This creates a problem with our customers as they complain about the numerous pot holes in the existing gravel parking lot. The parking lot of the new building will be well maintained. The current building allows little space for office room and customer waiting area. The design of the new building will allow adequate space for both.

Need: Sealand Diesel is currently the only marine, industrial repair facility in the area. Constructing a new building will be more economical for the business with regards to operating costs and heating costs.

DESCRIPTION OF UNDERTAKING:

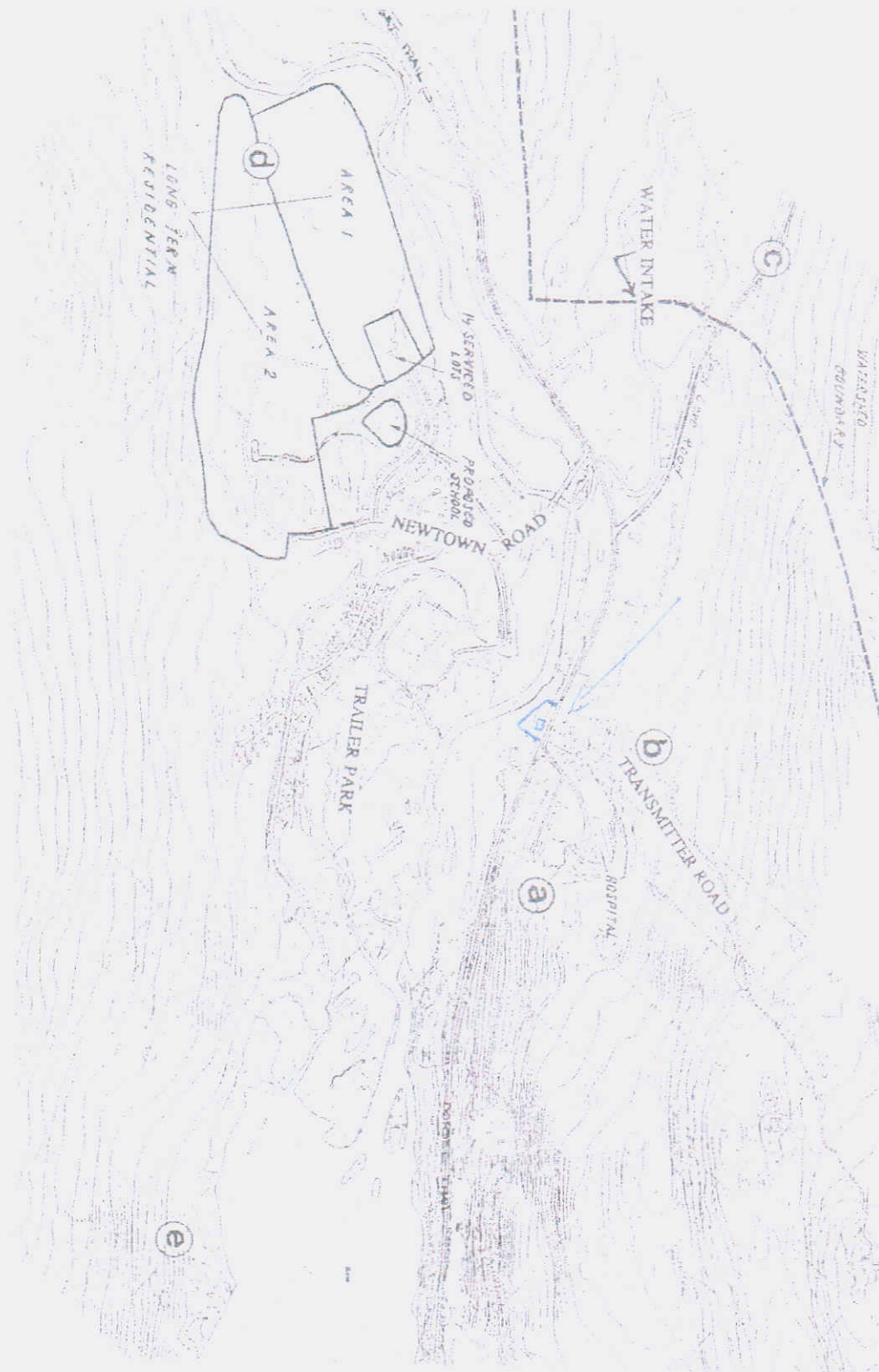
- I. Geographic Location:
301A Highway 410, Baie Verte, NL

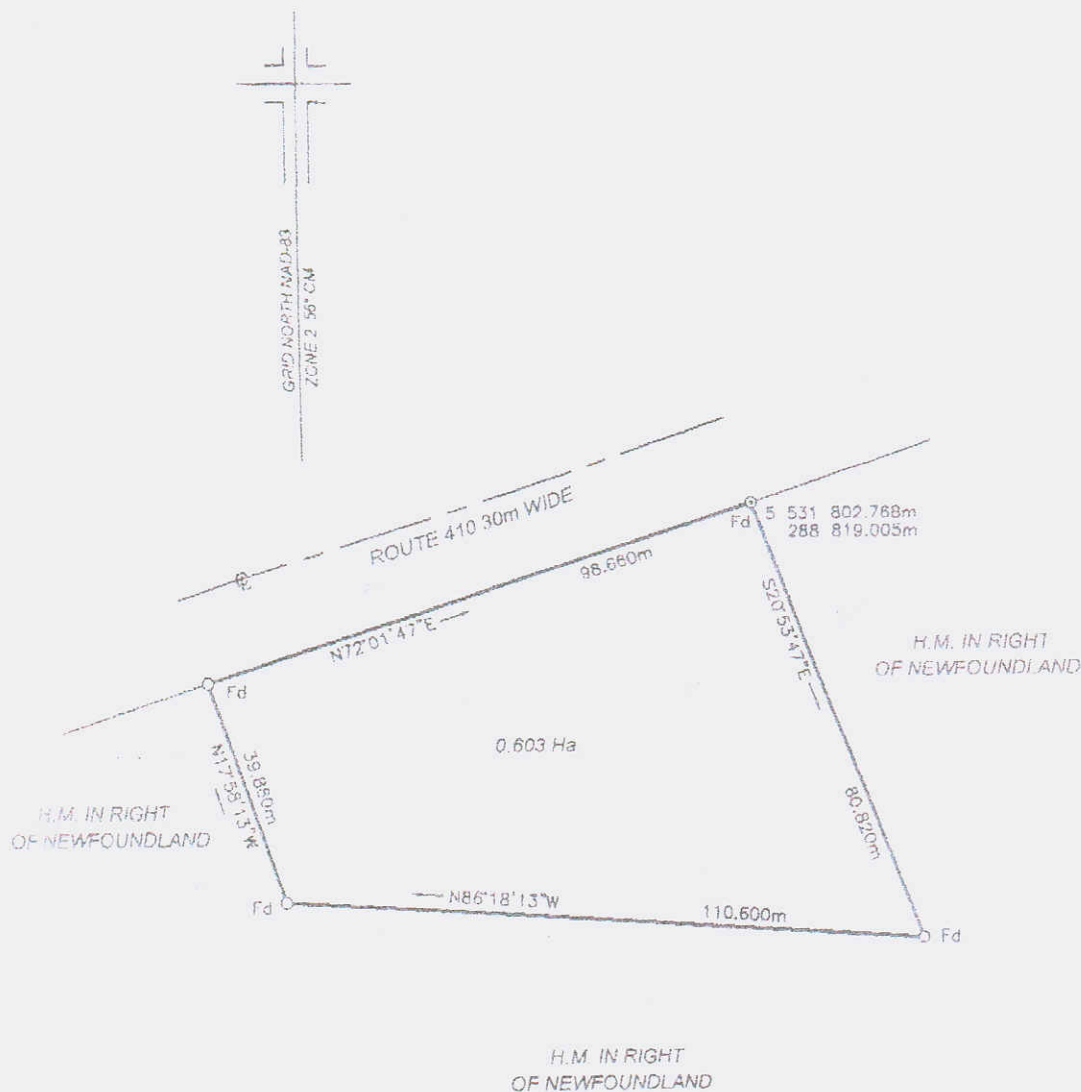


Location of Baie Verte in Newfoundland
Coordinates: 49°55'00"N 56°11'00"W



Baie Verte, site of proposed Sealand Diesel Services Ltd facility.





SCHEDULE "B"

UTM COORDINATES

STATION	NORTHING	EASTING
9201049	5 531 072.170m	288 581.256m
STARTING PT.	5 531 802.768m	288 819.005m
SCALE FACTOR = 0.999903		

CO-ORDINATES DERIVED FROM GPS OBSERVATIONS.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

RED INDIAN SURVEYS LIMITED, 2008. UNAUTHORIZED USE, ALTERATIONS OR REPRODUCTION IS PROHIBITED BY LAW AS OUTLINED IN "THE COPYRIGHT ACT." HOWEVER, USE & REPRODUCTION THEREOF BY OR ON BEHALF OF THE PERSON FOR WHOM THIS SURVEY PLAN IS PREPARED IS PERMITTED, PROVIDED THAT NO ALTERATIONS WHATSOEVER ARE MADE THERETO.

LEGEND

CONTROL MONUMENT	▲
CAPPED IRON PIN	○
PLACED IRON PIN	○
NAIL	○
POLE OR LIGHT STANDARD	○
PROPERTY DEALT WITH	—
FENCE LINES	—
CHAIN LINK FENCE LINES	—
POWER TELEPHONE LINES	—
EASEMENTS	—
FOUND	Fd
RE-ESTABLISHED	R



CANDER

RED INDIAN SURVEYS LIMITED

NEWFOUNDLAND LAND SURVEYORS

GRAND FALLS - WINDSOR

LEWISPORTE

PROPERTY SURVEYED ON BEHALF OF

BARKER'S CONSTRUCTION

BAIE VERTE, NL.

SCALE : 1000

DATE : OCTOBER 17, 2008

DRAWN BY : TY

SURVEYED BY : TY

JOB NO. : 08078-410

II. Physical Features:

- a cleared lot, located in a highly wooded area.
- located on the main highway through town, near other local businesses.
- easily assessable from main highway.
- land is level with highway and ideal for construction.
- the area of land affected is 39.880m x 110.600m x 80.820m x 98.660m but building will be approximately 80ft x 50ft.



III. Construction: *note: all duration times are approximates.

Phase 1: Week 1

Levelling ground with crushed rock, construction of post pillars and pouring of cement.

Phase 2: Weeks 2 & 3

Construction of pre-engineered building.

Phase 3: Week 4

Levelling of parking lot with crushed stone.

Approximate construction time: 4 weeks

Proposed date of first physical construction-related activity on site:

Proposed start up date:

Potential sources of pollutants during the construction period: machinery (excavator, boom truck, dozers, etc.) All waste materials will be collected and transported to a landfill site.

Potential sources of resource conflict: none. There are no recreational activities in the area, ie. swimming, fishing, picnicking, etc.

IV. Operation:

The operation of this facility will provide Sealand Diesel with their own repair facility providing a continued service throughout the marine industry.

Permanent facility.

Potential sources of pollutants during the operation period: Fuel oil and engine oil will be used in our repair facility in small quantities. There will be oil absorbent materials on hand in case of any incidents. There will be a self contained, doubled-walled storage tank capable of containing and handling any spills.

Potential causes of resource conflicts: none

V. Occupations:

Construction: six jobs for approximately 4 weeks, including foreman and labourers.

Operation: six full time jobs, including secretary, heavy equipment mechanic, automotive mechanics, and marine engine mechanics.

VI. Project-Related Documents:

Letter of Approval to construct building on land, Baie Verte Town Council, Mr. Dean Giles, Town Manager, 709-532-8222

Letter from Fisheries & Oceans, Fisheries & Oceans Canada, Grand Falls – Windsor, Mr. Leon King, Area Habitat Biologist

APPROVAL OF THE UNDERTAKING

Letter of Approval to construct building on land, Baie Verte Town Council, Mr. Dean Giles, Town Manager, 709-532-8222.

Letter from Fisheries & Oceans, Fisheries & Oceans Canada, Grand Falls Windsor, Mr. Leon King, Area Habitat Biologist.

SCHEDULE: Earliest date for construction to begin: January 5, 2009- favourable weather conditions. Latest date for construction to begin: May 1, 2009- unfavourable weather conditions.

FUNDING: Sealand Diesel Services Ltd and possibly CBDC Emerald

Nov. 27/08

Date



Signature of Chief Executive Officer

