



LEVELTON

Trackside Holdings Ltd.

Stage 1 Preliminary Site Investigation

44037 Progress Way

Chilliwack, British Columbia

Submitted by:

LEVELTON CONSULTANTS LTD.

301-19292 60th Avenue

Surrey, British Columbia

V3S 3M2

June 04, 2014

Levelton File # R614-0964-00



June 04, 2014

Levelton File # R614-0964-00

Trackside Holdings Ltd.
#9 – 4001 Old Clayburn Road
Abbotsford, BC V3G 1E5

Attention: Mr. Cameron Rogers

Project: Stage 1 Preliminary Site Investigation
44037 Progress Way, Chilliwack, British Columbia

Dear Mr. Cameron Rogers

Levelton Consultants Ltd. is pleased to submit two copies of the Stage 1 Preliminary Site Investigation report for the above-referenced property.

Levelton has been providing innovative engineering and related services since 1966 to our many private and public sector clients. Our scientific expertise spans a full range of services including environmental, geotechnical, metallurgical, materials and building sciences, as well as industrial hygiene, industrial compliance monitoring and other specialty scientific and engineering-related services. Please visit our website at www.levelton.com for details regarding our comprehensive services, our client testimonials, and our core values which focus on serving and protecting our clients' best interests.

We trust that the enclosed report meets your current requirements. If you have any questions regarding this project, the enclosed reports, or our services, please do not hesitate to call the undersigned at (604) 533-2992.

Thank you for utilizing our professional services. We look forward to serving your future environmental and engineering needs.

Yours truly,

Levelton Consultants Ltd.

Per: Gina Spencer, P. Eng.
Environmental Group Leader
Project Manager

EXECUTIVE SUMMARY

Mr. Cameron Rogers, on behalf of Trackside Holdings Ltd. (the Client), retained Levelton Consultants Ltd. (Levelton) on 27 May 2014 to conduct a Stage 1 Preliminary Site Investigation (PSI) for a property located at 44037 Progress Way, Chilliwack, British Columbia (henceforth referred to as "the Site").

A Stage 1 PSI consists of evaluating and reporting the existing and historical information collected through a historical records search and review, a Site reconnaissance and an interview with individuals knowledgeable about the Site. A Stage 1 PSI may assist in reducing uncertainty about the likelihood of potential environmental liability and may provide a basis for further investigation of the Site.

Levelton understands that the Stage 1 PSI is required by the Client for due diligence purposes related to the potential sale of the Site.

This Stage 1 PSI report has been prepared in general accordance with the Canadian Mortgage Housing Corporation (CMHC) and Canadian Standards Association (CSA) guidelines and partial requirements of the BC Environmental Management Act (EMA), Contaminated Sites Regulation (CSR) and associated protocols, procedures and guidelines.

Site Location

The Site is comprised of one lot and is located northeast of the intersection of Chilliwack Mountain Road and Progress Way in Chilliwack, BC. The Site is irregular in shape and is bounded by Chilliwack Mountain Road to the north and west, Progress Way to the south, and a commercial lot, as well as a vacant lot, to the east. The Site covers approximately 1.42 hectares. At the time of Site visit, the Site was occupied by a liquid natural gas (LNG) mobile fueling station. The entire Site was covered with vegetation or crushed rock in the area of the LNG fueling station.

Site History

The Site was vacant agricultural land from circa the 1940's until circa 1974 when two barns were built on-site. A residential dwelling was constructed on-site circa 1975 and remained until circa 2008. The Site was vacant from circa 2009 until January 2014 when a mobile LNG fueling facility was placed in the southeast portion of the Site. The mobile LNG fueling facility, an office trailer, diesel AST, generator, storage shed and portable bathroom unit were present on-site at the time of the 30 May 2014 Site visit. Levelton understands the current mobile LNG operation is temporary and will be replaced by a permanent operation in the near future based on permit information reviewed at City Hall.

Applicable Standards

At the time of writing, the Site was zoned as CD-14 for comprehensive development. Based on the current land use, our observations and a statement from the Site tenant, we understand that the Site will continue to be used for commercial purposes in the foreseeable future. As such, the BC CSR soil standards for commercial land use (CL), set out in Schedules 4, 5 and 10 will apply. For groundwater, CSR freshwater aquatic life (AW_f) standards would apply. For soil vapour, the CSR soil vapour remediation standards for CL land use would apply.

Conclusions

1. Based on our historical records review, there were no identified on-site or offsite areas of potential environmental concern (APECs).
2. Historically the Site was used for agricultural and residential purposes. A residence was present in the northeast portion of the Site from circa 1975 to circa 2008. The Site was connected to natural gas at the time of purchase in 2008 and the septic system on-site was removed during demolition of the former dwelling, based on interview information provided by Mr. Cameron Rogers.
3. The Site is presently occupied by a mobile LNG fueling facility. The future Site development plans include developing a permanent LNG fueling station.

Recommendations

1. Based on Levelton's Stage 1 PSI findings, a further intrusive subsurface investigation in the form of a Stage 2 PSI is not warranted at the Site at this time.
2. During the future redevelopment of the Site:
 - a. If any hidden source(s) of contamination or any suspected/odorous soils are discovered, Levelton should be contacted immediately prior to the source removal to initiate soil characterization.
 - b. In case any abandoned heating-oil USTs are encountered at the Site during future redevelopment activities, such USTs must be decommissioned in accordance with the BC Fire Code requirements (since they could pose a potential fire and explosion hazard). A qualified environmental consultant should be retained to monitor and document the USTs removal activities.
 - c. Water wells out of use for five years should be decommissioned in accordance with the BC Groundwater Protection Regulation (effective November 2005).

TABLE OF CONTENTS

Executive Summary.....	i
1 Introduction	1
2 Stage 1 Procedure	1
2.1 Objective	1
2.2 Legal Requirements	1
2.3 Scope of Work.....	1
2.4 Regulatory Framework.....	2
2.5 Methodology.....	2
3 Site Description and Setting.....	3
3.1 Location.....	3
3.2 Topography	3
3.3 Geology	3
3.4 Surface Drainage and Hydrogeology.....	4
3.5 Aquifers	4
3.6 Flood Zone Potential.....	4
3.7 Precipitation Records	4
4 Previous Environmental Reports	5
5 Historical Record Review	5
5.1 City Directories.....	5
5.2 Aerial Photographs.....	6
5.3 Fire Insurance Plans	8
5.4 Fortis BC Records (Formerly Terasen Gas).....	9
5.5 Government Record.....	9
5.5.1 City Record	9
5.5.2 Historical Land Titles	10
5.5.3 BC Assessment Records	10
5.5.4 Department of Fisheries and Oceans.....	10
5.6 Ministry of Environment	11
5.6.1 BC Aquifer and Water Well Database	11
5.6.2 BC Online Site Registry Search	11
6 Interviews.....	11
7 Site Reconnaissance.....	12

7.1	Subject Site.....	12
7.1.1	Hazardous Building Materials	14
7.2	Surrounding Properties.....	14
8	Summary of Historical Site and Area Development	14
8.1	Site Development.....	15
8.2	Surrounding Area Development	15
9	Applicable Standards	15
10	Conclusions	16
11	Recommendations	16
12	Professional Statement.....	17
13	Closure	18

© 2014 ALL RIGHTS RESERVED

THIS DOCUMENT IS PROTECTED BY COPYRIGHT LAW AND MAY NOT BE REPRODUCED IN ANY MANNER, OR FOR ANY PURPOSE, EXCEPT BY WRITTEN PERMISSION OF LEVELTON CONSULTANTS LTD.

List of Tables

Table 1: Source of Historical Record
Table 2: Summary of Site Information
Table 3: Aquifer Characterization
Table 4: Summary of City Directory Search Results
Table 5: Summary of Reviewed Aerial Photograph Observations
Table 6: BC Assessment Summary
Table 7: Summary of Site Registry Search Results
Table 8: Applicable Regulatory Standards

List of Figures

Figure 1: Site Location Map
Figure 2: Site Plan
Figure 3: Topography of the Site and Surrounding Area
Figure 4: Zoning Map
Figure 5: DFO Lost Streams Map
Figure 6: Water Well Search Results
Figure 7: Site Registry Search Results
Figure 8: Surrounding Land Use

List of Appendices

Appendix A: Figures
Appendix B: Photographs
Appendix C: Aerial Photographs
Appendix D: City Hall Information
Appendix E: Legal Plan, Land Titles
Appendix F: BC MOE and Assessment Documents
Appendix G: Site Profile
Appendix H: Site Visit Checklist
Appendix I: Background Information of EMA, CSR and Hazardous Building Materials
Appendix J: Standard Limitations

1 INTRODUCTION

Mr. Cameron Rogers, on behalf of Trackside Holdings Ltd. (the Client), retained Levelton Consultants Ltd. (Levelton) on 27 May 2014 to conduct a Stage 1 Preliminary Site Investigation (PSI) for a property located at 44037 Progress Way, Chilliwack, British Columbia (henceforth referred to as "the Site").

A Stage 1 PSI consists of evaluating and reporting the existing and historical information collected through a historical records search and review, a Site reconnaissance and an interview with individuals knowledgeable about the Site. A Stage 1 PSI may assist in reducing uncertainty about the likelihood of potential environmental liability and may provide a basis for further investigation of the Site.

Levelton understands that the Stage 1 PSI is required by the Client for due diligence purposes related to the potential sale of the Site.

This Stage 1 PSI report has been prepared in general accordance with the Canadian Mortgage Housing Corporation (CMHC) and Canadian Standards Association (CSA) guidelines and partial requirements of the BC Environmental Management Act (EMA), Contaminated Sites Regulation (CSR) and associated protocols, procedures and guidelines.

2 STAGE 1 PROCEDURE

2.1 OBJECTIVE

The objective of this Stage 1 PSI was to identify on-site and offsite areas of potential environmental concern (APECs) and associated potential contaminants of concern (PCOCs) which have the likelihood to impact the Site's subsurface and exceed the applicable remediation standards. If warranted, further investigation will be recommended.

2.2 LEGAL REQUIREMENTS

To Levelton's knowledge, at the time of writing, there was no outstanding request or order from the BC MOE for the submission of a Site Profile or for investigation, remediation or certification reports regarding the Site. Also, there were no outstanding court orders or administrative requirements from the City of Chilliwack with respect to historical or current on-site activities.

2.3 SCOPE OF WORK

Levelton's Stage 1 PSI scope of work included the following:

- Conducting historical records search and review, which included: reviewing fire insurance plans (if available), aerial photographs, criss-cross or city directories, historical and current land titles, municipal records, BC Assessment Authority and BC MOE records with respect to environmental concerns associated with the Site or surrounding properties that could potentially affect the environmental condition of the Site;
- Completing the Site and surrounding area reconnaissance and interviewing persons knowledgeable about past and present activities on the Site and surrounding properties. Items addressed included:

chemical storage and handling, underground and aboveground storage tanks (USTs and ASTs), non-hazardous and hazardous wastes, air and water discharges, and dumping/landfilling activities;

- Identifying potential source(s) of environmental impacts due to historical and current land uses, activities, events or practices at the Site and surrounding properties; and
- Preparing a report outlining the findings of the investigation and providing conclusions and recommendations.

Note: A Stage 1 PSI does not include sampling or analysis of air, soil, groundwater, surface water or sediment/biota or a hazardous building materials survey.

2.4 REGULATORY FRAMEWORK

In British Columbia, a Stage 1 PSI is conducted to meet the requirements of the currently applicable provincial EMA and the CSR. Detailed background information regarding the EMA and the CSR are included in Appendix I.

2.5 METHODOLOGY

Current and historical information on both the Site and surrounding properties was acquired through a review of numerous sources of historical documents, as well as interviews and reconnaissance of the Site and surrounding area. Information sources accessed for this Stage 1 PSI are listed in the table below.

Table 1: Source of Historical Record

ITEM	SOURCE	YEARS/REMARKS
<i>City Directories</i>	City of Chilliwack Archives	1972, 1975, 1979/80, 1985, 1990, 1995 and 2000
<i>Aerial Photographs</i>	University of British Columbia, Geographic Information Centre	1940, 1949, 1951, 1963, 1974, 1979, 1983, 1993 and 1999
	City of Chilliwack's online mapping system	2000, 2003, 2006, 2009 and 2012
<i>Fire Insurance Plans</i>	University of British Columbia Library, Rare Books and Special Collections	1953
<i>Historical Land Titles</i>	West Coast Title Search, New Westminster, BC	1965 - present
<i>Environment Site Registry</i>	BC MOE Online Environmental Site Registry	
<i>Assessment Report</i>	BC Online Assessment Records	
<i>Water Well & Aquifer Search</i>	BC MOE Online Water Resources Atlas Database	
<i>Existing and lost streams near the Site</i>	Department of Fisheries and Oceans (DFO) website	
<i>Topography, Zoning and Utility Maps and Building Permits/Drawings</i>	City of Chilliwack	
<i>Surficial Geology</i>	Surficial Geology of Mission, British Columbia; Map No.1485A; Geological Survey of Canada; Ottawa, Ontario.	
<i>Interviews</i>		

Mr. Bryan Jackson, BIT, and Ms. Gina Spencer, P. Eng., of Levelton completed a Site visit on 30 May 2014. Selected photographs taken during the Site visit are presented in Appendix B.

3 SITE DESCRIPTION AND SETTING

As required by the BC MOE, the Site's legal information is provided below:

Table 2: Summary of Site Information

ITEM	INFORMATION
Common Name	N/A
Municipal Address	44037 Progress Way, Chilliwack, British Columbia
Legal Description	Lot A District Lot 288 Group 2 NWD Plan BCP35117
P.I.D.	027-412-172
Latitude/Longitude ¹	49°09'05.42" N, 122°00'22.48"W

3.1 LOCATION

The Site is comprised of one lot (refer to Legal Plan, Appendix E), and is located northeast of the intersection of Chilliwack Mountain Road and Progress Way in Chilliwack, BC (Figure 1, Appendix A). The Site is irregular in shape and is bounded by Chilliwack Mountain Road to the north and west, Progress Way to the south, and a commercial lot, as well as a vacant lot, to the east. The Site covers approximately 1.42 hectares. At the time of Site visit, the Site was occupied by a liquid natural gas (LNG) mobile fueling station. The entire Site was covered with vegetation or crushed rock in the area of the LNG fueling station.

The Site plan is presented in Figure 2 in Appendix A.

3.2 TOPOGRAPHY

Based on the surface elevation data obtained from the BC MOE Water Resources Atlas database, the subject Site is generally flat-lying with Chilliwack Mountain located north of the Site. A series of perimeter drainage ditches in the surrounding areas eventually connect to Atchelitz Creek, located 635m southeast of the Site.

Refer to Figure 3, Appendix A, for the mapped topography of the subject Site area.

3.3 GEOLOGY

The surficial sediments in the vicinity of the Site, as identified by the Geological Survey of Canada², are Fraser River Sediments with sub-unit Fg. The sediments are mainly comprised of channeled deposits (expressed at surface by ridges and swales), silty clay loam, silt loam, silty clay, and minor organic sediments, up to 10m thick.

¹ Obtained from Google Earth

² Surficial Geology of Mission, British Columbia; Map No.1485A; Geological Survey of Canada; Ottawa, Ontario.

3.4 SURFACE DRAINAGE AND HYDROGEOLOGY

Surface runoff on-site would percolate into the subsurface, as well as partly discharge into the adjoining ditches located along the northern boundary of the Site.

Shallow local groundwater can be influenced by many factors such as underground utilities, building foundations, topography and fill material/soil type. Based on the surrounding drainage ditches and their connection to Atchelitz Creek southeast of the Site, Levelton assumes the shallow local groundwater flows to the southeast.

3.5 AQUIFERS

The Site is located at an area with an unconsolidated aquifer, which is considered to be of high vulnerability and low demand³. Table 3 provides details of the aquifer in the area of the Site.

Table 3: Aquifer Characterization

NAME	DESCRIPTION/ LOCATION	MATERIALS	LITHOSTRATO- GRAPHIC UNIT	CLASSIFICATION	SIZE (KM ²)	TYPE OF WATER USE	AQ. NO.
Chilliwack- Rosedale	Chilliwack- Rosedale	Sand and Gravel	Fraser River Sediments; Salish Sediments	IIIA	141.5	Multiple	6

3.6 FLOOD ZONE POTENTIAL

According to the City of Chilliwack's floodplain map, the Site falls within a protected floodplain. The Site is therefore considered to be at moderate risk of flooding from a major water body.

A copy of the floodplain map can be found in Appendix D.

3.7 PRECIPITATION RECORDS

The nearest climate station to the Site is known as 'Chilliwack (N 49°10'19.77"/ W 121°55'28.77")'. According to Environment Canada, Canadian Climate Normals⁴, the average annual rainfall for the 'Chilliwack' climate station is 1680 mm, and the total annual precipitation on a "mean-average"⁵ basis is 1787.9 mm. The greatest amount of precipitation occurs during the months of November and December, while the driest months are July and August.

The Site is located within the "Coastal Western Hemlock Zone"⁶ and is defined in climatic terms by heavy rainfall, cool summers and mild winters.

³ BC MOE web site, "Aquifers and Water Wells of BC" aquifer data search. 28 May 2014

⁴ Environment Canada. *Canadian Climate Normals 1971-2000*.
<http://climate.weatheroffice.ec.gc.ca/climate_normals/index_e.html>

⁵ An average of the monthly means, where the average is established using different spans of years of historically logged records.

⁶ BC Ministry of Forests "Biogeoclimatic Zone Classification System".

4 PREVIOUS ENVIRONMENTAL REPORTS

Historically, the Site consisted of the northern portion of 8250 Chilliwack Mountain Road. Circa 2008, the Site was subdivided with the current civic address as 44037 Progress Way. A combined Stage 1 and 2 PSI for 8180 Aitken Road and 8250, 8290, 8340 8418 and 8500 Chilliwack Mountain Road was issued in May 2007 by Dr. J. Blair Wallace, P. Eng. This report was reviewed and its pertinent findings are summarized below:

- The majority of the investigation area had been used for agricultural purposes since the 1940s except that the property at 8180 Aitken Road which had a sawmill and wood chipping plant since the mid-1940s.
- At the time of the report, the subject Site was occupied by a barn and residential dwelling.
- Three areas of potential environmental concern (APECs) were identified during the investigation at that time. Two APECs were located within the 8180 Aitken Road property due to the on-site concrete operation and stockpiles of wood waste. A third APEC was the result of an offsite automobile repair operation at 8150 and 8170 Aitken Road. All of the APECs were located greater than 500m east of the Site.
- Eleven boreholes were advanced at 8180 Aitken Road. Nine of the boreholes were completed as groundwater monitoring wells. Fourteen soil samples and six groundwater samples were collected and submitted for analyses. All the soil and groundwater samples were less than the applicable CSR commercial/industrial soil standards or aquatic life groundwater standards.
- No further investigation was recommended at the time.

A 2007 Determination of Groundwater Use from the BC MOE (File No. 26250-20/10493) based on the aforementioned 2007 PSI report concluded that CSR Aquatic Water (AW) standards applied to the referenced properties, including the subject Site.

5 HISTORICAL RECORD REVIEW

The results of the historical search and records review are summarized in the following sections.

5.1 CITY DIRECTORIES

At the Chilliwack Archives in Chilliwack, the City Directories for the years 1972, 1975, 1979/80, 1985, 1990, 1995 and 2000 were reviewed for the Site and the surrounding properties, within an approximate 300m radius of the Site. The findings of the review of the city directory search for the Site and the surrounding properties are summarized in the following table:

Table 4: Summary of City Directory Search Results

Civic #	TENANT(S)	LISTED YEAR(S)	DIST. FROM SITE(m)	DIR' N	INFERRED HYDROGEO- LOGICAL POSITION
Subject Site					
Chilliwack Mountain Road					
8250	No listings	c. 1972			
	Robert J McKay	c. 1975			

Civic #	TENANT(S)	LISTED YEAR(S)	DIST. FROM SITE(m)	DIR' N	INFERRED HYDROGEO-LOGICAL POSITION
	No return	c. 1979/1980			
	District of Chilliwack Dog Pound				
	Mountainwood Kennels	c. 1985			
	Peter Fraser				
	H Heppner	c. 1990			
	Not verified	c. 1995			
	Peter Fraser	c. 2000			
Surrounding Properties					
Chilliwack Mountain Road					
8000 - 8400	Various individuals	c. 1972 – c. 2000			

Note: Businesses with potential historical CSR Schedule 2 activities are highlighted yellow.

Site

Various individuals were listed as tenants of the Site from circa 1975 to circa 2000, as well as a dog pound and kennel operation circa 1985. No listings were found to indicate that occurrence of CSR Schedule 2 activities on-site.

Surrounding Properties

The surrounding properties consisted of various individuals, indicating that the properties were residential use. No business listings were found in the surrounding areas for the reviewed City Directories.

5.2 AERIAL PHOTOGRAPHS

Aerial photographs relevant to the Site and surrounding area dating from 1940, 1949, 1951, 1963, 1974, 1979, 1983, 1993 and 1999 were obtained from the UBC's Geographic Information Centre. In addition, aerial photographs from the years 2000, 20003, 2006, 2009 and 2012 were reviewed from the City of Chilliwack's online mapping system. Select aerial photographs reviewed by Levelton are presented in Appendix C. Features observed at the Site and the surrounding areas in the aerial photographs are summarized in the following table.

Table 5: Summary of Reviewed Aerial Photograph Observations

YEAR	AERIAL PHOTO. NO.	SUBJECT SITE	SURROUNDING PROPERTIES			
			North	South	East	West
1940	BC205-11	The Site appears to be part of an agricultural field. The photograph is of low quality and it is not possible to distinguish structures in the photograph.	Chilliwack Mountain Road runs north of the Site. Across the road is forested land.	South of the Site are agricultural fields. Farther south, the Canadian National Railway ROW is visible.	East of the Site are agricultural fields.	Chilliwack Mountain Road runs west of the Site. Across the road is forested land.

YEAR	AERIAL PHOTO. NO.	SUBJECT SITE	SURROUNDING PROPERTIES			
			North	South	East	West
1949	BC718-74 & 75	The Site is clearly a vacant, agricultural field.	Rural residential dwellings are visible on the north side of Chilliwack Mountain Road.	Generally similar to the previous photograph.	Generally similar to the previous photograph.	Generally similar to the previous photograph.
1951	S77-R1-101 & 102	Generally similar to the previous photograph.	Generally similar to the previous photograph.	Generally similar to the previous photograph.	A dwelling is visible on the property east of the Site.	West of the Site has been cleared of vegetation and is covered by agricultural fields.
1963	BC5064-56 & 57	Generally similar to the previous photograph.				
1974	BC5575-0132 & 0133	Two barn-like structures are visible on the Site.	Generally similar to the previous photograph.			
1979	30BC7900 6-098 & 099	One of the barn-like structures is no longer visible. In the same area, however, is a residential dwelling. Adjacent to the remaining barn, is another barn-like structure. Fence lines are visible on-site.	Generally similar to the previous photograph.			
1983	30BC8300 8-104 & 105	Generally similar to the previous photograph.				
1993	30BCB930 32-251 & 252	Generally similar to the previous photograph.				
1999	SRS 6064 – 289 & 290	Generally similar to the previous photograph. However, the photograph is of low quality.				
2000	City's Online Mapping System	Generally similar to the previous photograph.				
2003	City's Online Mapping System	Generally similar to the previous photograph.				
2006	City's Online Mapping System	Generally similar to the previous photograph.	Generally similar to the previous photograph.	Generally similar to the previous photograph.	Generally similar to the previous photograph.	Progress Way is visible west of Chilliwack Mountain Road. The area is no longer used for agriculture. A

YEAR	AERIAL PHOTO. NO.	SUBJECT SITE	SURROUNDING PROPERTIES			
			North	South	East	West
						large warehouse building is visible farther southwest of the Site.
2009	City's Online Mapping System	The former structures on-site are no longer visible.	Generally similar to the previous photograph.	The area south of the Site has been cleared of the former agricultural fields and is now covered with gravel. Pre-load fill material is visible along the future path of Progress Way.	The area east of the Site (aside from one property) has been cleared of the former agricultural fields and is now covered with gravel.	More warehouse buildings and paved parking lots are visible farther southwest of the Site.
2012	City's Online Mapping System	Generally similar to the previous photograph. Progress Way is visible south of the Site.				

Site

The Site was a vacant agricultural field from at least the 1940's until circa 1974 when barns were constructed on-site. A dwelling was visible from circa 1979 until circa 2006. The Site has remained vacant since circa 2009.

Surrounding Properties

The surrounding areas historically consisted of agricultural and rural residential properties from the 1940's until around the mid-2000's when commercial and/or industrial development started west of the Site along Progress Way. Since that time, more warehouse structures have been added to the area west of the Site, while south and east of the Site were cleared and covered with gravel in preparation for future development. The area north of the Site has remained forested with rural residential dwellings.

5.3 FIRE INSURANCE PLANS

The 1953 fire insurance plan for Chilliwack from the UBC Library Special Collections Division was reviewed. The Site area was not included on the fire insurance plan.

5.4 FORTIS BC RECORDS (FORMERLY TERASEN GAS)

Effective 1 April 2006, Fortis BC no longer provides connection and disconnection dates for gas services⁷, therefore no records indicating natural gas connections for the Site were available for review.

5.5 GOVERNMENT RECORD

5.5.1 City Record

Levelton visited the City of Chilliwack (the City) on 30 May 2014 to review information on relevant building permits and former and existing building construction drawings.

Copies of relevant documents collected from the City are attached in Appendix D.

Building Permits

Historical permits for the Site were reviewed at City Hall. No permits pertinent to the historical use of the Site could be found. One permit for roadway access was listed in January 2014. A Site Plan from J + B Engineering Inc. for ENN Canada from November 2013 (File No. 130588) was obtained from the available files at City Hall. The drawing shows the proposed development of the Site with a permanent LNG service station.

Water and Sewer Connections

A water connection was installed at the northwest corner of the Site in 1990. A sanitary main was installed along Chilliwack Mountain Road in 1995. It is not known if the Site was connected to the sanitary main at that time. The Site has no current sewer or water connections. Connections to municipal services are available along Progress Way.

Municipality Watercourse Classification Map

The City's online mapping system indicated that there is a drainage ditch 20m north of the Site that runs along Chilliwack Mountain Road. This drainage ditch along Chilliwack Mountain Road is classified by the City as a "Class B" water course, meaning that it is not inhabited by fish but provides water, food and nutrients to a downstream fish-bearing stream or other water body. Farther east of the Site, this drainage ditch connects to another ("McDermott ditch") that runs southeast and is classified as a "Class A" watercourse, meaning that fish are present or potentially present if introduced barriers or obstructions are either removed or made passable for fish. This ditch system eventually connects to Atchelitz Creek (Class A watercourse) located 635m southeast of the Site.

Zoning

City Hall records indicated that the Site is currently zoned as "Comprehensive Development Zone (CD-14)". According to the City's Zoning Bylaws, the CD-14 zone consists of the "Lickman East" industrial area bounded approximately by Lickman Road, Chilliwack Mountain Road, Aitken Road and the Canadian

⁷ Fortis BC letter: Titled "Environmental Inquiries Relating to Gas Service Installation Dates" (1 March 2006). Fortis BC was formerly known as BC Gas in 2006.

National Railway. Because of the zone's proximity to adjacent hillside residential areas and its economic development potential, this zoned area is best suited for a mixed use industrial park that requires a high quality setting.

The surrounding areas to the south, west and east of the Site are also zoned as CD-14; while the properties to the north of the Site are zoned as "Rural Residential (RR)".

A zoning map outlining zoning of the Site and surrounding areas is presented in Figure 4, Appendix A. A detailed description of the zoning by-law and limitations is included in Appendix D.

5.5.2 Historical Land Titles

Historical land title information for the Site was obtained from West Coast Title Search, New Westminster, BC. The following table summarizes the historical title information for the Site.

A review of the historical land titles for the Site indicated that various individuals and companies have historically owned the Site from 1965 to current. RMTA Land Corp. has owned the Site since 2008. There were no former owners of the Site whose names would suggest the possibility of CSR Schedule 2 activities having taken place on the Site.

Copies of the historical land title search and legal plan are included in Appendix E.

5.5.3 BC Assessment Records

The BC Assessment Roll Report was obtained using a PID search for the Site. The report is summarized in the following table.

Table 6: BC Assessment Summary

ADDRESS	MANUAL CLASS	ACTUAL USE	LAND DIMENSION
44037 Progress Way, Chilliwack	N/A	Industrial (Vacant)	3.509 Acres

Information of an environmentally sensitive nature was not noted in the BC Assessment records for the Site.

A copy of the report is included in Appendix F.

5.5.4 Department of Fisheries and Oceans

Over the past 100 years of settlement in the Lower Fraser Valley, many streams have been culverted, paved over, or filled in or otherwise "lost" to surface water access, yet these covered/culverted streams continue to convey groundwater. Such "lost" streams if in-filled in the past, can often contain tainted wastes, debris or fill which can release contaminants into shallow and/or deep aquifers and act as preferential pathways for the migration of groundwater to the nearest surface water body.

The proximity to existing streams and lost stream beds near the Site was searched on the Department of Fisheries and Oceans (DFO) website (Mapster). The DFO search indicated that there were no lost or existing streams within a 500m radius of the Site.

A copy of the DFO's lost streams and existing stream map for the Site's area is included as Figure 5, Appendix A.

5.6 MINISTRY OF ENVIRONMENT

5.6.1 BC Aquifer and Water Well Database

The existence and location of groundwater wells near the Site was searched on the BC MOE Water Resources Atlas database. The online database of the Water Management Division of BC MOE indicated that no water wells were located within 500m of the Site.

The results of the BC MOE water well search are included in Figure 6, Appendix A.

5.6.2 BC Online Site Registry Search

A search of the online BC MOE Environmental Site Registry for the Site and surrounding properties within a radius of 500m from the Site was conducted on 28 May 2014. According to the BC MOE Online Site Registry, there are two properties within 500m of the Site which are registered or "listed". A property listed in the Site Registry does not necessarily imply that the property is contaminated. The following table provides details of the registered property and its proximity and potential risk to the Site.

Table 7: Summary of Site Registry Search Results

SITE ID	SITE ADDRESS	APPROXIMATE DISTANCE AND DIRECTION FROM SUBJECT SITE	DIRECTION FROM THE SITE WITH REGARD TO THE APPARENT GROUNDWATER FLOW DIRECTION	SITE REGISTRY STATUS	POTENTIAL TO AFFECT THE ENVIRONMENTAL CONDITION OF THE SITE
11052	7985 Lickman Road, Chilliwack	235m Southwest	Cross-gradient	Report not obtained	Low
11118	8106 Lickman Road, Chilliwack	190m South	Cross-gradient to down-gradient	Report not obtained	Low

Based on their distances from the Site and inferred hydrogeological positions, the listed properties are believed to pose a low potential of environmental concern to the subject Site.

The BC Online Site Registry search results are presented Appendix F and illustrated on Figure 7, Appendix A.

6 INTERVIEWS

During the 30 May 2014 Site visit, Levelton was accompanied by two LNG fueling attendee from ENN Canada. According to the employees:

- The mobile LNG fueling station had been in operation since January 2014.
- The LNG tank on-site is completely mobile and has a capacity for 6400gal (23,500L); however, the LNG tank is never operated at greater than 90% capacity.
- A diesel AST on-site is used to store diesel for a generator that powers the mobile office trailer and a portable heated bathroom unit.

- The diesel AST is filled by a mobile Petro Canada dispensing truck.

The Site owner, Mr. Cameron Rogers, was interviewed over a telephone conversation on 3 June 2014. He provided Levelton with the following information:

- The Site was historically used for agricultural and residential purposes.
- The Site had natural gas and water connections at the time of purchase in 2008.
- The on-site dwelling and barn were demolished shortly after he purchased the Site.
- Any existing septic tank on-site would have been removed during demolition.
- He was not aware of any existing water well on-site.

Mr. Rogers provided Levelton with a completed Site Profile. There were no environmental issues noted in the Site Profile, a copy of which is provided in Appendix G.

7 SITE RECONNAISSANCE

Mr. Bryan Jackson, BIT, and Ms. Gina Spencer, P. Eng., of Levelton completed a Site and surrounding area reconnaissance on 30 May 2014. The Site reconnaissance consisted of a walk-through to observe conditions at accessible areas on-site.

ENG Canada was operating a mobile LNG fueling station at the Site at the time of the Site visit. The Site was occupied by a mobile office trailer, a storage shed, a diesel AST, a generator, a portable bathroom unit, and a mobile LNG fueling facility for commercial vehicles.

During the Site inspection, Levelton used a self-designed checklist to identify the presence of possible sources of contamination at the Site. A copy of the checklist, completed during the Site inspection, is attached in Appendix H. Selected photographs taken during the Site visit are presented in Appendix B. Observations and on-site conditions recorded during the Site visit are discussed in the following sections.

7.1 SUBJECT SITE

Site Description

- The Site is comprised of one lot, 1.42 hectares in area, located northeast of the intersection of Chilliwack Mountain Road and Progress Way in Chilliwack, BC.
- The Site is irregular in shape and is bounded by Chilliwack Mountain Road to the north and west, Progress Way to the south, and a commercial lot, as well as a vacant lot, to the east.
- The Site was accessible from Progress Way to the south.

Site Building and Interior

- The Site was occupied by a mobile office trailer that had been present on-site since January 2014. The trailer obtained power from a diesel powered generator on-site.
- The interior of the trailer was carpeted with wood panelling on the walls, fluorescent lighting and baseboard heating.
- The exterior of the trailer was covered with metal panelling.

Uncovered Area

- The southern area of the Site was occupied by the mobile LNG fueling facility and was covered with crushed rock. The remaining area of the Site was covered by vegetation.
- A portable LNG tank (23,500L) for fueling commercial vehicles was present southwest of the mobile office trailer.
- A diesel AST, storage shed, generator and portable bathroom unit were located north to northwest of the office trailer.
- Metal temporary fencing was present along the perimeter of the Site.

Aboveground and Underground Storage Tanks

- A metal double-walled 1273L tidy tank with diesel fuel was present on-site north of the mobile office trailer. The diesel AST was used to power the generator on-site. The metal AST appeared to be in excellent condition with no visible rusting. The AST was supported above the ground by metal posts on wooden boards. The soil beneath the tank did not appear stained or odorous. A spill response kit from Zenith was located adjacent to the AST. The AST was connected with an aboveground fuel line directly to the generator.
- A metal 23,500L LNG AST was also present on-site as previously discussed.
- At the time of the Site visit, Levelton's Environmental Scientist did not observe any structures or conditions typically associated with a UST, such as fill or vent pipes that would indicate a UST being present on the Site.

Air and Water Discharges

- No issues regarding any air discharges were identified at the time of the Site reconnaissance.
- A portable bathroom unit was present on-site.
- There was no existing water or sewer connections on-site.

Non- Hazardous Waste Generation, Storage and Disposal

- No non-hazardous waste is generated, stored or disposed of on-site.

Hazardous Waste Generation, Storage, Handling and Disposal

- No hazardous waste generation, storage, handling or disposal activities were observed at the Site.

Chemical Storage and Handling

- Aside from the ASTs on-site, no significant chemical storage or handling was observed.

Spill and Stain Areas

- No spills or stained areas of a potential environmental concern were observed at any of the areas visited at the Site.

Soils and Fills

- Based on observations made at the time of the Site visit and information reviewed during this investigation, Levelton does not expect environmentally suspect fill material to be present at the Site.

Radon Gas

- The Ministry of Health⁸ has completed a regional study of radon in homes in British Columbia. The results of the study indicated that radon is not typically a concern in the Lower Mainland and in the Coastal Region of British Columbia. Greater concern with respect to radon geographically starts in areas east of Hope, British Columbia (especially the Okanagan Valley and West Kootenays). Levelton, therefore, does not expect radon gas to be an environmental issue at the Site.

Methane Gas

- Levelton did not observe any areas of organic landfilling on-site during the Site visit. Therefore, there is a low potential that methane gas is an environmental issue at the Site.

7.1.1 Hazardous Building Materials

As the current on-site mobile office trailer was placed on-site in January 2014 and is to be a temporary structure, no hazardous building materials (including: asbestos, PCBs, ozone-depleting substances, mercury, lead-based paints) are suspected on-site. Detailed background information of hazardous building materials is included in Appendix I.

7.2 SURROUNDING PROPERTIES

During the 30 May 2014 Site visit, Levelton conducted a reconnaissance of the surrounding area. Levelton observed and photographed the surrounding properties from either the Site or from areas accessible to the public. Figure 8, Appendix A, and Site Photographs, Appendix B, show various features of the surrounding area.

North of the Site was developed with rural residential dwellings. A commercial scissor lift rental company was operating on a lot east and adjacent to the Site. South of the Site was under construction and was being developed into an Otter Co-Op gas bar and card-lock. Twenty large ASTs arranged in a pattern of 4 by 5 were observed on the Otter Co-Op property in the southern portion of the property. West of the Site was vacant aside from pre-cast concrete products operation located northwest of Site.

8 SUMMARY OF HISTORICAL SITE AND AREA DEVELOPMENT

Based on the review of historical records, Site visit and interview information, Levelton inferred the following historical Site and area development.

⁸ Memorandum; Dated 8 December 1992; Mr. Brian Phillips, Director, Radiation Protection Services Branch; Ministry of Health; Burnaby, British Columbia.

8.1 SITE DEVELOPMENT

The Site was vacant agricultural land from circa the 1940's until circa 1974 when two barns were built on-site. A residential dwelling was constructed on-site circa 1975 and remained until circa 2008. The Site was vacant from circa 2009 until January 2014 when a mobile LNG fueling facility was placed in the southeast portion of the Site. The mobile LNG fueling facility, an office trailer, diesel AST, generator, storage shed and portable bathroom unit were present on-site at the time of the 30 May 2014 Site visit. Levelton understands the current mobile LNG operation is temporary and will be replaced by a permanent operation in the near future based on permit information reviewed at City Hall.

8.2 SURROUNDING AREA DEVELOPMENT

Since the 1940's, the surrounding areas east, west and south of the Site consisted of agricultural properties, while north of the Site was forested with rural residential dwellings. Commercial/industrial redevelopment of properties east, west and south of the Site commenced in the mid-2000's once Progress Way was constructed. The area north of the Site has remained forested with some residential dwellings.

9 APPLICABLE STANDARDS

At the time of writing, the Site was zoned as CD-14 for comprehensive development. Based on the current land use, our observations and a statement from the Site tenant, we understand that the Site will continue to be used for commercial purposes in the foreseeable future. As such, the BC CSR soil standards for commercial land use (CL), set out in Schedules 4, 5 and 10 will apply. Site-specific factors that would apply at the Site are outlined in Table 8.

Table 8: Applicable Regulatory Standards

SITE-SPECIFIC FACTORS	APPLICABILITY	RATIONALE
Intake of contaminated soil	Yes	Applicable at all sites.
Groundwater used for drinking water (DW)	No	Determination issued by BC MOE in 2007 (File No. 26250-20/10493)
Toxicity to soil invertebrates and plants	Yes	Applicable at all sites.
Groundwater flow to surface water used by freshwater aquatic life (AW _f)	Yes	The Site is located within a 500m buffer zone of the nearest surface water body (freshwater).
Groundwater used for livestock watering (LW)	No	No agricultural land was identified within 500m of the Site.
Groundwater used for irrigation (IW)	No	No agricultural land or irrigation wells were identified within 500m of the Site.

Therefore, the following standards apply to the Site:

Soil

- CSR CL standards
 - Site Specific factors include:
 - Intake of contaminated soil;
 - Toxicity to soil invertebrates and plants; and
 - Groundwater flow to surface water used by freshwater

Groundwater

- CSR Freshwater/Marine Aquatic Life (AW_f)

Soil Vapour

- CSR CL standards

10 CONCLUSIONS

1. Based on our historical records review, there were no identified on-site or offsite areas of potential environmental concern (APECs).
2. Historically the Site was used for agricultural and residential purposes. A residence was present in the northeast portion of the Site from circa 1975 to circa 2008. The Site was connected to natural gas at the time of purchase in 2008 and the septic system on-site was removed during demolition of the former dwelling, based on interview information provided by Mr. Cameron Rogers.
3. The Site is presently occupied by a mobile LNG fueling facility. The future Site development plans include developing a permanent LNG fueling station.

11 RECOMMENDATIONS

1. Based on Levelton's Stage 1 PSI findings, a further intrusive subsurface investigation in the form of a Stage 2 PSI is not warranted at the Site at this time.
2. During the future redevelopment of the Site:
 - a. If any hidden source(s) of contamination or any suspected/odorous soils are discovered, Levelton should be contacted immediately prior to the source removal to initiate soil characterization.
 - b. In case any abandoned heating-oil USTs are encountered at the Site during future redevelopment activities, such USTs must be decommissioned in accordance with the BC Fire Code requirements (since they could pose a potential fire and explosion hazard). A qualified environmental consultant should be retained to monitor and document the USTs removal activities.
 - c. Water wells out of use for five years should be decommissioned in accordance with the BC Groundwater Protection Regulation (effective November 2005).

12 PROFESSIONAL STATEMENT

As required under Part 16, Section 63 of the "Environmental Management Act", Contaminated Sites Regulations (CSR, BC Reg. 375/96 including amendments up to BC Reg. 4/2014, January 31, 2014), Levelton confirms that:

1. The Site investigation report has been prepared in accordance with requirements of the Act and its regulations, policies, procedures and protocols; and
2. The person(s) signing this report has (have) demonstrable experience in conducting investigations of this type and are familiar with the investigation completed at the Site.

13 CLOSURE

No environmental site assessment or investigation can wholly eliminate uncertainty regarding the potential for recognized environmental conditions in connection with a site. Performance of a standardized preliminary site investigation protocol is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the Site, given reasonable limits of time and cost.

This report has been prepared by Levelton Consultants Ltd. (Levelton) exclusively for Trackside Holdings Ltd. and is intended to provide an assessment for potential presence of contamination at the Site. The conclusions made in this report reflect Levelton's best judgement in light of the information available at the time of writing this report. No other warranty, expressed or implied, is made. Any use which a third party makes of this report, or any reliance on or decisions to be made or actions based on this report, are the responsibility of such third parties. Levelton accepts no responsibility for damages, if any, suffered by a third party as a result of decisions made or actions based on this report. The standard limitations of this report are specified in Appendix J.

Respectfully submitted,

Levelton Consultants Ltd.

Prepared by:

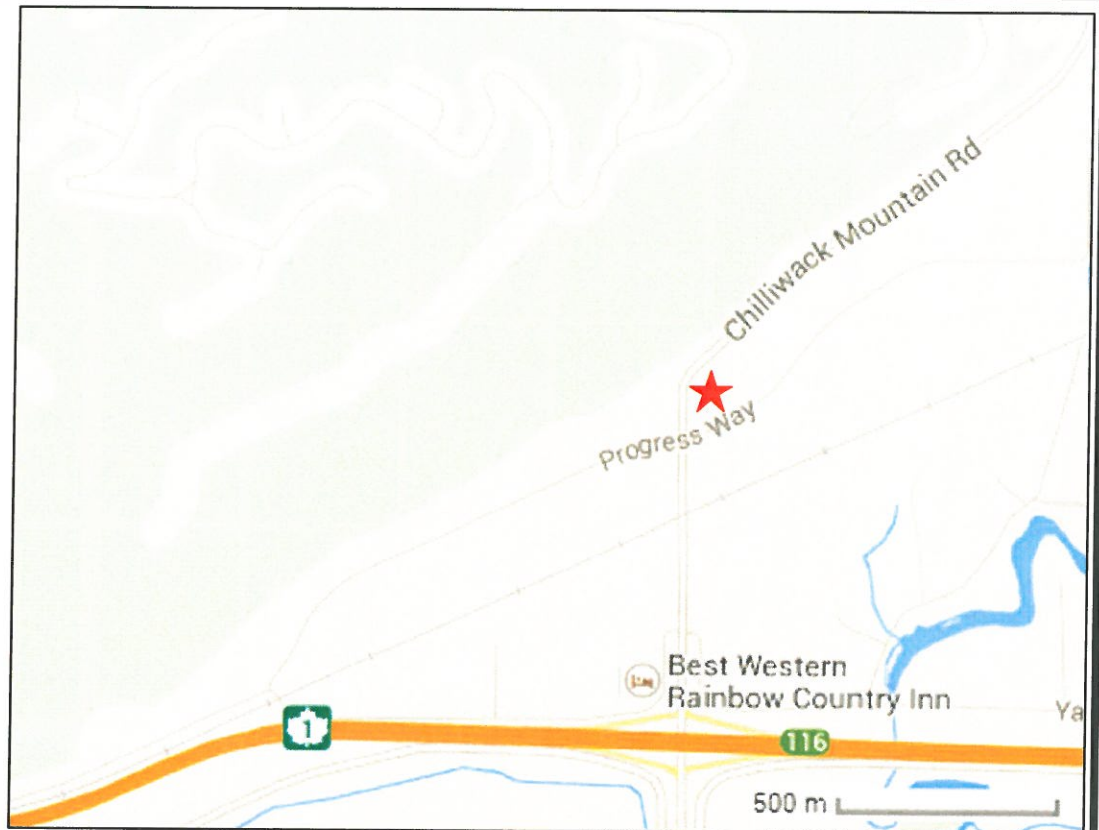
Per: Bryan Jackson
Bryan Jackson, B.Sc., BIT
Junior Environmental Scientist

Review by:


Per: Gina Spencer
Gina Spencer, P. Eng.
Environmental Group Leader
Project Manager



Appendix A: Figures



LEGEND

 - SUBJECT SITE



LEVELTON

LEVELTON CONSULTANTS LTD.

501 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE: Site Location Map
PROJECT: Stage 1 Preliminary Site Investigation
44037 Progress Way, Chilliwack, BC
CLIENT: Trackside Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE AS SHOWN
		DATE JUN 2014
		FILE NO. R614-0964-00
		DWG. NO. FIGURE 1



LEGEND



- SUBJECT SITE



NOTE: LOCATIONS OF ON-SITE FEATURES ARE APPROXIMATE.



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 60th Avenue Tel: 604 535-2992
Surrey, B.C. Fax: 604 535-0768

TITLE:

Site Plan

PROJECT:

Stage 1 Preliminary Site Investigation

44037 Progress Way, Chilliwack, BC

CLIENT:

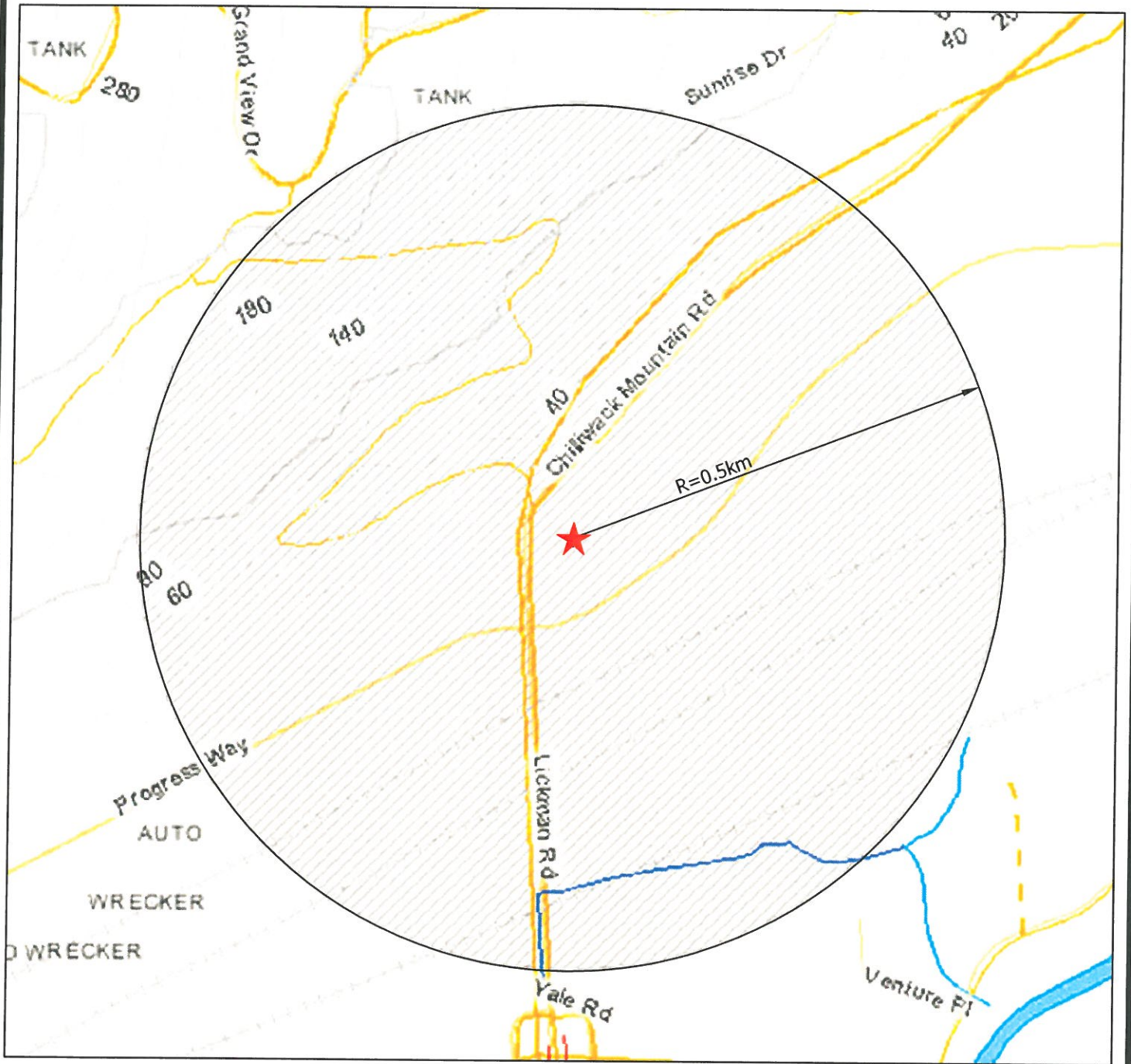
Trackside Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE AS SHOWN
		DATE JUN 2014
		FILE NO. R614-0964-00
		DWG. NO. FIGURE 2



LEGEND

- ★ - SUBJECT SITE
- - ROAD
- - RIVER/STREAM
- +++++ - RAIL LINE
- - CONTOUR LINE (m)



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 80th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE: Topography of the Site and Surrounding Area
PROJECT: Stage 1 Preliminary Site Investigation
44037 Progress Way, Chilliwack, BC
CLIENT: Trackside Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE AS SHOWN
		DATE JUN 2014
		FILE NO. R614-0964-00
		DWG. NO. FIGURE 3

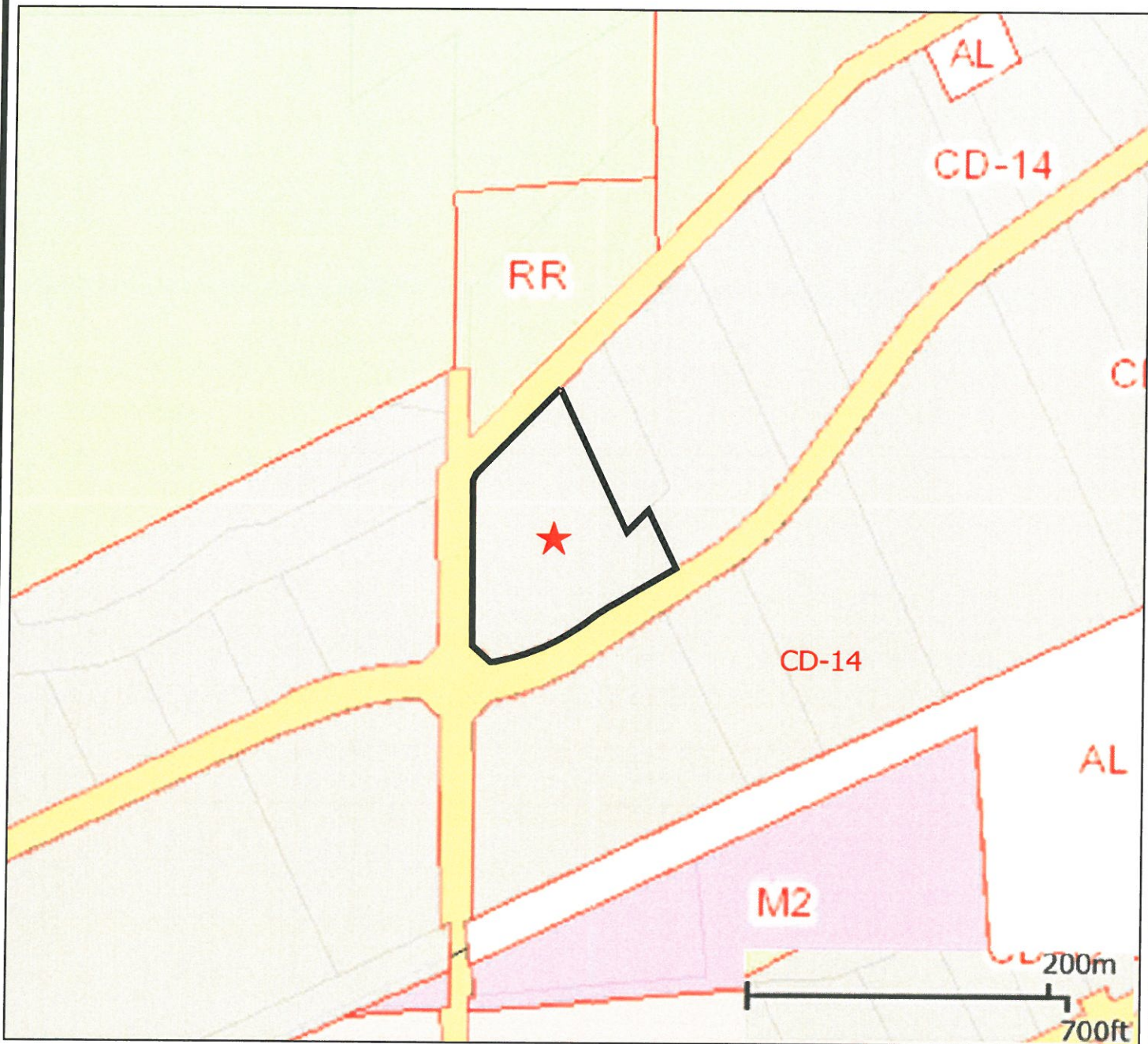


LEGEND



— SUBJECT SITE

AL — AGRICULTURAL LOWLAND
 CD-14 — COMPREHENSIVE DEVELOPMENT
 M2 — SERVICE INDUSTRIAL
 RR — RURAL RESIDENTIAL



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 60th Avenue Tel: 604 533-2982
 Surrey, B.C. Fax: 604 533-0768

TITLE: Zoning Map of the Site and Surrounding Area
PROJECT: Stage 1 Preliminary Site Investigation
 44037 Progress Way, Chilliwack, BC
CLIENT: Trackage Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE AS SHOWN
		DATE JUN 2014
		FILE NO. R614-0964-00
		DWG. NO. FIGURE 4



LEGEND



- SUBJECT SITE



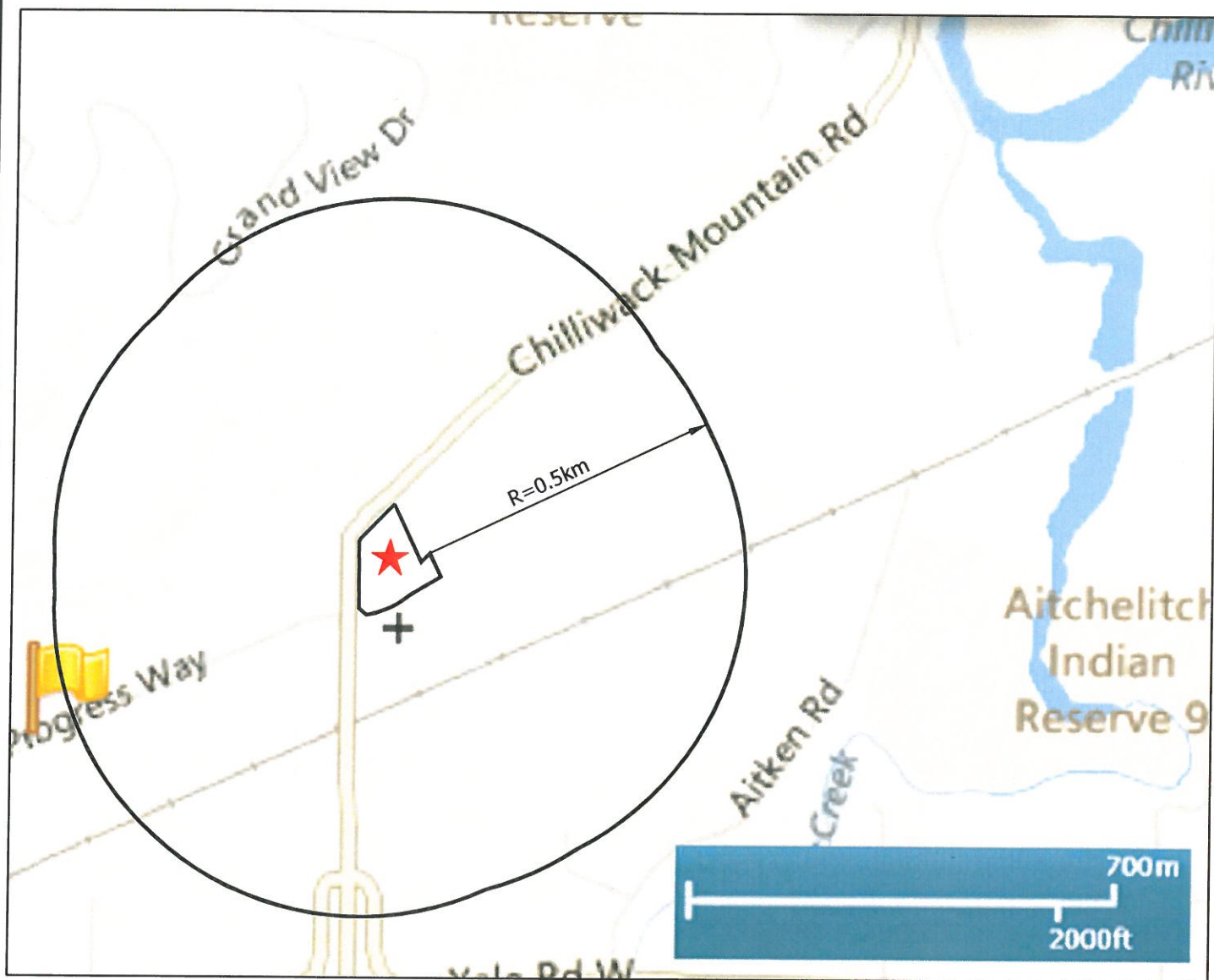
- LOST STREAM



- CURRENT WATERCOURSE



- RAIL LINE



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE:

DFO Lost Streams Map

PROJECT:

Stage 1 Preliminary Site Investigation

44037 Progress Way, Chilliwack, BC

CLIENT:

Trackside Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE AS SHOWN
		DATE JUN 2014
		FILE NO. R614-0964-00
		DWG. NO. FIGURE 5



LEGEND



- SUBJECT SITE



- UNCONSOLIDATED, HIGHLY VULNERABLE AQUIFER



- ROAD



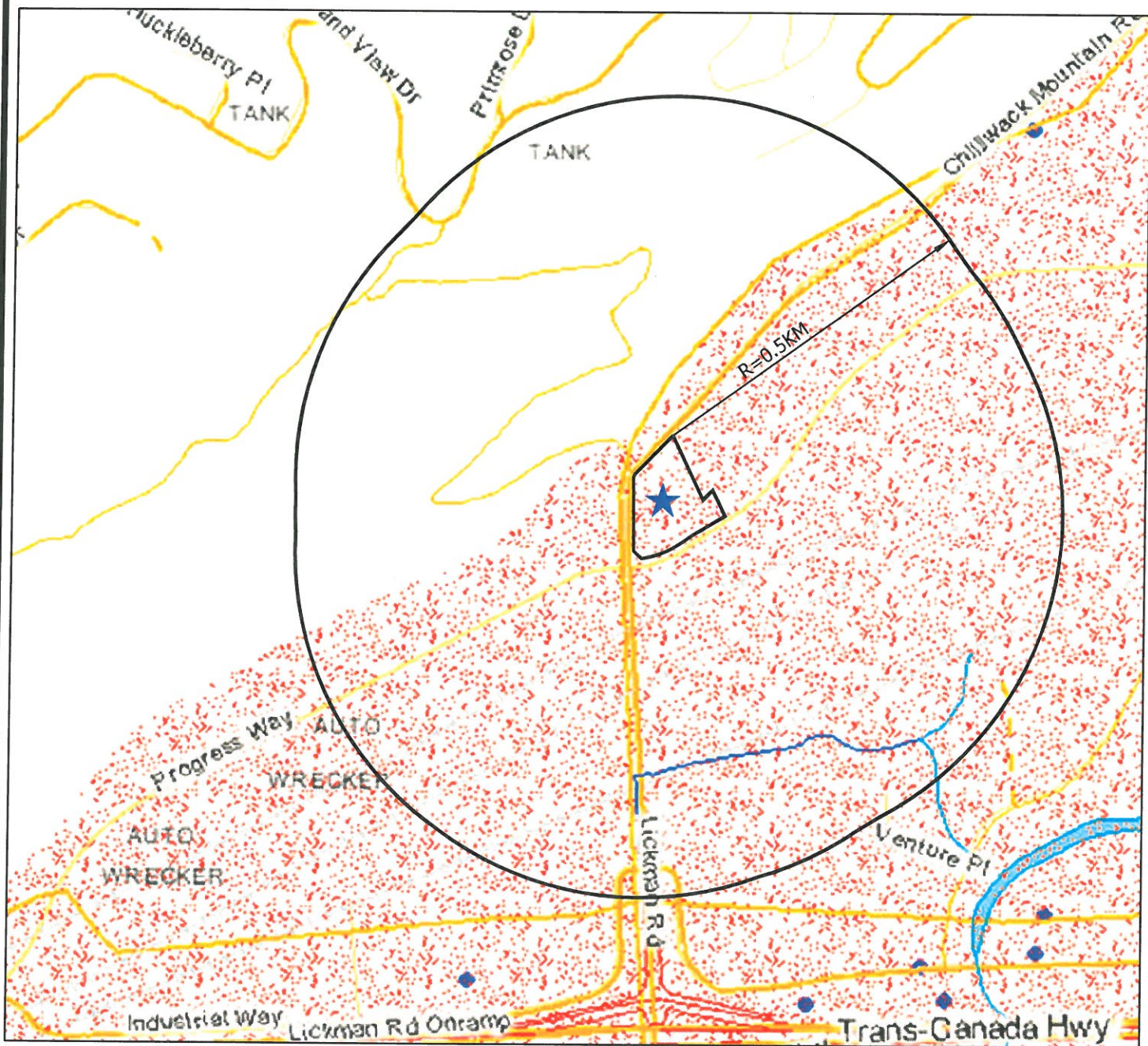
- RIVER/STREAM



- RAIL LINE



- WATER WELL



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE:

Water Well Search Results

PROJECT:

Stage 1 Preliminary Site Investigation

44037 Progress Way, Chilliwack, BC

CLIENT:

Trackside Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE
		AS SHOWN
		DATE
		JUN 2014
		FILE NO.
		R614-0964-00
		DWG. NO.
		FIGURE 6



LEGEND



- SUBJECT SITE



- MOE REGISTRY SITE



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE:

Site Registry Search Results

PROJECT:

Stage 1 Preliminary Site Investigation

44037 Progress Way, Chilliwack, BC

CLIENT:

Trackside Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE AS SHOWN
		DATE JUN 2014
		FILE NO. R614-0964-00
		DWG. NO. FIGURE 7



LEGEND



- SUBJECT SITE



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE: Surrounding Land Use
PROJECT: Stage 1 Preliminary Site Investigation
44037 Progress Way, Chilliwack, BC
CLIENT: Trackside Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE AS SHOWN
		DATE JUN 2014
		FILE NO. R614-0964-00
		DWG. NO. FIGURE 8

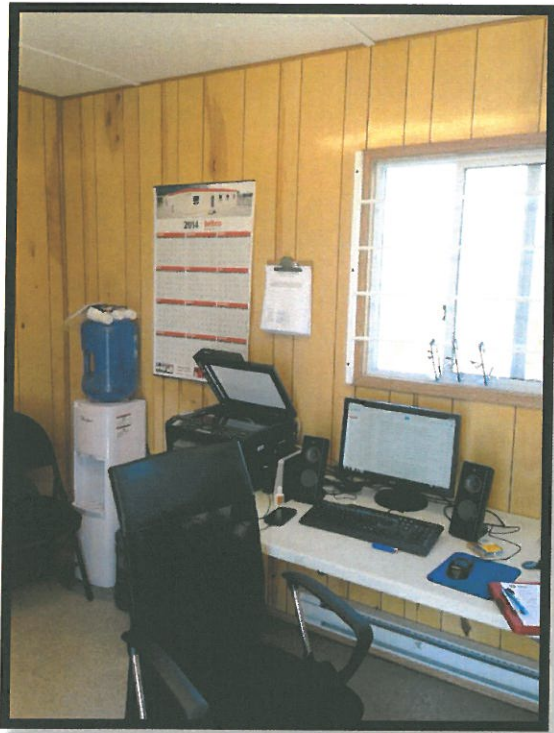
Appendix B: Photographs



Photograph 1: View of the southern portion of the Site from the southeast corner while facing northwest (30 May 2014).



Photograph 2: Office trailer located in the southeast portion of the Site (30 May 2014).



Photograph 3: Interior of office trailer on-site (30 May 2014).



Photograph 4: Diesel AST located north of the on-site office trailer (30 May 2014).



Photograph 5: Interior of storage shed located on-site (30 May 2014).



Photograph 6: Diesel generator located on-site (30 May 2014).



Photograph 7: Portable washroom station located on-site (30 May 2014).



Photograph 8: Mobile LNG fueling facility located on-site (30 May 2014).



Photograph 9: View of the northern portion of the Site while facing southwest from the northeast corner (30 May 2014).



Photograph 10: View of the commercial property (scissor lift rental) located adjacent and east of the Site. The photograph was taken while facing southeast (30 May 2014).



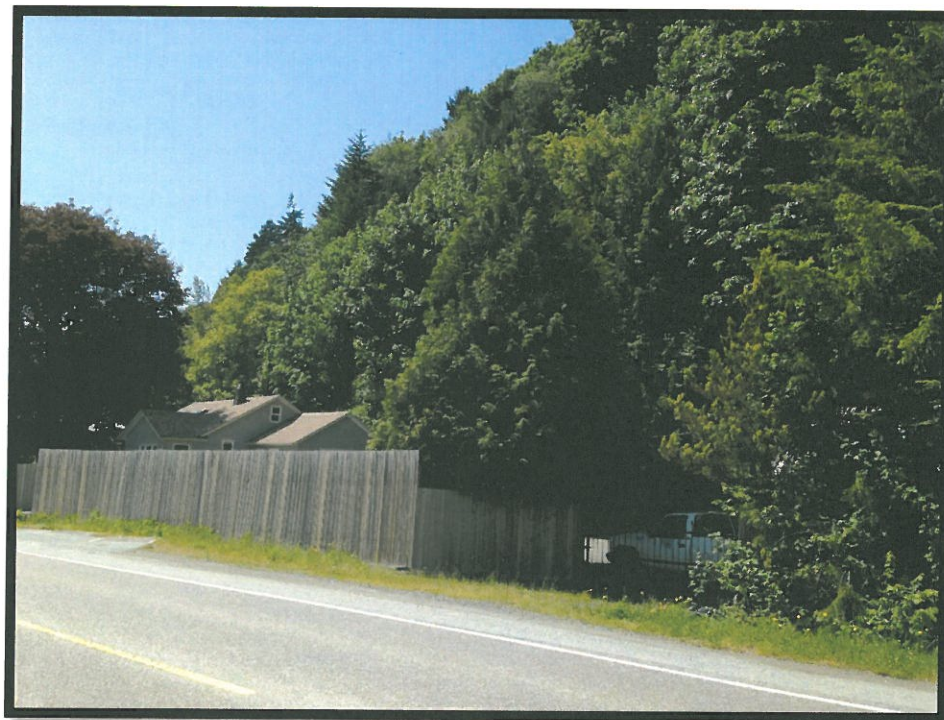
Photograph 11: View of the vacant properties also located east of the Site. Photograph was taken while facing northeast (30 May 2014).



Photograph 12: Gas bar and card-lock under construction south of the Site. Photograph was taken while facing southwest (30 May 2014).



Photograph 13: View of vacant properties located west of the Site while facing northwest (30 May 2014).



Photograph 14: View of residential properties located north of the Site while facing northwest (30 May 2014).

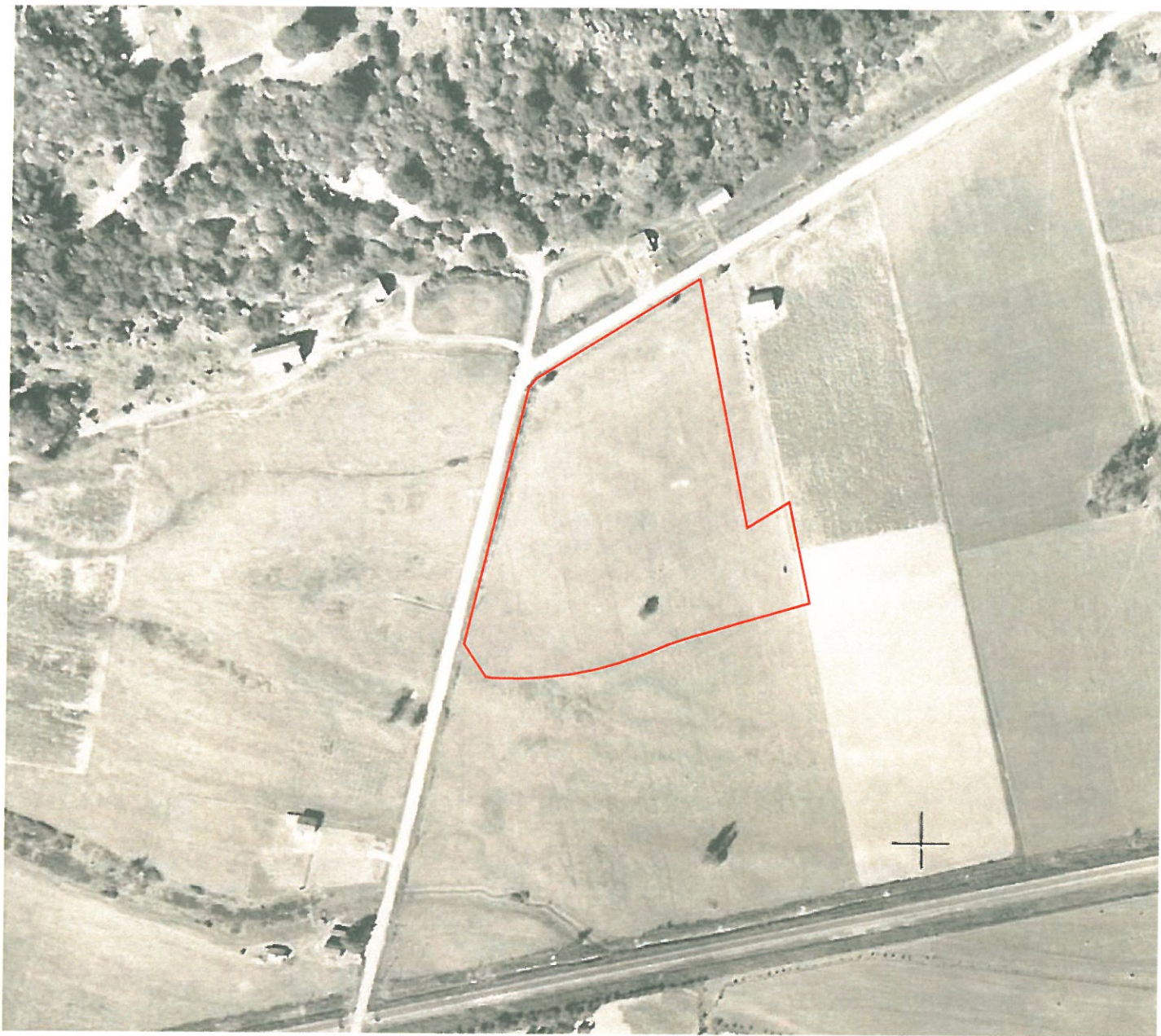
Appendix C: Aerial Photographs



LEGEND



- SUBJECT SITE APPROXIMATE LOCATION



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE:

Aerial Photograph - 1951

PROJECT:

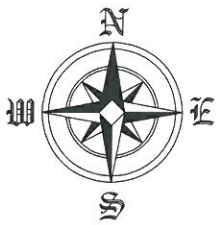
Stage 1 Preliminary Site Investigation

44037 Progress Way, Chilliwack, BC

CLIENT:

Trackside Holdings Ltd.

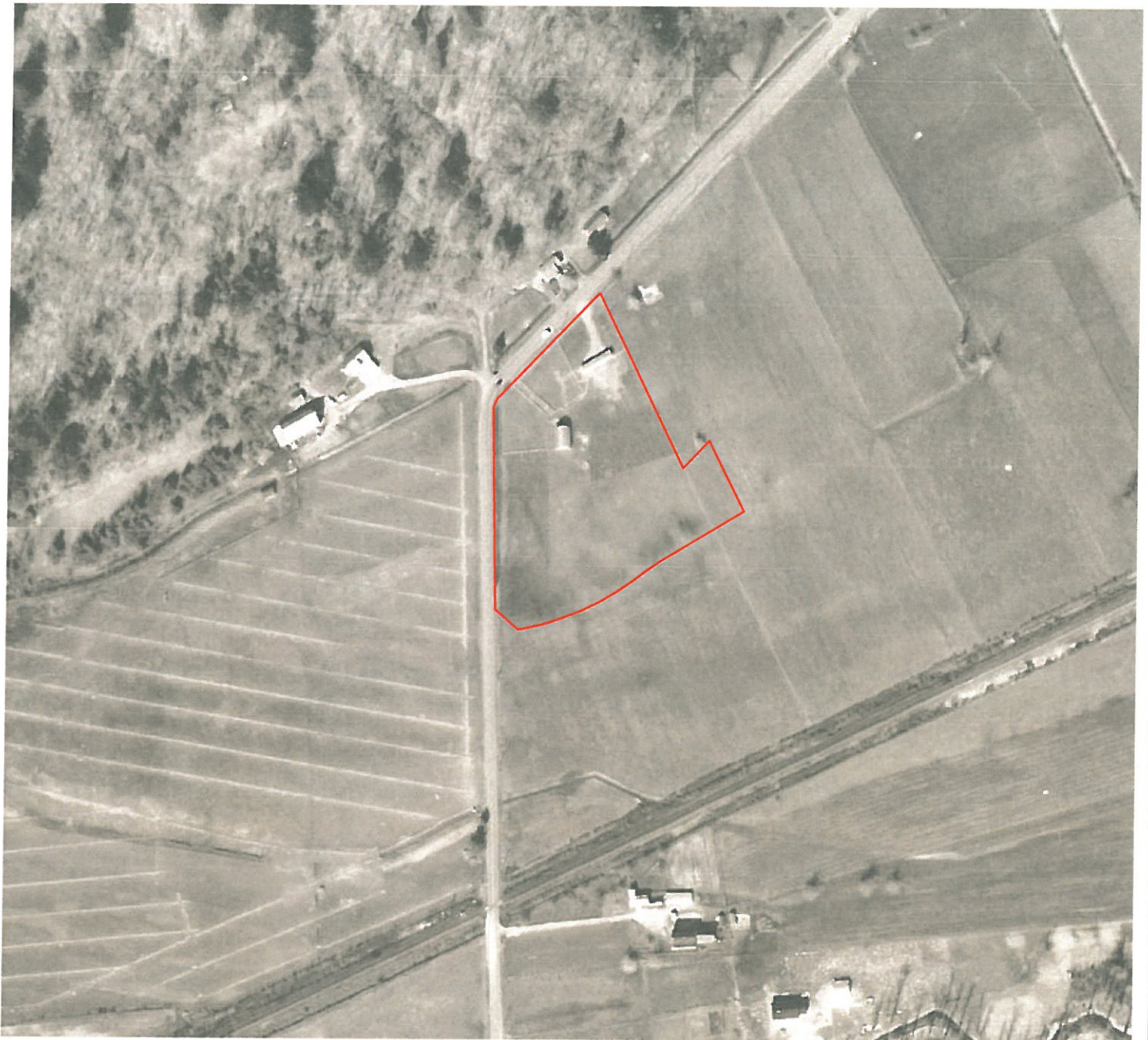
REV.	DATE	DR.
		BJJ
		SCALE
		NTS
		DATE
		JUN 2014
		FILE NO.
		R614-0964-00
		DWG. NO.
		AP - 1951



LEGEND



- SUBJECT SITE APPROXIMATE LOCATION



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE:

Aerial Photograph - 1974

PROJECT:

Stage 1 Preliminary Site Investigation

44037 Progress Way, Chilliwack, BC

CLIENT:

Trackside Holdings Ltd.

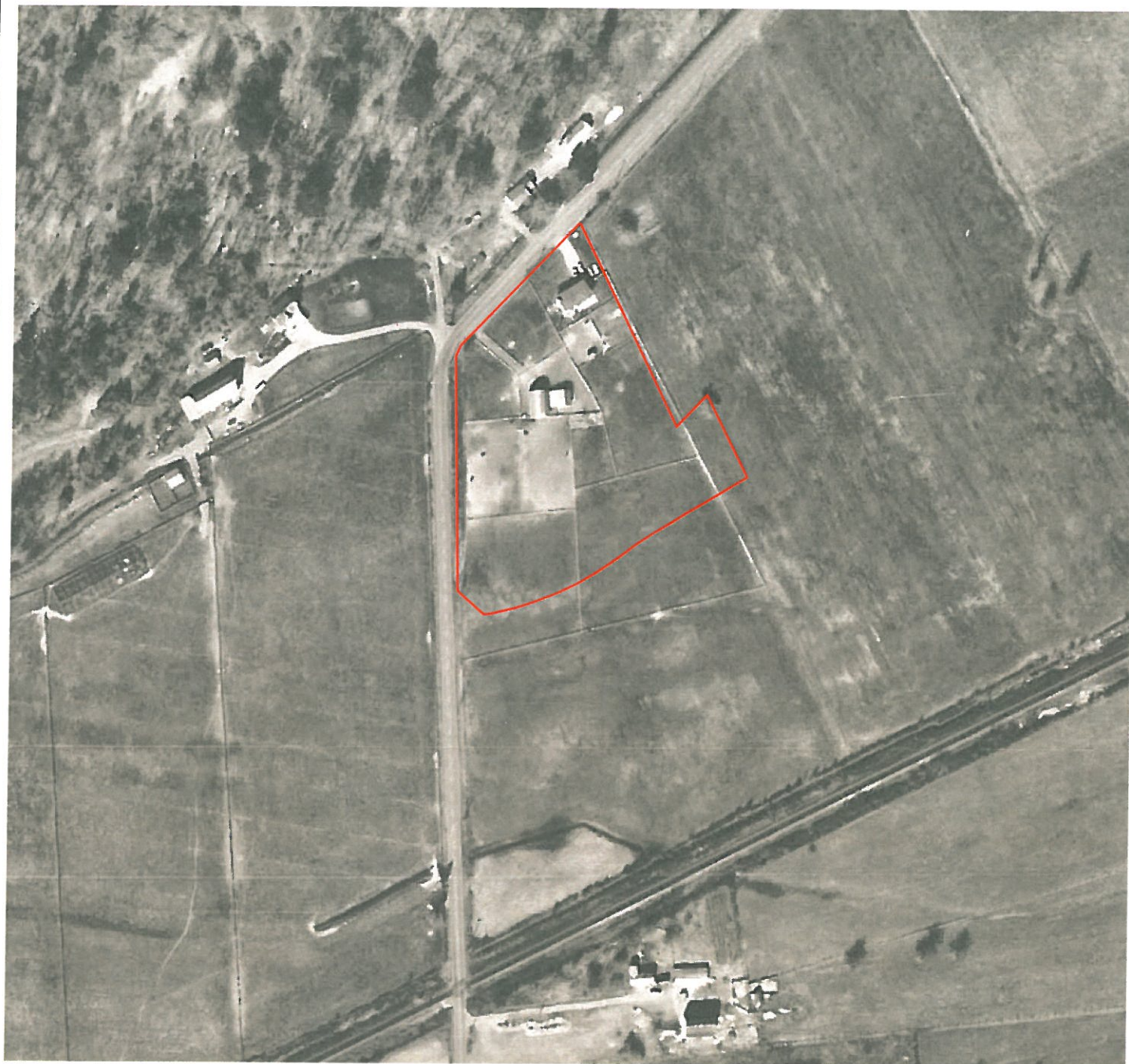
REV.	DATE	DR.
		BJJ
		SCALE
		NTS
		DATE
		JUN 2014
		FILE NO.
		R614-0964-00
		DWG. NO.
		AP - 1974



LEGEND



- SUBJECT SITE APPROXIMATE LOCATION



LEVELTON

LEVELTON CONSULTANTS LTD.

301 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE:

Aerial Photograph - 1979

PROJECT:

Stage 1 Preliminary Site Investigation

44037 Progress Way, Chilliwack, BC

CLIENT:

Trackside Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE
		NTS
		DATE
		JUN 2014
		FILE NO.
		R614-0964-00
		DWG. NO.
		AP - 1979



LEGEND



- SUBJECT SITE APPROXIMATE LOCATION



LEVELTON

LEVELTON CONSULTANTS LTD.
301 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE: Aerial Photograph - 1993
PROJECT: Stage 1 Preliminary Site Investigation
44037 Progress Way, Chilliwack, BC
CLIENT: Trackside Holdings Ltd.

REV.	DATE	DR.
		BJJ
		SCALE
		NTS
		DATE
		JUN 2014
		FILE NO.
		R614-0964-00
		DWG. NO.
		AP - 1993



LEGEND



— SUBJECT SITE APPROXIMATE LOCATION



LEVELTON

LEVELTON CONSULTANTS LTD.
301 - 19292 60th Avenue Tel: 604 533-2992
Surrey, B.C. Fax: 604 533-0768

TITLE:

Aerial Photograph - 2004

PROJECT:

Stage 1 Preliminary Site Investigation

44037 Progress Way, Chilliwack, BC

CLIENT:

Trackside Holdings Ltd.

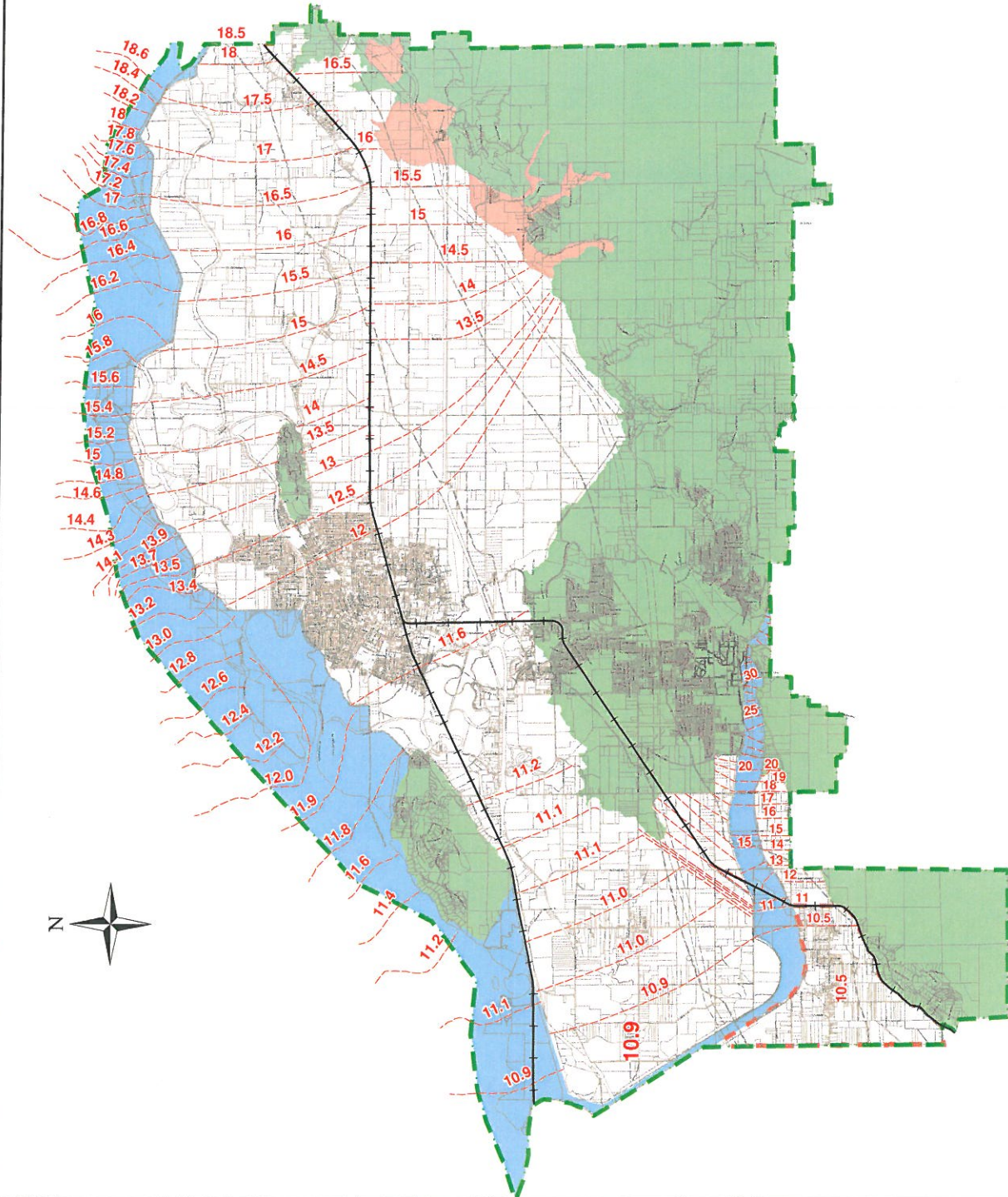
REV.	DATE	DR.
		BJJ
		SCALE
		NTS
		DATE
		JUN 2014
		FILE NO.
		R614-0964-00
		DWG. NO.
		AP-2004

Appendix D: City Hall Information

CITY OF CHILLIWACK

Floodplain Regulation Bylaw 2004
No. 3080 Schedule "A" - Consolidated to
March 5, 2007

- roads arc
- FLOOD CONSTRUCTION LEVEL
- RAILWAY
- FLOODPLAIN**
- Classification**
- ALLUVIAL FAN
- NON-FLOODPLAIN
- PROTECTED
- UNPROTECTED
- YARROW AREA



General Property Information

Report Generated: May 27, 2014 4:23 PM

Address:	44037 PROGRESS WAY
Folio:	0819-44037
PID:	027-412-172
Property #:	138334
Plan:	BCP35117
HECTARES:	1.42
Legal Desc:	LOT A DISTRICT LOT 288 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP35117
Curbside Pickup:	N/A
Business License(s):	None
ALR	No
Actual Use	OTHER - VACANT
Floodplain	No
Zoning	CD-14
Sanitary:	Not Connected
Water:	Not Connected

10 Year Assessment Data**2014****Business/Other**

	Gross	Exemption	Net
Land	\$1,941,000	\$0	\$1,941,000
Improvements	\$0	\$0	\$0
Total	\$1,941,000	\$0	\$1,941,000

2013**Farm**

	Gross	Exemption	Net
Land	\$10,000	\$0	\$10,000
Improvements	\$0	\$0	\$0
Total	\$10,000	\$0	\$10,000

2012**Business/Other**

	Gross	Exemption	Net
Land	\$1,610,000	\$0	\$1,610,000
Improvements	\$0	\$0	\$0
Total	\$1,610,000	\$0	\$1,610,000

2011**Business/Other**

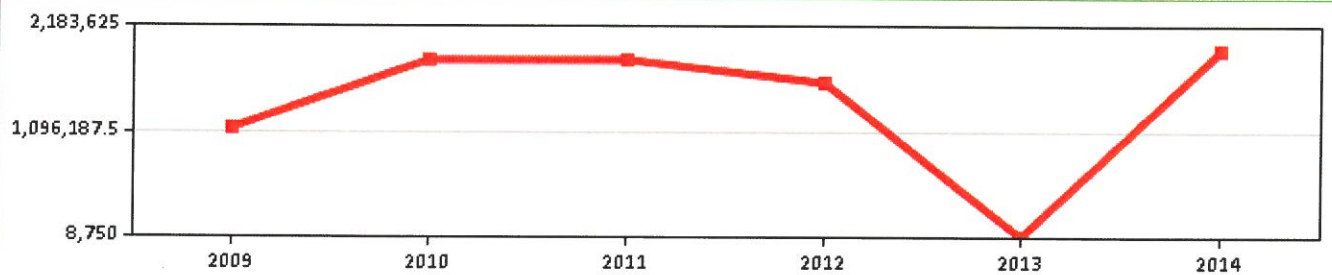
	Gross	Exemption	Net
Land	\$1,845,000	\$0	\$1,845,000
Improvements	\$0	\$0	\$0
Total	\$1,845,000	\$0	\$1,845,000

2010**Business/Other**

	Gross	Exemption	Net
Land	\$1,845,000	\$0	\$1,845,000
Improvements	\$0	\$0	\$0
Total	\$1,845,000	\$0	\$1,845,000

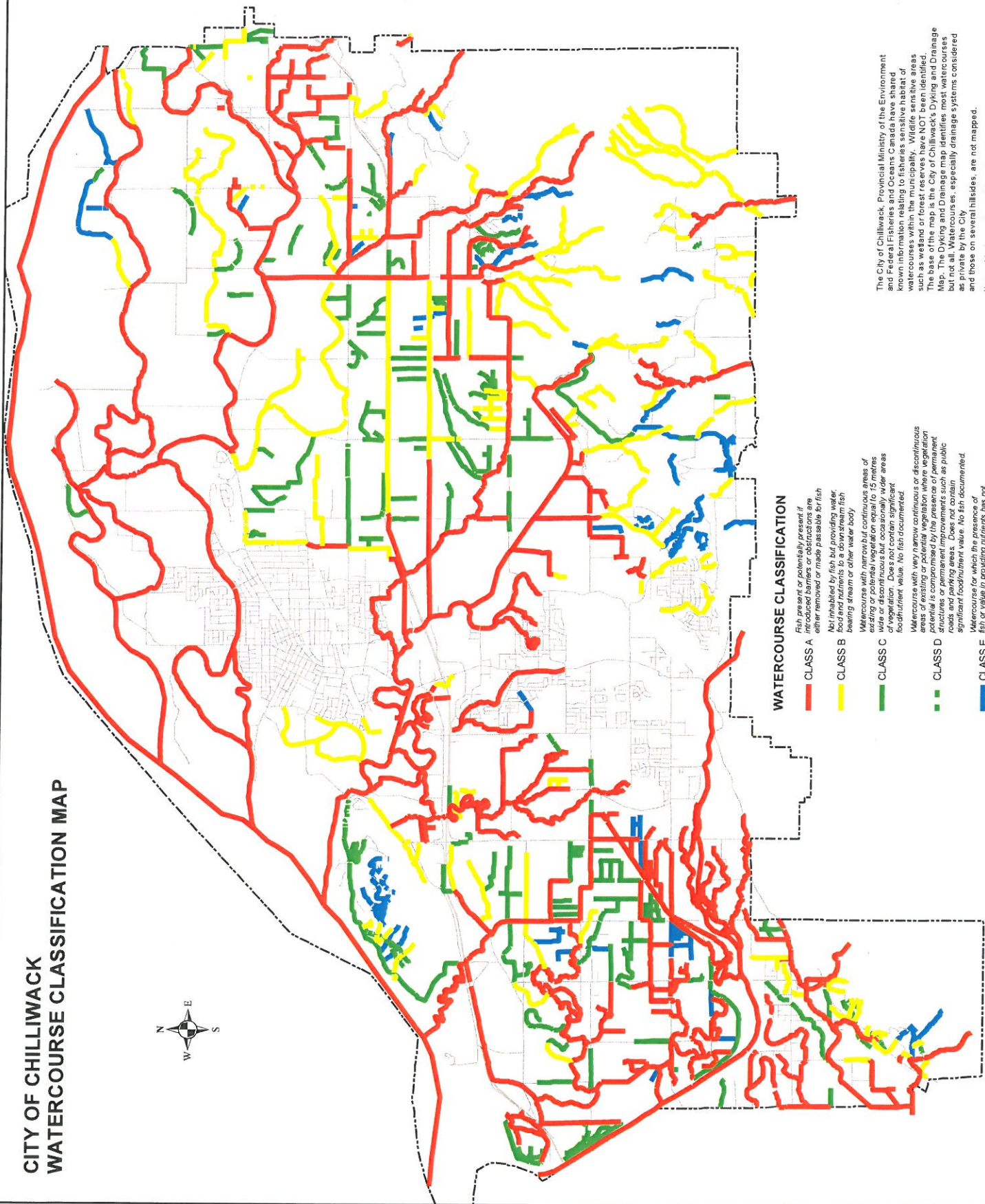
2009**Business/Other**

	Gross	Exemption	Net
Land	\$1,132,000	\$0	\$1,132,000
Improvements	\$0	\$0	\$0
Total	\$1,132,000	\$0	\$1,132,000

10 Year Chart (Total Assessed Value)

Accuracy of data is not guaranteed.

CITY OF CHILLIWACK WATERCOURSE CLASSIFICATION MAP



WATERCOURSE CLASSIFICATION

- **CLASS A**
Fish present or potentially present if introduced barriers or obstructions are either removed or made passable for fish
- **CLASS B**
Not inhabited by fish but providing water food and nutrients to a downstream fish bearing stream or other water body
- **CLASS C**
Watercourse with narrow but continuous areas of existing or potential vegetation equal to 15 metres wide or discontinuous but occasionally wider areas of vegetation. Does not contain significant food/nutrient value. No fish documented.
- - **CLASS D**
Watercourse with very narrow continuous or discontinuous areas of existing or potential vegetation where vegetation potential is limited by permanent structures or permanent improvements such as public roads and parking areas. Does not contain significant food/nutrient value. No fish documented.
- **CLASS E**
Watercourse for which the presence of fish or value in providing nutrients has not yet been determined.

The City of Chilliwack, Provincial Ministry of the Environment and Federal Fisheries and Oceans Canada have shared information relating to fisheries sensitive habitat of watercourses. This map is a preliminary map and is not intended to be used as a legal document. It is not intended to be used as a legal document. The base of this map is the City of Chilliwack's Drainage Map. The Diking and Drainage map identifies most watercourses but not all. Watercourses, especially drainage systems considered as private by the City and those on several hillsides, are not mapped.

l:\map\gis\watercourse\comp\team class b4\wrm.d

14.14 CD-14 (COMPREHENSIVE DEVELOPMENT-14) ZONE

(1) *DESCRIPTION*

The CD-14 (COMPREHENSIVE DEVELOPMENT – 14) ZONE consists of the “Lickman East-Progress Way” industrial area bounded approximately by Lickman Road, Chilliwack Mountain Road, Aitken Road and the CNR. Because of its proximity to adjacent hillside residential areas and its economic development potential, this area is best suited to a mixed use business industrial park that requires a high quality setting. (AB #3935)

(2) *PERMITTED USES*

The following USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

- (a) *WAREHOUSING (subject to Special Regulations)*
- (b) *LIGHT MANUFACTURING*
- (c) *FOOD PROCESSING*
- (d) *GENERAL MANUFACTURING*
- (e) *Research and development laboratory*
- (f) *SERVICE INDUSTRIAL (subject to Special Regulations)*
- (g) *CONVENIENCE COMMERCIAL*
- (h) *GENERAL COMMERCIAL (subject to Special Regulations)*
- (i) *TOURIST ACCOMMODATION (subject to Special Regulations)*
(AB 3803)
- (j) *VEHICLE ORIENTED COMMERCIAL (subject to Special Regulations)*
(AB 3803)
- (k) *ACCESSORY OFFICE AND SALES*
- (l) *ACCESSORY DWELLING UNIT (Subject to siting)*
- (m) *OPEN STORAGE (subject to Special Regulations)*
- (n) *OFF STREET PARKING*
- (o) *OFF STREET LOADING*

(3) *LOT SIZE (minimum)*

- (a) *2000 m² (AB #3935)*

(4) *LOT DIMENSIONS (minimum)* *N/A*

(5) *DENSITY* *N/A*

14.14 CD-14 (COMPREHENSIVE DEVELOPMENT-14) ZONE (continued)

- | | | | | | |
|-------|--|-----|-----|------|------|
| (6) | LOT COVERAGE | N/A | | | |
| (7) | FLOOR AREA RATIO (maximum) | N/A | | | |
| (8) | SETBACKS | FLL | RLL | ISLL | ESLL |
| (a) | For all buildings | 6.0 | 6.0 | 6.0* | 6.0 |
| (b) | * Notwithstanding (a) above, the ISLL setback on one side may be reduced to "0". | | | | |
| (9) | SITING | | | | |
| (a) | All buildings and structures shall be sited a minimum of 10m from the common property line with a property zoned AL (Agriculture Lowland). (AB#3935) | | | | |
| (b) | An ACCESSORY DWELLING UNIT shall be located in the same building as the principal use and above or behind the principal use. | | | | |
| (10) | BUILDING HEIGHT (maximum) | | | | |
| (a) | All buildings and structures | 15m | | | |
| (11) | OFF STREET PARKING (minimum) | | | | |
| (a) | Shall be developed in accordance with the requirements of Section 5.13 of this BYLAW; | | | | |
| (b) | Shall provide at least the following minimum number of spaces: | | | | |
| (i) | 1 space per 100m ² storage or workshop | | | | |
| (ii) | 1 space per 40m ² sales or office | | | | |
| (iii) | 1 space per 8m ² restaurant | | | | |
| (12) | OFF STREET LOADING (minimum) | | | | |
| (a) | Shall be developed in accordance with the requirements of Section 5.12 of this BYLAW; | | | | |
| (b) | Shall provide the following minimum number of spaces: | | | | |
| (i) | 1 space per 1000m ² of gross floor area or portion thereof for lots up to 4000m ² (AB#3935) | | | | |
| (ii) | 1 space per 2500m ² of gross floor area or greater portion thereof for lots over 4000m ² (AB #3935) | | | | |
| (13) | AMENITY AREA / OPEN SPACE | N/A | | | |
| (14) | FENCING, SCREENING & LANDSCAPING | | | | |
| (a) | Fencing, screening, and landscaping shall be provided in accordance with the requirements of Section 5.05 of this BYLAW. | | | | |

14.14 CD-14 (COMPREHENSIVE DEVELOPMENT-14) ZONE (continued)

(14) *FENCING, SCREENING & LANDSCAPING (continued)*

- (b) *A minimum 5m wide landscape area shall be provided adjacent to a street, except for points of access and egress.(AB#3935)*
- (c) *A minimum 10m landscape area / buffer is required adjacent to residential uses on properties zoned AL (Agriculture Lowland) and such landscaped area shall include a landscaped berm of not less than 2m in height with side slopes not to exceed 1:2 ratio. This berm shall be landscaped with a continuous 1.5m high evergreen hedge.*

(15) *SIGNS*

- (a) *Shall be located and constructed in accordance with the City Sign Bylaw, in force from time to time.*

(16) *SPECIAL REGULATIONS*

(a) *OPEN STORAGE*

- (j) *Open storage shall not exceed a lot coverage of 60%. All open storage areas shall be screened from roads and adjacent properties, except for the property lines adjacent to the railroad, by one or a combination of a berm, fence, masonry wall or vegetation screen. (AB#3935) (AB#3951)*
- (ii) *The height of open storage materials shall at no time exceed the height of screening. Screening shall be a minimum height of 2.5m. (AB#3935)*

(b) *WAREHOUSING USES*

- (i) *Shall specifically exclude Livestock auction or other auctions except when associated with mini storage facilities. (AB #3935)*

(c) *SERVICE INDUSTRIAL shall specifically exclude:*

- (i) *Vehicle storage compound*
- (ii) *Car or Truck washing facility, except within "Area 1", as indicated on the map below (AB 3803)*
- (iii) *Bulk fuel storage or sales, except within "Area 1, as indicated on the map below (AB 3803)*
- (iv) *Natural Gas bulk fuel storage or sales, except within "Area 2", as indicated on the map below (AB#3951)*

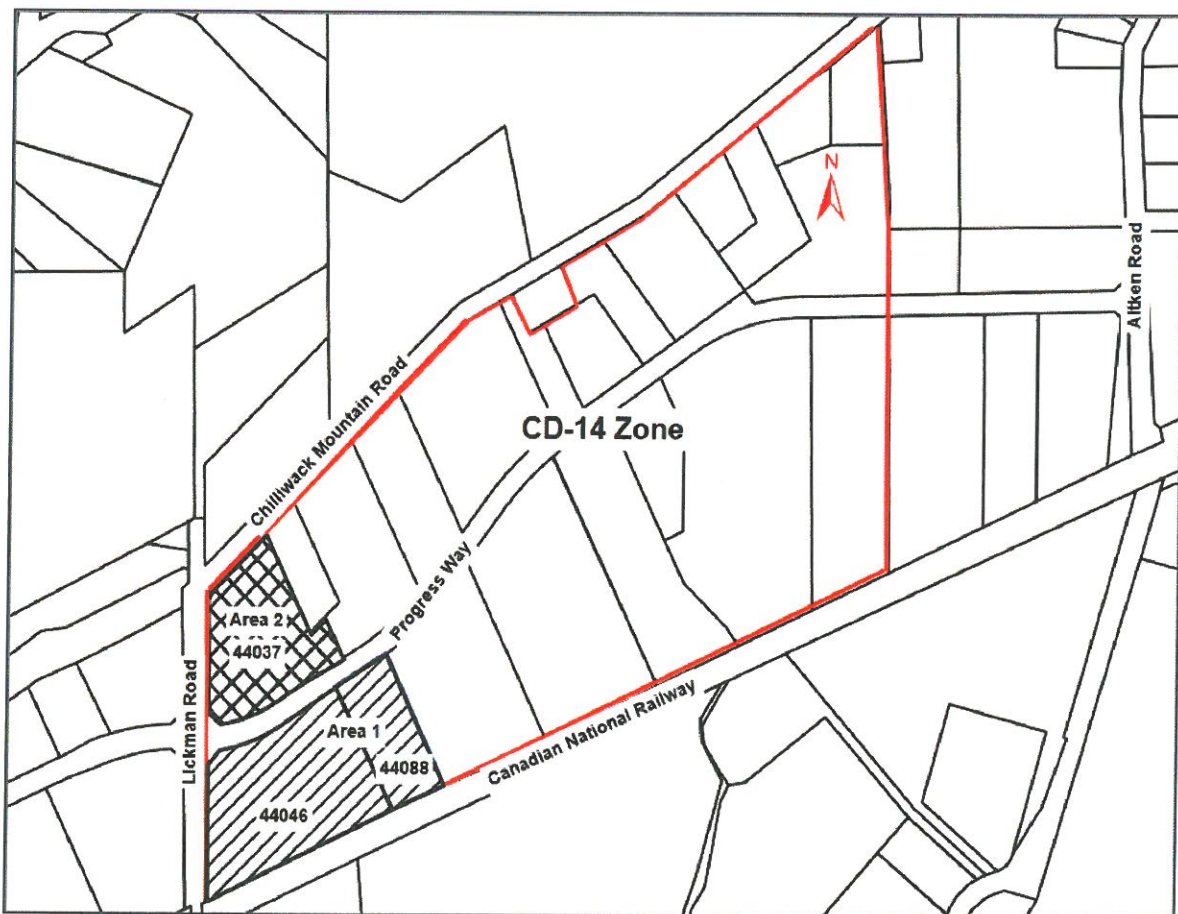
(d) *GENERAL COMMERCIAL USES shall be limited to:*

- (i) *Offices and financial institutions*
- (ii) *Business services*
- (iii) *Daycare not exceeding 200m²*

14.14 CD-14 (COMPREHENSIVE DEVELOPMENT-14) ZONE (continued)

(16) SPECIAL REGULATIONS (continued)

- (iv) *Fitness facility not exceeding 200m²* (AB #3165)
- (v) *A restaurant in "Area 1" only, as indicated on the map below, not exceeding 300m²* (AB 3803)
- (e) *TOURIST ACCOMMODATION in the form of sleeping units shall only be permitted in "Area 1", as indicated on the map below and shall be limited to:*
 - (i) *A maximum floor area of 300m².*
- (f) *VEHICLE ORIENTED COMMERCIAL USES shall be limited to:*
 - (i) *a Service Station in "Area 1" and "Area 2" only, as indicated on the map below." (AB 3803) (AB#3951)*



(AB#3951)

Appendix E: Legal Plan, Land Titles

TITLE SEARCH PRINT

2014-05-28, 12:03:27

Requestor: pamela@wcts.com

Folio/File Reference:

Title Issued Under	SECTION 98 LAND TITLE ACT
Land Title District Land Title Office	NEW WESTMINSTER NEW WESTMINSTER
Title Number From Title Number	BB202673 BB202667 BB202672
Application Received	2008-02-27
Application Entered	2008-03-05
Registered Owner in Fee Simple Registered Owner/Mailing Address:	RMTA LAND CORP., INC.NO. 0755626 #428 - 44550 SOUTH SUMAS ROAD CHILLIWACK, BC V2R 5M3
Taxation Authority	CITY OF CHILLIWACK
Description of Land Parcel Identifier: Legal Description:	027-412-172 LOT A DISTRICT LOT 288 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP35117
Legal Notations	THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB1510101 THIS TITLE MAY BE AFFECTED BY A PERMIT UNDER PART 26 OF THE LOCAL GOVERNMENT ACT, SEE BB1510558
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks: Cancelled By: Cancelled Date:	MORTGAGE CA539344 2007-08-16 14:12 HSBC BANK CANADA INTER ALIA EXTENDED BY CA1455289 CA2911114 2012-12-12

TITLE SEARCH PRINT

2014-05-28, 12:03:27

Requestor: pamela@wcts.com

Folio/File Reference:

Nature: ASSIGNMENT OF RENTS
Registration Number: CA539345
Registration Date and Time: 2007-08-16 14:12
Registered Owner: HSBC BANK CANADA
Remarks: INTER ALIA
EXTENDED BY CA1455290
Cancelled By: CA2911115
Cancelled Date: 2012-12-12

Nature: COVENANT
Registration Number: BB202705
Registration Date and Time: 2008-02-27 14:31
Registered Owner: CITY OF CHILLIWACK
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: BB202706
Registration Date and Time: 2008-02-27 14:31
Remarks: INTER ALIA
GRANTING BB202705 PRIORITY OVER
CA539344 AND CA539345
Cancelled By: CA2911115
Cancelled Date: 2012-12-12

Nature: MORTGAGE
Registration Number: CA1008070
Registration Date and Time: 2008-12-23 11:13
Registered Owner: LIBRICO CAPITAL LTD.
INCORPORATION NO. BC0797754
Remarks: INTER ALIA
EXTENDED BY CA1455291

Nature: ASSIGNMENT OF RENTS
Registration Number: CA1008071
Registration Date and Time: 2008-12-23 11:13
Registered Owner: LIBRICO CAPITAL LTD.
INCORPORATION NO. BC0797754
Remarks: INTER ALIA
EXTENDED BY CA1455292

TITLE SEARCH PRINT

2014-05-28, 12:03:27

Requestor: pamela@wcts.com

Folio/File Reference:

Nature: PROPERTY TRANSFER TAX ACT LIEN
Registration Number: BB1153479
Registration Date and Time: 2010-05-11 12:31
Registered Owner: THE CROWN IN RIGHT OF BRITISH COLUMBIA
Remarks: SECTION 28
Cancelled By: BB1717935
Cancelled Date: 2010-11-04

Nature: STATUTORY RIGHT OF WAY
Registration Number: CA1724432
Registration Date and Time: 2010-09-08 11:20
Registered Owner: CITY OF CHILLIWACK
Remarks: PART IN PLAN EPP8177

Nature: PRIORITY AGREEMENT
Registration Number: CA1724433
Registration Date and Time: 2010-09-08 11:20
Remarks: GRANTING CA1724432 PRIORITY OVER CA539344 EXTENDED BY CA1455289
Cancelled By: CA2911114
Cancelled Date: 2012-12-12

Nature: PRIORITY AGREEMENT
Registration Number: CA1724434
Registration Date and Time: 2010-09-08 11:20
Remarks: GRANTING CA1724432 PRIORITY OVER CA539345 EXTENDED BY CA1455290
Cancelled By: CA2911115
Cancelled Date: 2012-12-12

Nature: PRIORITY AGREEMENT
Registration Number: CA1724435
Registration Date and Time: 2010-09-08 11:20
Remarks: GRANTING CA1724432 PRIORITY OVER CA1008070 EXTENDED BY CA1455291

Nature: PRIORITY AGREEMENT
Registration Number: CA1724436
Registration Date and Time: 2010-09-08 11:20
Remarks: GRANTING CA1724432 PRIORITY OVER CA1008071 EXTENDED BY CA1455292

TITLE SEARCH PRINT

2014-05-28, 12:03:27

Requestor: pamela@wcts.com

Folio/File Reference:

Nature: CERTIFICATE OF PENDING LITIGATION
Registration Number: BB1345864
Registration Date and Time: 2011-09-22 10:36
Registered Owner: HSBC BANK CANADA
Remarks: INTER ALIA
Cancelled By: CA2857562
Cancelled Date: 2012-11-06

Nature: MORTGAGE
Registration Number: CA2857718
Registration Date and Time: 2012-11-06 15:47
Registered Owner: ROYAL BANK OF CANADA
Remarks: INTER ALIA

Nature: ASSIGNMENT OF RENTS
Registration Number: CA2857719
Registration Date and Time: 2012-11-06 15:47
Registered Owner: ROYAL BANK OF CANADA
Remarks: INTER ALIA

Nature: PRIORITY AGREEMENT
Registration Number: CA2857806
Registration Date and Time: 2012-11-06 16:19
Remarks: INTER ALIA
GRANTING CA2857718 PRIORITY OVER CA1008070 AND CA1008071

Nature: PRIORITY AGREEMENT
Registration Number: CA2857807
Registration Date and Time: 2012-11-06 16:19
Remarks: INTER ALIA
GRANTING CA2857719 PRIORITY OVER CA1008070 AND CA1008071

Duplicate Infeasible Title NONE OUTSTANDING

Transfers NONE

Pending Applications NONE

Corrections NONE

*** NO MISC NOTES FOUND

PARCEL IDENTIFIER (PID): 027-412-172

SHORT LEGAL DESCRIPTION:S/BCP35117/////A

MARG:

TAXATION AUTHORITY:

1 CITY OF CHILLIWACK

FULL LEGAL DESCRIPTION: CURRENT

LOT A DISTRICT LOT 288 GROUP 2 NEW WESTMINSTER DISTRICT PLAN BCP35117

MISCELLANEOUS NOTES:

ASSOCIATED PLAN NUMBERS:

SUBDIVISION PLAN BCP35117

STATUTORY RIGHT OF WAY PLAN EPP8177

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

West Coast Title Search ENVIRONMENTAL SEARCH FORM

CURRENT LEGAL: LOT A DISTRICT LOT 288 GROUP 2 NWD PLAN BCP35117 Client: LEVELTON CONSULTANTS LTD.

Invoice #: 37-200426

PID: 027-412-172

File Ref.: R613-0392-00

Title No.	Registered Owner	Title Registered	Title Cancelled	Prior Legal(s)	Charge Information
BB202673	RM TA LAND COPR.	27 FEB 2008	CURRENT		CURRENT TITLE ATTACHED
	LOT A BCP35117 comes from 2 former lots and titles	1)BB202667 (largest portion) 2)BB202672			
1)BB202667	RM TA LAND CORP.	27-02-2008	27-02-2008	PID: 027-411-885 All that portion of Lot 3 Plan 10845 contained in Lot A Plan BCP35117	ON LINE TITLE NOT VIEWED
BB824609	RM TA LAND CORP.	Title not viewed Date unknown	27-02-2008	PID: 009-391-061 LOT 3 Plan 10845 except part subdivided by Plan 27890	O / L TITLE NOT VIEWED
BA542482	RM TA LAND CORP.	2006	Not known		O / L TITLE NOT VIEWED
BX363382	WN CAPITAL CORP.	2005	2006		O / L TITLE NOT VIEWED
BJ341123	PETER FRASER	1995	2005		O / L TITLE NOT VIEWED
S139571E	PETER FRASER	1980	1995		O / L TITLE NOT VIEWED
Manual	PETER FRASER				
S139571E	DOREEN JOYCE FRASER	1 DEC 1980	1980		NIL as to leases etc

IMPORTANT: As all computer titles may not have been checked, charges appearing on them that could affect the property, such as leases, are not noted. Information must be checked against LTO records to verify. **Please request document copies or titles if required.** If you have any questions concerning how to read this form, please contact **West Coast Title Search Ltd.** in New Westminster at 604-659-8600 or 1-800-553-1936 and in Victoria at 250-405-6000 or 1-800-667-7767.

L:\ENV\Projects\2014\R6144796-L00 - S&W\Legacy\Sig1_44037 Progress Wa\Report5 - Research\Titles0\FVELTON R614412-172 PID 027-412-172.doc

West Coast Title Search ENVIRONMENTAL SEARCH FORM

PID: 027-412-172

File Ref.: R613-0392-00

Title No.	Registered Owner	Title Registered	Title Cancelled	Prior Legal(s)	Charge Information
P10383E	PETER FRASER DOREEN JOYCE FRASER and CURTIS WAYNE WAGNER	3 FEB 1978	1-12-1980		NIL as to leases etc
J54216E	ROBERT KEITH MCKAY PATRICIA ROSE MCKAY	9 MAY 1973	3-02-1978		NIL as to leases etc
H65386E	WALTER JAMES DYCK MARGARET SELMA DYCK	30 JUNE 1972	9-05-1973		NIL as to leases etc
H40565E	VICTOR JOHN DYCK HAROLD DYCK	28 APRIL 1972	30-06-1972		NIL as to leases etc
555743E	HERBERT WILLIAM KRAUSHAR IDA KRAUSHAR	12 MAY 1965	28-04-1972		RP: E38655 (16-6-69) Victor John Dyck Harold Dyck
253313E	Joins with report for Lot C PID 027-412-199				
2)BB202672	RMTA LAND CORP.	27-02-2008	27-02-2008	PID: 027-411-915 All that portion of Lot 5 Plan 27890 included in Lot A Plan BCP35117	O / L TITLE NOT VIEWED
CA539305	RMTB LAND CORP.	Not known	27-02-2008	PID: 008-924-015 LOT 5 Plan 27890	O / L TITLE NOT VIEWED
BX509513 BX435973	MID-VALLEY INVESTMENTS LTD.	2005 2005	Not known		O / L TITLES NOT VIEWED
BN44686	EDENBANK INVESTMENT CORPORATION	1999	2005		O / L TITLES NOT VIEWED
BK271419	SUKHDEV KUMAR SHARMA	1996	1999		O / L TITLE NOT VIEWED

IMPORTANT: As all computer titles may not have been checked, charges appearing on them that could affect the property, such as leases, are not noted. Information must be checked against LTO records to verify. **Please request document copies or titles if required.** If you have any questions concerning how to read this form, please contact **West Coast Title Search Ltd.** in New Westminster at 604-659-8600 or 1-800-553-1936 and in Victoria at 250-405-6000 or 1-800-667-7767.

L:\ENVY\Protest\2014\R613-0392-00 - S&W Legacy\Sig1-44037 Progress Waiver\TitleSearch\TitleSearch Form R613-0392-00-172-172.doc

West Coast Title Search ENVIRONMENTAL SEARCH FORM

PID: 027-412-172

File Ref.: R613-0392-00

Title No.	Registered Owner	Title Registered	Title Cancelled	Prior Legal(s)	Charge Information
BJ118816	VICTOR BIJENDRA	1995	1996		O / L TITLE NOT VIEWED
BG110994	BHATTAL HOLDINGS LTD.	1993	1995		O / L TITLE NOT VIEWED
AD204557	PETER DRIEDGER	1990	1993		O / L TITLE NOT VIEWED
AC285241	VICTOR EDWARD MARTENS	1989	1990		O / L TITLE NOT VIEWED
552832E	RAYMOND WALTER CARMAN	Not known	1989		O / L TITLE NOT VIEWED

IMPORTANT: As all computer titles may not have been checked, charges appearing on them that could affect the property, such as leases, are not noted. Information must be checked against LTO records to verify. **Please request document copies or titles if required.** If you have any questions concerning how to read this form, please contact **West Coast Title Search Ltd.** in New Westminster at 604-659-8600 or 1-800-553-1936 and in Victoria at 250-405-6000 or 1-800-667-7767.

L:\ENVY\Projects\2014\R614-096-L40 - S&W Legacy\Sig1-44037 Progress Waq Report\6 - Research\Titles\ENVILTON R614-412-172 PID 027-412-172.doc

Appendix F: BC MOE and Assessment Documents

Assessment Roll Report

Disclaimer

This information is obtained from various sources and is determined as of the specific dates set out in the Assessment Act. As a result, BC Assessment cannot warrant that it is current or accurate, and provides it for your convenience only. Use of this information without verification from original sources is at your own risk.

©BC Assessment

Report Date:	May 28, 2014	Report Time:	01:44:33 PM
Folio:	R614-0964-00	For:	PG42372
Roll Year:	2014	Roll Number:	0819-44037
Area:	15	Jurisdiction:	303
School District:	33		
Neighbourhood:	100 - CHILLIWACK COMMERCIAL		
Property Address:	44037 PROGRESS WAY CHILLIWACK BC V2R 0L1		
Owner Name:	RMTA LAND CORP	# of Owners:	1
Owner Address:	428-44550 SOUTH SUMAS RD CHILLIWACK BC V2R 5M3		
Document No:	BB202673		
PID:	027-412-172		
Legal Description:	Lot A, Plan BCP35117, District Lot 288, Group 2, New Westminster Land District		

2014 Value

Property Class	Land
Business And Other	\$1941000

Total Actual Value: \$1941000

2013 Value

Property Class	Land
Farm	\$10000

Total Actual Value: \$10000

2012 Value

Property Class	Land
Business And Other	\$1610000

Total Actual Value: \$1610000

Manual Class:

Actual Use: 401 - Industrial (Vacant)

Tenure: 01 - Crown-Granted

ALR:

Land Dimension: 3.509 **Land Dimension Type:** Acres

Sales:	Number	Description
	#1	A NON-SALE occurred on 27 Feb 2008. The document # was BB202673.

Additional Owners:

Associated PIDs:

No Additional Owners

As Of: MAY 25, 2014

BC Online: Site Registry

14/05/28

For: PG42372 LEVELTON CONSULTANTS LTD.

10:18:20

Folio: R614-0964-00

Page 1

2 records selected for 0.5 km from latitude 49 deg, 9 min, 5.42 sec
and Longitude 122 deg, 00 min, 22.5 sec

Site Id	Lastupd	Address / City
0011052	13JUL25	7985 LICKMAN ROAD CHILLIWACK
0011118		8106 LICKMAN ROAD CHILLIWACK

Appendix G: Site Profile

SCHEDULE 1 Site Profile

Version 4.0

Introduction

Under section 40 of the *Environmental Management Act*, a person who knows or reasonably should know that a site has been used or is used for industrial or commercial purposes or activities must in certain circumstances provide a site profile.

Schedule 2 of the Contaminated Sites Regulation sets out the types of industrial or commercial purposes or activities to which site profile requirements apply.

If section 40 of the Environmental Management Act applies to you and you know or reasonably should know that the site has been used or is used for one of the purposes or activities found in Schedule 2 of the Contaminated Sites Regulation, you may be required to complete the attached site profile.

Notes/Instructions:

Persons preparing a site profile *must* complete Section I, II and III, answer all questions in sections IV through IX, and sign section XI. If the site profile is not satisfactorily completed, it will not be processed under the *Environmental Management Act* and the Contaminated Sites Regulation. Failure to complete the site profile satisfactorily may result in delays in approval of relevant applications and in the postponement of decisions respecting the property.

The person completing this site profile is responsible for the accuracy of the answers. Questions must be answered *to the best of your knowledge*.

Section 27 (1) of the *Freedom of Information and Protection of Privacy Act* requires that provision of personal information concerning an individual must be authorized by that individual. Persons completing the site profile on behalf of the site owner must be authorized by the site owner.

One (1) site profile may be completed for a site comprised of more than one titled or untitled parcel, but individual parcels must be identified.

The latitude and longitude (accurate to 0.5 of a second using North American Datum established in 1983) of the centre of the site must be provided. Also, please attach an accurate map, containing latitude, longitude and datum references, which shows the boundaries of the site in question. Please use the largest scale map available.

If the property is legally surveyed, titled and registered, then all PID numbers (Parcel Identifiers – Land Title Registry system) must be provided for *each* parcel as well as the appropriate legal description.

If the property is untitled Crown land (no PID number), then the appropriate PIN numbers (Parcel Identification Numbers – Crown Land registry system) for each parcel with the appropriate land description should be supplied.

If available, the Crown Land File Number for the site should also be supplied.

Anything submitted in relation to this site profile will become part of the public record and may be made available to the public through the Site Registry as established under the *Environmental Management Act*.

Under section 43 of the *Environmental Management Act*, corporate and personal information contained in the site profile may be made available to the public through the Site Registry. If you have questions concerning the collection of this information, contact the Site Registrar, at site@gov.bc.ca. For questions on site profiles, please send a message to siteprofiles@gov.bc.ca.

I CONTACT IDENTIFICATION

A. Name of Site Owner:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company Trackside Holdings Ltd and RMTA Land Corp.

Owner's Civic Address 9-4001 Old Clayburn Rd

City Abbotsford

Province/State BC

Country CANADA

Postal Code/ZIP V3G1K5

B. Person Completing Site Profile (Leave blank if same as above):

Last Rogers First Cameron Middle Initial(s) _____ (and/or, if applicable)

Company Trackside Holdings Ltd

C. Person to Contact Regarding the Site Profile:

Last _____ First _____ Middle Initial(s) _____ (and/or, if applicable)

Company _____

Mailing Address _____

City _____ Province/State _____

Country _____ Postal Code/ZIP _____

Telephone (604) 391-1888 cell/fax (604) 835-3888

II SITE IDENTIFICATION

Please attach a site location map

All Property

Coordinates (using the North American Datum 1983 convention) for the centre of the site:

Latitude: Degrees _____ Minutes _____ Seconds _____

Longitude: Degrees _____ Minutes _____ Seconds _____

Please attach a map of appropriate scale showing the boundaries of the site.

For Legally Titled, Registered Property

Site Street Address (if applicable) 44037 Progress Way

City Chilliwack BC

Postal Code _____

PID numbers and associated legal descriptions. *Attach an additional sheet if necessary.*

<u>PID</u>	<u>Legal Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of titled parcels represented by this site profile is: _____

For Untitled Crown Land

PIN numbers and associated Land Description. *Attach an additional sheet if necessary.*

<u>PIN</u>	<u>Land Description</u>
_____	_____
_____	_____
_____	_____
_____	_____

Total number of untitled crown land parcels represented by this site profile is: _____

(and, if available)

Crown land file numbers. *Attach an additional sheet if necessary.*

III COMMERCIAL AND INDUSTRIAL PURPOSES OR ACTIVITIES

Please indicate below, in the format of the example provided, which of the industrial and commercial purposes and activities from Schedule 2 have occurred or are occurring on this site.

EXAMPLE

<u>Schedule 2</u>	<u>Description</u>
<u>Reference</u>	
E1	appliance, equipment or engine repair, reconditioning, cleaning or salvage
F10	solvent manufacturing or wholesale bulk storage

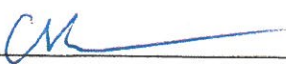
Please print legibly. Attach an additional sheet if necessary

<u>Schedule 2</u>	<u>Description</u>
<u>Reference</u>	

_____	LNG Fueling Station
_____	_____
_____	_____
_____	_____

IV AREAS OF POTENTIAL CONCERN			
	Is there currently or to the best of your knowledge has there previously been on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Petroleum, solvent or other polluting substance spills to the environment greater than 100 litres?		✓
B.	Residue left after removal of piled materials such as chemicals, coal, ore, smelter slag, air quality control system baghouse dust?		✓
C.	Discarded barrels, drums or tanks?		✓
D.	Contamination resulting from migration of substances from other properties?		✓
V FILL MATERIALS			
	Is there currently or to the best of your knowledge has there previously been on the site any deposit of (please mark the appropriate column opposite the question):	YES	NO
A.	Fill dirt, soil, gravel, sand or like materials from a contaminated site or from a source used for any of the activities listed under Schedule 2?		✓
B.	Discarded or waste granular materials such as sand blasting grit, asphalt paving or roofing material, spent foundry casting sands, mine ore, waste rock or float?		✓
C.	Dredged sediments, or sediments and debris materials originating from locations adjacent to foreshore industrial activities, or municipal sanitary or stormwater discharges?		✓
VI WASTE DISPOSAL			
	Is there currently or to the best of your knowledge has there previously been on the site any landfilling, deposit, spillage or dumping of the following materials (please mark the appropriate column opposite the question):	YES	NO
A.	Materials such as household garbage, mixed municipal refuse, or demolition debris?		✓
B.	Waste or byproducts such as tank bottoms, residues, sludge, or flocculation precipitates from industrial processes or wastewater treatment?		✓
C.	Waste products from smelting or mining activities, such as smelter slag, mine tailings, or cull materials from coal processing?		✓
D.	Waste products from natural gas and oil well drilling activities, such as drilling fluids and muds?		✓
E.	Waste products from photographic developing or finishing laboratories; asphalt tar manufacturing; boilers, incinerators or other thermal facilities (e.g. ash); appliance, small equipment or engine repair or salvage; dry cleaning operations (e.g. solvents); or from the cleaning or repair of parts of boats, ships, barges, automobiles or trucks, including sandblasting grit or paint scrapings?		✓

VII TANKS OR CONTAINERS USED OR STORED, OTHER THAN TANKS USED FOR RESIDENTIAL HEATING FUEL			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	Underground fuel or chemical storage tanks other than storage tanks for compressed gases?		✓
B.	Above ground fuel or chemical storage tanks other than storage tanks for compressed gases?		✓
VIII HAZARDOUS WASTES OR HAZARDOUS SUBSTANCES			
	Are there currently or to the best of your knowledge have there been previously on the site any (please mark the appropriate column opposite the question):	YES	NO
A.	PCB-containing electrical transformers or capacitors either at grade, attached above ground to poles, located within buildings, or stored?		✓
B.	Waste asbestos or asbestos containing materials such as pipe wrapping, blown-in insulation or panelling buried?		✓
C.	Paints, solvents, mineral spirits or waste pest control products or pest control product containers stored in volumes greater than 205 litres?		✓
IX LEGAL OR REGULATORY ACTIONS OR CONSTRAINTS			
	To the best of your knowledge are there currently any of the following pertaining to the site (please mark the appropriate column opposite the question):	YES	NO
A.	Government orders or other notifications pertaining to environmental conditions or quality of soil, water, groundwater or other environmental media?		✓
B.	Liens to recover costs, restrictive covenants on land use, or other charges or encumbrances, stemming from contaminants or wastes remaining onsite or from other environmental conditions?		✓
C.	Government notifications relating to past or recurring environmental violations at the site or any facility located on the site?		✓
X ADDITIONAL COMMENTS AND EXPLANATIONS			
<p>(Note 1: Please list any past or present government orders, permits, approvals, certificates and notifications pertaining to the environmental condition, use or quality of soil, surface water, groundwater or biota at the site.</p> <p>Note 2: If completed by a consultant, receiver or trustee, please indicate the type and degree of access to information used to complete this site profile. Attach extra pages, if necessary):</p> <hr/> <hr/> <hr/> <hr/>			

XI SIGNATURES			
The person completing the site profile states that the above information is true based on the person's current knowledge as of the date completed.			
 Signature of person completing site profile		14-06-02 Date completed: (YY-MM-DD)	
XII OFFICIAL USE			
Local Government Authority			
Reason for submission <i>(Please check one or more of the following)</i> Soil removal <input type="checkbox"/>			
Subdivision application <input type="checkbox"/> Zoning application <input type="checkbox"/> Development permit <input type="checkbox"/> Variance permit <input type="checkbox"/> Demolition permit <input type="checkbox"/>			
Date received:	<u>Local Government contact :</u> Name _____ Agency _____ Address _____ Telephone _____ Fax _____	Date submitted to Site Registrar:	Date forwarded to Director of Waste Management:
Director of Waste Management			
Reason for submission <i>(Please check one or more of the following)</i>			
Under Order <input type="checkbox"/> Site decommissioning <input type="checkbox"/> Foreclosure <input type="checkbox"/>			
Date received:	<u>Assessed by:</u> Name _____ Region _____ Telephone _____ Fax _____ If site profile entered, SITE ID # _____	Investigation Required? YES NO	Decision date:
Site Registrar			
Date received:	<u>Entered onto Site Registry by:</u>	SITE ID #:	Entry date:

Appendix H: Site Visit Checklist

Stage 1 PSI Process Checklist

PROJECT DETAILS

Levelton Project No.:	R614-0964-00
Client:	Trackside Holdings Ltd.
Project Field Staff:	B. Jackson
Date of Site Reconnaissance:	30 May 2014
Site Address or Legal Description:	44037 Progress Way, Chilliwack, BC

SITE REVIEW OR RECONNAISSANCE

Items	Information
Latitude and Longitude coordinates of the centroid (if possible) of the site using a GPS (should be nearest to 0.5" as per MOE requirements)	49° 09' 05.72"; 122° 00' 22.48"
Building Services (water, sewer, gas and electricity)	None Diesel generator + portable washroom
Topography (slope at and near the subject site)	Flat
Heating Type and Fuel Source Notes: Electrical baseboard heating, natural gas, heating oil, wood, etc.	Diesel AST
Vegetated and paved areas	100% Unpaved
Accessibility for a Stage 2 Investigation	Good
Current businesses operating at the site (attach separate pages with details if required)	Liquid natural gas station (temporary)
Interviews with tenant, representative (make multiple copies of interview forms if required)	In report.
Transformers at and near the subject site Notes: Check to see if there are any stickers on the transformers (usually for BC Hydro transformers stickers are green or yellow)	None on-site

PHOTOGRAPHS

Take photographs of the site as well as surrounding properties in all directions (north, south, east and west). Take photos of all points of interest. Specifically, document any evidence of dumping, staining, underground or aboveground storage tanks, sumps, lagoons, pits, monitoring wells, construction debris, vegetative distress, surface water and its condition.

AIR AND WATER DISCHARGES

Water/Waste Water Management	Yes/No	Details / Comments
Potable water-site (describe source)	NO	
Potable water- adjacent properties (describe source)	YES	city of Chilliwack
Neighboring waterways, stream waterways, stream or creek (within 200m)	YES	Drainage ditches
Apparent shallow ground water flow direction	—	South east
Sanitary discharge (describe)	—	Portable washroom
Storm water discharge(s) (describe)	NO	
Waste water discharge(s):	NO	
i) to sanitary sewer		
ii) to storm sewer		
Oil Water Separator(s)	NO	

Air Emissions	Yes/No	Details / Comments
Roof access	N/A	
Process stacks/vents	—	
Unidentified stacks/vents	—	
Apparent contamination issues (e.g. visible or odorous emissions)	—	

WATER WELLS AND SEPTIC TANKS

Water Wells & Septic Tanks	Yes/No	Details/Comments
Any Water well on the site?	N	
If yes, is it currently in use	-	
Any Septic tanks on the site?	N	

ABOVE-GROUND STORAGE TANKS AND UNDERGROUND STORAGE TANKS

(Attach additional sheets, if required)

Storage Tanks (Age, Quality, Integrity, Contents & Size)	Yes/No	Details / Comments
i) Above-ground tanks	Y	
Tanks in use?	Y	
Any indications of tank(s) previously on site and removed/abandoned	-	Previous AST installed in Jan. 2014 was replaced with current one.
Evidence or records of spills, leaks (check below surface of soil or gravel, if possible)	N	→ stored on above gravel but no leaking, staining, odorous soil visible.
Tank Testing Records (include details)	N	
Description of Tanks <ul style="list-style-type: none"> • Age • Visible condition • Type • Capacity (Volume of cylinder is $\pi * r^2 * h$ or l) • Contents; etc. 		→ current tank < 1 month → Good condition → metal → diesel → 1273L / And 6,200 gal LUGs mobile tank pump pit next to diesel tank
ii). Underground tanks	No	
Tanks in use?	-	
Any indication of tank(s) previously on site and removed/abandoned (i.e. fill pipes, vent pipes, concrete pads)	-	
Evidence or records of spills, leaks, overfilling	-	

Tank testing (what, when)	-	
Description of Tanks <ul style="list-style-type: none"> • Age • Type • Capacity (Volume of cylinder is $\pi * r^2 * h$ or l) • Contents; etc. 	-	

ABESTOS-CONTAINING BUILDING MATERIALS / OTHER MATERIALS WITHIN BUILDINGS

Building Materials	Yes/No	Details / Comments
i) Suspect Asbestos	No	Only new mobile office building present.
Sprayed on fire proofing, fire-stop plaster/filler material	-	
Pipe wrap, elbow/fittings insulation	-	
Drywall joint compound	-	
Ceiling materials(tiles, plaster)	-	
Ceiling materials (linoleum)	-	
Apparent friable fibres	-	
Asphalt-roofing material	-	
Other potential sources (e.g., mastic, caulking)	-	
Reason to suspect asbestos (building age____)	-	
ii) Urea Formaldehyde foam insulation (UFFI)	-	
Any insulation retrofits	-	
Reason to suspect UFFI (date of renovation_____)	No	
iii) Lead Based Paints	No	
Evidence of peeling, cracking or flaking paint	No	
Any reason to suspect	No	

Mercury vapour and fluorescent lamps	No	
Mercury switches and lead sheeting	No	

CHEMICAL STORAGE AND HANDLING

Material Handling	Yes/No	Details / Comments
Describe nature and quantities of materials handled (including process details):	1	
Shop areas (hoists, separators)	2	
Floor drains, sumps (indicate whether full)	2	
Containment areas (liquid storage, transfer)	2	
Petroleum liquids (fuels, oils, lubricants)	Y	Liquid natural gas + diesel
Liquid Chemicals	Y	LNG + diesel
Pesticides / herbicides (evidence of use or storage)	2	
WHMIS controlled substances	Y	
MSDSs available/reviewed	2	
Solids handling	2	
Evidence or records of leaks, spills	2	
Unidentified drums, containers	2	
Other	2	
Further Comments:	2	

SPILLS AND STAINS

Exterior Indications(Signs of Contamination)	Yes/No	Details / Comments
Recently replaced/removed gravel or concrete	2	
Degraded concrete or asphalt	2	
Truck or rail loading/unloading areas	2	

Stained or discolored ground surface (soil, asphalt, etc)	2	
Stressed vegetation	2	
Evidence of soil deposit/removal	2	
Odours	2	
Former buildings (e.g. footings)	2	
Surface water – discoloration	2	
Contamination evident in catch basins/drains	2	
Pits, ponds or lagoons (any contamination?)	2	
Other debris, piles (describe)	2	

HAZARDOUS WASTE GENERATION, STORAGE AND DISPOSAL

Hazardous Waste Management: Accumulation, Storage, Disposal	Yes/No	Details / Comments
Waste- handling/storage/disposal areas	2	
Secondary Containment	2	
Waste disposal records	2	
Description, source, quality of waste	2	
Solid	2	
Liquid (chemical, hazardous)	2	
Unidentified/unlabeled waste	2	
Permits/approvals (municipal, provincial, federal)	2	

NON- HAZARDOUS WASTE GENERATION AND STORAGE AND DISPOSAL

Non- Hazardous Waste Management: Accumulation, Storage, Disposal	Yes/No	Details / Comments
Waste Handling/disposal areas	Y	Small bins inside of office

Containment	—	
Waste disposal methods	—	
Recyclable wastes	—	
Non-recyclable wastes	—	
Are wastes landfilled at any location onsite?	No	

OZONE DEPLETING SUBSTANCE

Ozone Depleting Substance	Yes/No	Comments
Source of ozone depleting substance	No	
Reason to suspect ozone depleting substance	No	

POLYCHLORINATED BIPHENYLS

PCB's	Yes/No	Comments
Any containers or equipment (capacitors, transformers) containing PCBs now on site (pole mounted or over concrete pad)	No	
Evidence of leakage	No	
PCB containing fluorescent light ballasts	No	
Hydraulic hoists, elevators, lifts installed prior to 1978	No	
Any PCBs containing equipment or material previously on site and removed	No	
Any reason to suspect PCBs contamination	No	

RADON AND METHANE GAS

Radon and methane gas	Yes/No	Details/Comments
Reason to suspect Radon	No	
Reason to suspect Methane Gas	No	

Soils and fills

(Attach additional sheets if required)

Any cuts or fill areas onsite (Y/N) :	No (crushed rock in LNG station area onsite)
If Yes	
Reason:	-
What type of material was filled?	-
Area of fill:	-
Volume of fill:	-
Any stock piles (Y/N):	N
If yes	-
Reason for the presence of stockpiles	-
Type of material in the stockpile/stockpiles	-
Approximate volume of stockpile/stockpiles	-

MISCELLANEOUS ISSUES

Miscellaneous Issues	Yes/No	Details/Comments
Housekeeping (Poor/Moderate/Good)		
Emergency procedures (Lacking/Sufficient)		
Fire systems (Lacking/Sufficient)		
Site security (Lacking/Sufficient)		
Environmentally sensitive areas in proximity (e.g. wetlands, habitat)	N	

ADJACENT PROPERTIES

Current Use:	
North:	Residential / forested
South:	Under construction - card-lock
East:	Vacant / scissor lift rental business
West:	Vacant
Apparent Environmental Issues Associated with Current Use of Land at Adjacent Properties	
No, although card-lock may be of environmental concern in the past future. 4 x 5 large ASTs observed.	

IDENTIFICATION OF POTENTIAL CONCERNS

Describe any known or suspected potential environmental concerns (risks) relating to the site or adjacent properties based on above.

None

SITE ACTIVITIES

Record all activities currently occurring at the site.

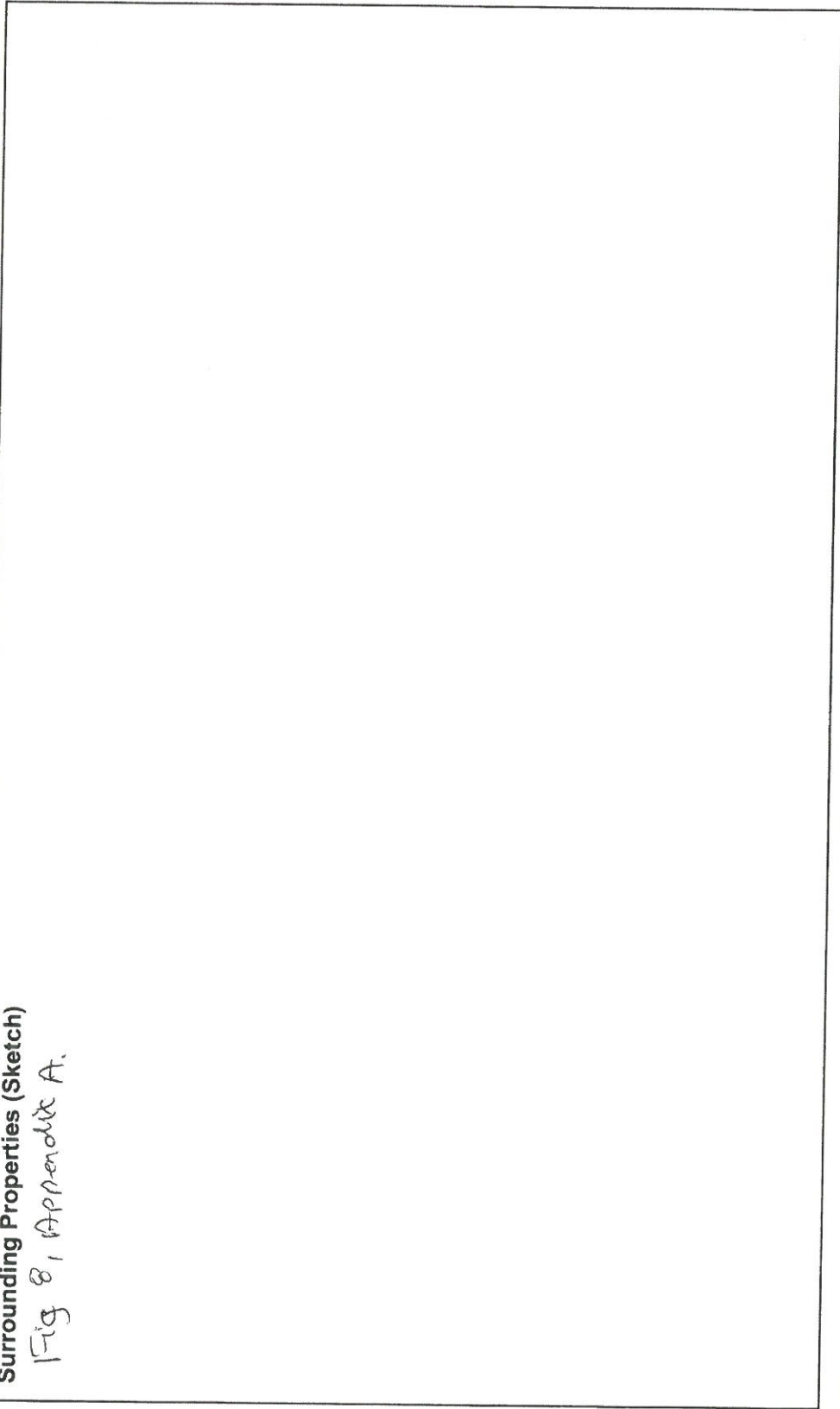
A list of CSR Schedule 2 activities is attached. Review activities at the subject site and check if any of the activities are included in Schedule 2.

CSR Schedule 2 Activity	Comments
None	

Site Plan (Sketch)

Fig. 2, Appendix A.

Surrounding Properties (Sketch)
Fig 8, Appendix A.



*Appendix I: Background Information of EMA, CSR and Hazardous Building
Materials*

Background Information of EMA and CSR

The Waste Management Act (WMA) addressed contaminated sites in British Columbia since 1988. The Waste Management Amendment Act, 1993 (WMAA, also known as Bill 26) was passed in June 1993. The MOE added provisions, which specifically addressed contaminated sites, and promulgated the Contaminated Sites Regulation⁹ (CSR), which came into effect on 1 April 1997. The first, second and third stage amendments to the CSR were made on 19 July 1999, 4 February 2002 and 20 November 2003, respectively. In July 2004, the WMA was repealed and replaced by the Environmental Management Act (EMA), and the CSR was amended. A revised CSR with 10 Schedules was promulgated at this time. The fifth, sixth, seventh, eighth, and ninth stage amendments were made to the CSR in 2007, 2008, 2011, 2013, and 2014 respectively. The CSR is currently in effect under the EMA. The current version of the CSR has 11 Schedules. The 11th Schedule contains soil vapour standards for volatile substances in different land use scenarios. The CSR has staged investigations as follows:

- Stage 1 PSI comprises of a historical search and records review, and a walk-through site visit.
- Stage 2 PSI comprises of selective sampling and analyses of environmental media at identified APECs to determine the presence or absence of potential contaminants of concern (PCOCs) exceeding the applicable standards.
- Detailed Site Investigation (DSI) comprises of evaluation of the lateral and vertical extents of contaminants of environmental concern (COCs) in different media at areas of environmental concern (AECs) identified during the Stage 2 PSI.

Canadian Standards Association¹⁰ (CSA) refers to Stage 1 and Stage 2 PSIs as Phase I and Phase II Environmental Site Assessments (ESAs), respectively. The DSI is considered a part of the Phase II ESA if contamination is identified. A Phase III ESA consists of remediation or risk assessment.

⁹ Contaminated Sites Regulation (CSR, BC Reg. 375/96 including amendments up to BC Reg. 4/2014, January 31, 2014); Effective 1 April 1997; Ministry of Environment; Victoria, British Columbia.

¹⁰ Canadian Standards Association (CSA); Phase I Environmental Site Assessment (CSAZ768-01 (R2012)); Rexdale, Ontario.

Background Information of Hazardous Building Materials

Asbestos Containing materials (ACMs):

Asbestos is a naturally occurring fibrous material that has been commonly used in construction from the early 1900s until the 1990s. It was used extensively because it is an insulator, has good fire protection properties, has tensile strength, and is resistant to chemical erosion. Some of the common uses of asbestos in buildings include spray applied fireproofing, mechanical insulation, linoleum, floor tiles, dry wall taping compound, vermiculite, asbestos cement board and tiles, asbestos cement pipes, and textured decorative coating.

The use of friable asbestos containing materials (ACMs) in buildings was gradually reduced in Canada through the 1970s and 1980s. WorkSafe BC requires that all buildings constructed before 1990 should be tested for asbestos before any demolition or renovation work. Any building which is a workplace must have an inventory prepared of all asbestos containing materials and an Asbestos Management Plan must be developed and maintained until all ACMs have been removed from the building.

Ozone Depleting Substances:

An ozone-depleting substance ("ODS") refers to any substance containing chlorofluorocarbon ("CFC"), hydrochlorofluorocarbon ("HCFC"), halon or any other material capable of destroying ozone in the atmosphere. ODSs have been used in rigid polyurethane foam and insulation, laminates, aerosols, air conditioners, fire extinguishers, cleaning solvents and the sterilization of medical equipment.

Federal regulations introduced in 1995 required the elimination of production and import of CFCs by 1 January 1996 (subject to certain essential uses) and a freeze on the production and import of HCFC-22 by 1 January 1996. These regulations also require the complete elimination of HCFC-22 by the year 2020. The provincial/territorial governments manage the use and handling of ODS. The B.C. Government passed the Ozone Depleting Substances Regulation in 1993 to control ODS stored in products and equipment, and encourage consumers and industry to use more environmentally safe alternatives.

Levelton expects a low potential for environmental concern with respect to ODSs at the Site as long as any ODS containing items are maintained properly. Prior to demolition or disposal, equipment which contains ozone depleting substances should be degassed by a certified / licensed contractor as required by British Columbia's Ozone Depleting Substances Regulation.

Polychlorinated Biphenyls:

In Canada, polychlorinated biphenyls ("PCBs") were prohibited from being used in products, fluorescent light ballasts, equipment, machinery, electrical transformers and capacitors, which were manufactured or imported into the country after July 1, 1980. However, older equipment in use after this date may still contain PCBs if the equipment's fluid has not been changed, or if there was sufficient inventory of such equipment.

If a building is to be demolished all light ballasts and dielectric fluid containing equipment should be checked for PCB content prior to disposal. PCB ballasts should be recycled when removed from service. The Light Recycle website provides a list of recycling facilities which accept PCB ballasts at <http://www.lightrecycle.ca/>.

Lead-Based Paints:

Many older properties in Canada may have surfaces that are painted with lead-based paint. Removing or disturbing this paint when you are renovating could expose people within the building to serious health risks. Buildings built and painted before 1960 probably contain lead-based paint. Buildings built and painted between 1960 and 1990 may have small amounts of lead in some of the painted indoor surfaces. Highest amounts of lead were used in exterior paints. There is little concern about lead-based paint in buildings built and painted in 1991 or later, because most consumer paints produced in Canada and the U.S. since that time contain no more than background levels of lead. However, some specialty coatings (such as artists' paints and metal touch-up coatings) can contain higher levels of lead.

The lead content of consumer paints sold, imported or advertised in Canada is regulated under the Surface Coating Materials Regulations. In October 2010, the Government amended the *Surface Coating Materials Regulations* to significantly lower the level of total lead allowed in paints and other surface coating materials from 600mg/kg to 90 mg/kg - which is equivalent to a lead concentration of 0.009%.

Lead-based paint in good condition presents a relatively low risk if left undisturbed. If paint is in a flaking condition, it is advisable to have the paint chips tested for lead content. Any lead abatement should only be conducted by a qualified contractor following WorkSafe BC guidelines. Lead painted surfaces must be tested for leachability before disposal at a landfill site.

Mercury:

Mercury switches were commonly used in thermostats both in residential and commercial/industrial buildings. Mercury is a poisonous heavy metal and devices containing mercury once out of use are to be treated as hazardous waste. These switches therefore have to be disposed appropriately. Mercury is also present in fluorescent light tubes, compact fluorescent lamps and halide lamps.

Mercury thermostats can be disposed of under the "Switch the 'Stat" program which is a thermostat replacement and collection program delivered in partnership with the Heating Refrigeration and Air Conditioning Institute of Canada (HRAI) in British Columbia. Drop off locations can be found at <http://switchthestat.ca/eng/index.php>. Fluorescent light tubes and compact fluorescent lamps can be disposed of under the Light Recycle program <http://www.lightrecycle.ca/>.

Radon Gas:

Radon is a colourless, odourless radioactive gas that occurs naturally from the breakdown of uranium. Radon can be found where soils and rocks contain uranium mineral. It is a radioactive gas that is produced by the decay of uranium. Radon is naturally occurring, and emanates from soil and rocks. It percolates up through soil into buildings, and if it is not evacuated there can be much higher exposure levels indoors than outdoors. In open air or in areas with high air circulation, radon is not considered a health problem. Fortunately, high radon levels can be easily tested for, allowing for mitigation. Health Canada's guideline for the acceptable level of indoor radon in a normal living area is 200 Bq/m³. Radon is a known carcinogen, and is estimated to cause up to 10% of all lung cancers in Canada.

In March 2012, Health Canada undertook a large scale study of radon levels in homes across Canada and the results of the study were published in a document entitled Cross-Canada Survey of Radon Concentrations in Homes - Final Report. According to the report, the average percentage of homes with elevated radon levels in Canada was near 7%. In BC, the proportion of homes with elevated radon levels in the Lower Mainland and

Vancouver Island were significantly below the national average while the interior of BC had some of the highest elevated radon levels in Canada. For example, the East Kootenay region had 19% of homes with elevated radon levels while Kootenay Boundary had 19.3% and the Okanagan had 17.4% of homes with elevated radon levels.

However, according to Health Canada's *Reducing Radon Levels in Existing Homes: A Canadian Guide for Professional Contractors*, there is such a high variability in housing construction that even adjacent homes can have significantly different concentrations of radon. Only through radon testing can the radon levels in a home be determined with certainty.

Appendix J: Standard Limitations

STANDARD LIMITATIONS

1. The findings and conclusions documented in this report have been prepared for specific application to this project and have been developed in a manner consistent with that level of care normally exercised by environmental professionals currently practicing under similar conditions in the area.
2. The findings of this report are based solely on data collected on-Site during this investigation and on the conditions of the Site during the completion of the work. Levelton has relied on good faith on information provided by individuals and sources noted in the report. No other warranty, expressed or implied, is made.
3. This Stage 1 PSI has addressed the history of the use of the Site to identify potential risks of environmental contamination, and no sampling/analysis of the subsurface was undertaken. As such, the potential remains for the presence of unknown, unidentified or unforeseen surface of subsurface contamination.
4. If new information is developed in future work that affects the conclusions of this report, Levelton should be contacted to re-evaluate the conclusions of this report and provide amendments as required.
5. The service provided by Levelton in completing this Stage 1 PSI is intended to assist the client in a business decision. The liability of the Site is not transferred to Levelton as a result of such services, and Levelton does not make recommendation regarding the purchase, sale, or investment in the property.

